



COWICHAN VALLEY REGIONAL DISTRICT

COMPREHENSIVE ZONING BYLAW NO. 4710

A Bylaw to establish zones and regulate the use of land, buildings, and structures within the CVRD's Electoral Areas A, B, C, D, E, F, G, H, and I, except those areas where planning jurisdiction resides with the Islands Trust, the federal government, or individual First Nations.

WHEREAS the *Local Government Act*, hereafter referred to as the "Act", as amended, empowers the Regional Board to adopt and amend zoning bylaws;

AND WHEREAS the Regional District, having previously adopted an Official Community Plan Bylaw, wishes to enact consistent zoning and other development regulations to give effect to the Official Community Plan, except those areas where planning jurisdiction resides with the Islands Trust, the federal government, or individual First Nations;

AND WHEREAS persons who deem their interest in property affected by this Bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters contained herein, in accordance with the requirement of the *Local Government Act*;

AND WHEREAS the Regional Board voted on and received the required majority vote of those present and eligible to vote at the meeting at which the vote is taken, as required by the *Act*;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. CITATION

This bylaw shall be cited for all purposes as "**CVRD Bylaw No. 4710 – Comprehensive Zoning Bylaw for the Electoral Areas, 2026.**"

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PART 1 | Title and Application

1.1. Title

This Bylaw may be cited for all purposes as "CVRD Bylaw No. 4710 – Comprehensive Zoning Bylaw for the Electoral Areas, 2026."

1.2. Application

1. This Bylaw applies to all lands, including the surface of water, and all uses, buildings, and other structures located within the boundaries of the Cowichan Valley Regional District Electoral Areas, with the exception of those areas that are under the jurisdiction of the Marine Zoning Bylaws, as shown on Schedule A – Electoral Area Zoning Maps. Schedule A is attached to, and forms part of, this Bylaw.
2. Where a zone boundary is designated as following a road allowance or stream, excluding a lake or the ocean, the centre line of such road allowance shall form the zone boundary. In the case of a lake or the ocean, the natural boundary shall be the zone boundary unless otherwise indicated Schedule A – Electoral Area Zoning Maps.

1.3. Severability

If for any reason, any section, subsection, sentence, clause, phrase, portion, or schedule of this Bylaw is held to be invalid by the decision of any court of competent jurisdiction, it shall not affect the validity of the remaining parts of this Bylaw or the validity of this Bylaw as a whole.

1.4. Provincial and Federal Enactments and Regulations

1. Many Acts and Regulations of the Province of British Columbia and Government of Canada pertaining to common property resources, natural resource management, resource extraction activities, and land use have concurrent authority with the Cowichan Valley Regional District (CVRD) or, in some cases supersede, the authority of the CVRD over both Crown and private lands.
2. These Acts and Regulations include, but are not limited to, the following:
 - *Fisheries Act (Canada)*
 - *Aeronautics Act (Canada)*
 - *Navigable Waters Act (Canada)*
 - *Mines Act (B.C.)*
 - *Coal Act (B.C.)*
 - *Mineral Tenure Act (B.C.)*
 - *Fish Protection Act / Riparian Areas Protection Regulation (B.C.)*
 - *Water Sustainability Act (B.C.)*
 - *Forest Act (B.C.)*
 - *Private Managed Forest Land Act (B.C.)*
 - *Agricultural Land Commission Act (B.C.)*
 - *Right to Farm Act (B.C.)*
 - *Transportation Act (B.C.)*

3. Nothing in this Bylaw shall be construed to restrict mineral, gravel, coal exploration, or mining activities. Such activities are subject to review by the Ministry of Energy, Mines, and Petroleum Resources.
4. Nothing in this Bylaw shall be construed to authorize the CVRD to regular land use or resource management in a manner that conflicts with federal or provincial Acts and Regulations, including those listed in Subsection 1.4.2. The hierarchy of laws and the interrelationship between this Bylaw and those Acts must be observed.

1.5. Repeal of Previous Bylaws

1. The following Bylaws, and all amendments thereto, are hereby repealed upon adoption of this Bylaw:
 - (a) Electoral Area “B” Zoning Bylaw No. 985 1986.
 - (b) CVRD Electoral Area D - Cowichan Bay Upland Zoning Bylaw No. 3705, 2013.
 - (c) CVRD Electoral Area “E” - Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840, 1998.
 - (d) CVRD Zoning Bylaw No. 2600, 2005, Applicable to Electoral Area F – Cowichan Lake South/Skutz Falls.
 - (e) CVRD Zoning Bylaw No. 2465, 2004, Electoral Area I – Youbou/Meade Creek.
 - (f) CVRD Bylaw No. 275, CVRD Mobile Home Park Bylaw, 1978.
 - (g) Cowichan Valley Regional District Campsite Standards Bylaw No. 1520, 1993.
 - (h) Cowichan Valley Regional District Off-Street Parking Bylaw No. 1001, 1986.
 - (i) Cowichan Valley Regional District Sign Bylaw No. 1095, 1987.
 - (j) CVRD Bylaw No. 4435, Manufactured Home Park Bylaw, 2022.

1.6. Bylaw Amendments

1. Any application for amendment to this Bylaw is subject to:
 - (a) The provisions of the *Local Government Act*.
 - (b) The requirements of CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, 2023, as amended or replaced.
2. Table of Amendments
 - (a) This consolidated version of Bylaw No. 4710 includes the following amendment bylaws:

Table 1: Bylaw 4710 Consolidated List of Amendments

Amendment Bylaw No.	Amended Section(s)	Amendment Summary	Date of Adoption
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PART 2 | Administration

2.1. General Compliance

1. Nothing contained within this Bylaw shall relieve any person from the responsibility to apply for and obtain any other permit or approval, and to comply with any other statute, regulation, or bylaw, including the approvals, statutes, and regulations of a senior government applicable to a use, activity, or other matter regulated under this Bylaw.
2. No land may be subdivided, no building, structure, land, or water surface may be used, and no building or structure may be sited in a manner which renders any existing use, building, or structure on the same parcel non-conforming with respect to the provisions of this Bylaw, unless another regulation in this Bylaw specifically permits it.

2.2. Compliance and Enforcement

1. No person shall use, occupy, subdivide, or permit any person to use, occupy, or subdivide any land, building, or structure in contravention of this Bylaw.
2. No person shall use any land without providing off-street parking and loading spaces in accordance with this Bylaw.
3. Any use of land, or of a building or structure not expressly permitted in this Bylaw, or in the regulations applicable to a specific zone under this Bylaw, is prohibited.
4. The provisions of this Bylaw may be enforced by all of the following Cowichan Valley Regional District staff or employees: Bylaw Enforcement Officers, Building Inspectors, and Manager of Bylaw Enforcement, all and any of whom may enter any parcel, building, or premises at all reasonable times – in accordance with s. 284 of the *Local Government Act* – to ascertain whether the regulations of this Bylaw are being complied with.
5. An authorized person acting on behalf of the CVRD under Subsection 2.2.4 may issue and enforce a ticket under the CVRD's Bylaw Offence Notice Enforcement Bylaw and/or the Municipal Ticket Authorization Bylaw for any violation under Section 2.3 - Violation.

2.3. Violation

1. Any person who:
 - (a) violates any of the provisions of this Bylaw;
 - (b) causes or permits any act or thing to be done in contravention of this Bylaw;
 - (c) neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw;
 - (d) fails to comply with an order, direction, or notice given under this Bylaw; or
 - (e) prevents, obstructs, or attempts to prevent or obstruct the entry of an authorized person acting on behalf of the Regional District under Subsection 2.2.4,has committed an offence under this Bylaw.

2. Each day a violation, contravention, or breach of this Bylaw continues is deemed to be new and distinct offence.

2.4. Penalty

1. Any person who contravenes any provision of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding \$50,000, or the current maximum fine and penalty prescribed under the *Offence Act*, whichever is highest, for each offence, plus the costs of prosecution.

2.5. Interpretation

1. This Bylaw uses tables to summarize information within parts, sections, or subsections, including identifying where a use is permitted within a specific zone. Where a use is not listed within a table or within Section 4.41 - Uses Permitted in All Zones, that use is not permitted within any zone listed in the same table.
2. A definition, use, general regulation, or condition listed under “Site-Specific Uses” is permitted or prohibited only on the specific parcel(s) identified in that section.
3. The headings given to sections, subsections, and paragraphs in this Bylaw are for convenience of reference only. They do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.
4. If more than one regulation applies:
 - (a) Where this Bylaw states more than one regulation that could apply to a situation, the most restrictive regulation shall apply to the extent of any conflict.
 - (b) Where this Bylaw states both general regulations and specific regulations that could apply to a situation, the most specific regulation shall apply.
 - (c) Where this Bylaw does not state regulations specific to a situation but there are general regulations that could apply to the situation, the general regulation shall apply.
5. Where a parcel contains more than one zone:
 - (a) The permitted maximum residential density in all cases will be determined by the zone with the highest permitted residential density, and the total density shall not include the density from both zones.
 - (b) All uses, buildings, and structures that are accessory to a principal use, building, or structure are permitted only within the area of the parcel zoned for the principal use, building, or structure to which the uses, buildings, or structures are accessory.
6. Examples and illustrations in this Bylaw are for the purposes of clarification and convenience. Where there is a direct conflict between an illustration and the text of this Bylaw, the text shall prevail.
7. Words, phrases, and terms neither defined in PART 3 | Definitions of this Bylaw, nor in the *Local Government Act* or other provincial statutes, shall be given their usual and customary meaning.

8. Measurements and calculations:
 - (a) All measurements in this Bylaw are stated in the International System of Units (SI - Metric).
 - (b) Where the calculation of permitted density, including floor area ratio (FAR), results in a fraction, the number of dwelling units or gross floor area permitted shall be rounded down to the nearest whole number.

2.6. Reference to Other Bylaws and Regulations

1. Any enactments referred to in this Bylaw are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time, and any bylaw or policy of the Cowichan Valley Regional District is a reference to the bylaw or policy as amended, revised, consolidated, or replaced from time to time.

2.7. Agricultural Land Reserve

1. Where land is within the Agricultural Land Reserve created pursuant to the *Agricultural Land Commission Act*, and there is an inconsistency between any portion of this Bylaw and that Act or its Regulations or Orders of the Agricultural Land Commission, the *Agricultural Land Commission Act*, the Regulations under that Act and ALC Orders shall prevail.
2. Activities explicitly designated as farm uses pursuant to the *Agricultural Land Use Regulation* are permitted in all Agricultural Zones within the Agricultural Land Reserve.

PART 3 | Definitions

The following definitions shall be used to interpret this Bylaw. Those terms defined in the *Local Government Act, Interpretation Act, Community Charter*, or any other Act referenced in this Bylaw that are identical to the statutory definitions are deemed to be amended if the statutory definition is amended.

-- A --

“Abattoir” means the use of land, buildings, or structures to accommodate slaughtering of livestock, animals, fish, poultry, and other fowl, and the preliminary processing of carcasses.

Includes: Accessory retail sales of products slaughtered or processed on the parcel.

“Academic school” means either a public or private institution providing a curriculum for academic instruction up to completion of Grade 12.

“Access aisle” means that portion of a parcel that this Bylaw requires to be provided for permitting a vehicle to access a parking space.

“Accessible parking” means parking spaces for use by a vehicle displaying a valid accessible parking permit.

“Active floodplain” in relation to a stream, means land that:

- a. is adjacent to the stream;
- b. is inundated by the 1-in-5 year return period flow of the stream; and
- c. is capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land.

“Accessory” means a use, building, or structure which is incidental to, subordinate to, and exclusively devoted to a principal use, building, or structure that is located on the same parcel or that is located on common property within the same strata plan as the principal use, building, or structure.

“Agriculture” means the use of land, buildings, or structures for the growing, rearing, producing, or harvesting of livestock or agricultural crops, and includes the processing on a parcel of the primary agricultural products harvested, reared, or produced on that parcel and the use and storage of associated farm machinery, implements, and agricultural supplies.

Includes: Apiculture; aquaculture (land-based); horticulture; nursery; poultry.

Excludes: Cannabis micro production and processing; cannabis standard production and processing; domestic pet breeding; intensive agriculture; kennel.

“Agriculture, intensive” (or intensive agriculture) means the use of land, buildings, and structures for the confinement of poultry, livestock, swine, or fur bearing animals, the operation of feedlots, the growing of mushrooms, and significant composting.

“Agriculture, limited” (or limited agriculture) means most agricultural activities, as included in the definition of Agriculture, but does not include the use of land, buildings, and structures for the confinement of poultry, livestock, swine, or fur bearing animals, the operation of feedlots, the growing of mushrooms, significant composting, aquaculture, or nursery.

“Agri-tourism” means a temporary and seasonal activity, service, or event accessory to the agricultural use of the land that is classified as “farm” under the *Assessment Act*, within the Agricultural Land Reserve, and that accords with the specific activities that are considered agri-tourism contained in Section 12 of the *ALR Use Regulation*.

Excludes: Agri-tourism accommodation.

“Agri-tourism accommodation” means temporary and seasonal accommodation for short-term rental to the traveling public on land that is classified as a “farm” under the *Assessment Act*, associated with bona fide agri-tourism activities and accessory to the principal farm use of the parcel.

“Agri-tourism accommodation cabin” means a detached building used for agri-tourism accommodation.

“Agri-tourism accommodation campsite” means an area that may be occupied by 1 tent or 1 recreational vehicle used for agri-tourism accommodation.

“Agri-tourism accommodation sleeping unit” means 1 campsite, 1 bedroom within an agri-tourism accommodation cabin, or 1 bedroom within a dwelling used for bed and breakfast purposes.

“ALC” means the Agricultural Land Commission as constituted by the *Agricultural Land Commission Act*.

“ALC Act” means the *Agricultural Land Commission Act*.

“Alcohol production facility” means a brewery, cidery, distillery, meadery, or winery that is licensed under the *B.C. Liquor Control and Licensing Act* to produce beer, cider, spirits, mead, or wine.

Includes: Accessory retail sales of alcohol products produced on-site; accessory food and beverage service lounge; other accessory events if licensed under the *B.C. Liquor Control and Licensing Act*.

“Alteration” means a structural change to a building or structure.

Includes: An addition to gross floor area or height; the removal of a portion of a building; construction of cutting into, or removal of any wall, partition, column, beam, joist, floor, or chimney; any change to or closing of any required means of access.

“Amenity area” means an open space provided and designed for the active or passive recreation, leisure, and enjoyment of the residents of a strata development or manufactured home park.

“Anaerobic digester” means a facility where organic materials are placed in enclosed vessels and broken down by micro-organisms in the absence of oxygen to produce biogas.

“Aquaculture” means the controlled cultivation, rearing, and harvesting of aquatic plant or animal organisms in a natural or artificial aquatic environment.

Includes: Land-based aquaculture in Agricultural Zones.

“Arcade” means the use of a building for the purpose of entertainment provided by 4 or more mechanical or electronic games.

“Artist studio” means a building, or portion thereof, used for the creation, display, or sale of arts and crafts.

“Assembly use” means the use of land, buildings, or structures for the assembly, gathering, or meeting of persons for religious, charitable, philanthropic, cultural, educational, or recreational (indoor or outdoor) purposes, or any similar purpose not otherwise defined in this Bylaw.

“Assisted living residence” has the same meaning as under the *Community Care and Assisted Living Act*.

“Auction” means buildings or land used for the sale of new and used goods by means of a request or invitation for bids.

Excludes: Retail sales.

“Automobile recycling and salvage yard” means an area of land where motor vehicles and associated parts, scrap metal, discarded, or salvaged materials are collected, disassembled, dismantled, junked, shredded, or crushed for recycling, or where motor vehicles not in operable condition or used parts of motor vehicles are stored.

“Automobile sales and rental” means the use of land, buildings, or structures for the display, sale, and/or rental of new or used motor vehicles, recreational vehicles, boats, mobiles homes, and/or trailers in operable condition, and where no repair work is done except minor incidental repair.

“Automobile service shop” means a building or structure used for periodic, routine servicing of motor vehicles and recreational vehicles, including minor repairs and replacement of mechanical and other components.

“Automobile workshop” means the use of a building or structure for the purpose of all manner of mechanical, structural, and cosmetic repair of vehicles.

Excludes: Automobile recycling and salvage yard; storage of derelict vehicles.

“Awning” means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of a building.

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“Backyard hen and beekeeping” means the keeping of domesticated hens/chickens and/or bees on a parcel as an accessory use to a principal residential dwelling.

“Balcony” means a platform that is:

- a. attached to and projecting from the face of a building;
- b. located above the first storey of the building;
- c. cantilevered and not supported by posts that connect to the ground;
- d. unenclosed and permanently exposed to outside weather; and
- e. accessible only from the interior or the building.

“Batching plant” means equipment and facilities for making asphalt or concrete.

“Bay window” means a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and foundation, and does not result in any projection of the adjacent floor area.

“Bed and breakfast” means the accessory use of a principal residential dwelling where a room or rooms within the dwelling unit are rented for the overnight temporary accommodation of transient paying guests, and in which breakfast is the only meal served and no guest room has a kitchen or kitchenette.

“Bedroom” means a room used or designed to be used for sleeping purposes which may or may not include a closet.

Includes (but not limited to): Bachelor suite; den; library; loft; study.

“Bee” means any insect of the species *Apis mellifera*.

“Beehive” means a structure which houses a colony of worker bees with a queen and drones.

“Bicycle parking, long-term” (or long-term bicycle parking) means a secure and controlled-access bicycle parking facility used to accommodate long-term and/or overnight parking, such as for residents or employees within a building.

“Bicycle parking, short-term” (or short-term bicycle parking) means a convenient, publicly accessible, and secure parking facility for bicycles available for short-term use.

“Big box store” means a retail store with a footprint of 2,100 m² or more.

“Board” means the Board of Directors of the Cowichan Valley Regional District.

“Boat building and repair” means the fabrication, assembly, and repair of commercial and recreational boats, marine crafts, and related marine equipment.

“Boat launch” means a structure that extends from an upland parcel or right-of-way, across the foreshore, and into a lake or ocean for the purpose of launching and removing boats and other water vessels from the water.

“Boat lift” means an uncovered structure, including marine ways, attached to a dock which facilitates the removal of boats from the water, and which allows for a boat to be removed from the water for servicing and storage above the high-water level of the lake.

“Boat shelter” means a roof supported by posts, where all sides of the structure are open, that is used to shelter boats.

“Bottle depot” means an indoor collection and distribution facility for bottles, cans, and other refundable containers to be reused or recycled.

“Breezeway” means an enclosed connection between two buildings with a common and continuous foundation with an interior that is conditioned, as defined by the *B.C. Building Code*.

“Buffer area” means an area of landscaping intended to provide visual and physical separation along parcel boundaries to separate a land use from adjacent parcels and public highways.

“Building” means any structure, wholly or partially enclosed by a roof or roofs, supported by walls, columns, or posts, and used or intended to be used for supporting or sheltering any use or occupancy.

“Building envelope” means the portion of a parcel within which buildings and/or structures may be located in accordance with this Bylaw.

“Building line” means the line of the wall of a principal building, or any projecting portion of that wall, that faces a parcel line adjacent to a highway, excluding permitted encroachments such as eaves, canopies, stairs, or similar features.

“Building, mixed-use” (or mixed-use building) means a building containing both residential and non-residential uses within the same building.

“Building supply sales” means the retail sale or wholesale sale of building supplies and materials customarily incidental to the construction and maintenance of buildings.

-- C --

“Café” means the use of a building or structure for the service to customers of coffee, tea, and light refreshments, and includes service of pre-prepared or rapidly prepared food at a walk-up counter, for consumption on or off the premises.

“Campground” means a site used for or intended to be used for the temporary accommodation of persons for vacation or recreational purposes in recreational vehicles or tents, and shall not be used as a dwelling unit.

Includes (as an accessory use only): Laundry facilities; washrooms; shower facilities; store; restaurant; office and recreational facilities, provided such uses are limited to serving the occupants of the campground.

Excludes: Manufactured home park.

“Campsite” means an individual site within a campground that is designated or allocated for seasonal temporary accommodation of recreational vehicles or tents.

“Cannabis” means cannabis as defined in the *Cannabis Act (Canada)*.

“Cannabis, micro production and processing” means the commercial cultivation, processing, storage, and wholesale distribution of cannabis and products derived from cannabis, contained entirely within a building where the gross floor area used for the production and growing of cannabis products does not exceed 200 m².

“Cannabis, standard production and processing” means the commercial cultivation, processing, storage, and wholesale distribution of cannabis and products derived from cannabis.

“Cannabis retail store” means a retail store licensed under the *British Columbia Cannabis Control and Licensing Act (Bill 30)* where cannabis is sold or otherwise provided to a person who attends the premises but is not consumed on the premises.

“Carport” means a roofed structure used to shelter parked vehicles, free-standing or attached to the principal building, which is not enclosed on the front and at least one side.

“Car wash” means a building or structure containing facilities for washing motor vehicles, including tunnel car washes, coin operated automatic car washes, and coin operated self-service car washes.

“Cemetery” means the use of land, buildings, or structures for the internment of human remains or to memorialize the deceased. Internment includes disposition by burial of human remains or cremated remains, entombment of human remains, or internment of cremated remains.

“Centre line” means an imaginary line drawn between the boundaries of a highway so that the line is always equidistant from either boundary.

“Chandlery” means a store that sells supplies and parts for ships and boats.

“Civic use” means a use providing for public and government functions and services.

Includes (but is not limited to): Ambulance station; cemetery; college, technical school, or university; community centre; court of law; fire hall; government offices and related facilities; publicly-owned and operated hospital; library; museum; police station; public and private utility; public park; transit facility.

Excludes: Public works yard; storage as a principal use.

“Club” (or lodge) means the use of a building by an association or organization for fraternal, social, educational, or recreational purposes.

Excludes: Entertainment use.

“Cluster development” means a residential development in which any combination of single detached, duplex, or multi-unit dwellings are grouped together on a parcel, with the remaining land preserved as open space for conservation, recreation, or other similar uses.

“Cold storage facility” means a wholly enclosed and refrigerated building intended for the storage of perishable goods.

Includes: Frozen goods storage.

“Commercial cardlock facility” means an establishment that uses a cardlock or keylock system to dispense petroleum products from fuel pumps.

Excludes: Gas station; service station.

“Commercial composting” means the use or intended use of land for commercially producing growing substance by biologically decomposing organic materials using composting technology (which may include physical turning, windrowing, in-vessel static pile aeration, or other mechanical handling), in accordance with the *Waste Management Act*.

“Commercial use, neighbourhood” (or neighbourhood commercial use) means the use of land, buildings, and structures to serve the everyday convenience and service needs of the surrounding neighbourhood.

Includes: Alcohol production facility; artist studio; automobile service shop; day care; domestic pet grooming; entertainment use; lounge; market; office; personal service use; pub; restaurant; retail sales; shopping centre; veterinary clinic.

“Commercial use, general” (or general commercial use) means the use of land, buildings, and structures for retail sales, trade, or business services serving local and regional areas.

Includes: Alcohol production facility; artist studio; automobile service shop; day care; dog day care; entertainment use; food and beverage processing; funeral services; laboratory; laundromat; lounge; market; mini storage; nursery; office; personal service use; pub; restaurant; retail sales; veterinary clinic; wholesale sales.

“Commercial use, mixed” (or mixed commercial use) means a range of commercial and light industrial activities including the production, processing, assembly, storage, distribution, or sale of goods and materials, and office operations, with associated wholesale sales and retail functions.

Includes: Alcohol production facility; artist studio; cold storage facility; day care; domestic pet grooming; food and beverage processing; laboratory; light manufacturing; mini storage; nursery; office; personal service use; printing and publishing; production studio; repair services; restaurant; trade or technical school; veterinary clinic; wholesale sales.

“Commercial use, service” (or service commercial use) means commercial activities where the primary function is the provision of services, repair, rental, maintenance, storage, or related trade of business services.

Includes: Automobile sales and rental; automobile service shop; car wash; equipment services; funeral services; gas station; laundromat; mini storage; office; nursery; personal service use; repair services; restaurant; transit facility; veterinary clinic; warehouse; wholesale sales.

“Common storage area” means land, buildings, or structures, or combination thereof, which is used exclusively to provide for the storage needs of residents of a manufactured home park or for the residents of strata parcels within the same strata plan.

“Community care facility” has the same meaning as under the *Community Care and Assisted Living Act*.

“Community centre” means the same as indoor recreation.

“Community garden” means the non-commercial use of public or private land for the growing of food, flowers, native plants, and ornamental plants for personal consumption.

Excludes: The keeping of poultry and/or livestock.

“Community service facility” means a building or structure, or grouping of buildings or structures, intended to provide limited accessory recreational and commercial services to comprehensively developed housing projects.

“Community sewer system” means a system of sewerage works or sewage collection, treatment, and disposal which is owned, operated, and maintained by the Cowichan Valley Regional District, a municipality, or an improvement district under the *Local Government Act*.

“Community water system” means a system of waterworks which is owned, operated, and maintained by an improvement district under the *Local Government Act* or the *Water Act*, the Cowichan Valley Regional District, or a municipality, and where the water quality meets or exceeds the standards for potability under the *Drinking Water Protection Act*.

“Comprehensive sign plan” means a coordinated plan for all the signs on a parcel, which specifies the size, type, design, location, and number of signs proposed for a building or group of buildings.

“Congregate housing” means a multi-unit residential facility providing supportive housing for people who need or want assistance with daily activities and may require licensing under the *Community Care and Assisted Living Act*.

Includes: Assisted living residence; group home; personal care facility; residential facility; seniors housing; supportive housing; community service facility and personal service uses as an accessory use.

“Contractor services and storage yard” means the use of land, buildings, or structures to store equipment, construction supplies, building equipment, landscaping equipment, or contractor trailers and includes associated maintenance and repairs of contractor equipment, vehicles, and machinery within an enclosed building.

Excludes: The storage of derelict vehicles and equipment.

“Controlled environment structure” means a structure that provides a controlled environment intended to intensify crop production, including a vertical farming system, rotating tray system, or any other structure that minimizes the use of land; controls the use of light, air, water, or nutrients; or relies on automation.

“Convenience store” means a retail store not exceeding 120 m² in floor area, contained under one roof, providing for the sale of items regularly used by households such as, but not limited to, groceries, personal care items, and household convenience items.

“Cultural facility” means a museum, nature interpretive facility, art gallery, or theatre for the performing arts.

Includes: Accessory café; accessory gift shop; assembly; educational programs and tours.

-- D --

“Day care” means a facility providing group day care, family day care, nursing school, child minding, out of school care, or specialized day care, whether for children or adults, in accordance with the provisions of the *Community Care and Assisted Living Act*.

“Day care, dog” (or dog day care) means a facility which offers care for domestic dogs during the day but does not include overnight accommodation.

“Deck, uncovered” (or uncovered deck) means a structure connected to the principal use, which:

- a. is elevated a minimum of 0.6 m from ground level;
- b. is supported on structures or cantilevered;
- c. may be covered by a canopy or trellis which is not structurally, nor in appearance, part of the roof system of the principal use;
- d. does not cover a carport or garage; and
- e. may have a railing system and visual partitions but no solid walls supporting a roof system.

Includes: Structures forming a border or walking area surrounding a hot tub, unless the hot tub is at ground level.

“Deck, covered” (or covered deck) means a structure connected to the principal use, which;

- a. is elevated a minimum of 0.6 m from ground level;
- b. is supported on structures or is cantilevered; and
- c. is covered by part of the roof system of the principal use.

Excludes: Structural bracing required under the *B.C. Building Code*.

“Derelict vehicle” means any vehicle, including any recreational vehicle, camper, boat, or trailer, or any part thereof, which:

- a. is physically wrecked or disabled;
- b. is not capable of operating under its own power; or
- c. does not display attached license plates valid for the current year pursuant to the regulations of the *Motor Vehicle Act*.

“Ditch” means a watercourse that:

- a. is artificially constructed and not formed through natural processes;
- b. is designed primarily for the purpose of draining property, including agricultural land or highways; and
- c. does not contain a naturally occurring source of water, including natural headwaters, springs, or streams.

“Dock, fixed” (or fixed dock) means a structure used for personal or private purposes, which is permanently affixed to aquatic land and/or the foreshore and can be used on a year-round basis.

Includes: 1 boat lift; dock platform.

“Dock, mobile” (or mobile dock) means a structure that uses floats, pontoons, or similar, to rise and fall with the water level and that is not affixed to aquatic land, except cables affixed to the foreshore.

Includes: 1 boat lift; removable walkway.

“Dock platform” means that portion of a dock structure that is typically used for mooring boats.

“Domestic pet” means a domesticated pet kept by a household, and not for sale or profit.

Excludes: Poultry; livestock.

“Domestic pet grooming” means the use of an enclosed building for the grooming of domestic pets.

Includes: Accessory retail sale of domestic pet food and care products.

“Drive-through facility” means the use of land, buildings, or structures for the provision of food, services, or retail goods to persons within a motor vehicle, without the need for the customer to exit the motor vehicle.

Includes: Drive-through queuing lane.

Excludes: Car wash.

“Drive-through queuing lane” means a delineated vehicular lane that provides standing room for motor vehicles in a queue while awaiting service from a drive-through facility.

Excludes: Required parking or loading spaces; on-site drive aisles and circulation areas.

“Driveway” means a vehicle path of egress or ingress used for access to or from any parking area.

“Dwelling” and **“Dwelling unit”** means 1 or more attached habitable rooms in a building used and occupied or intended to be used and occupied as the permanent home or residence of 1 household, that together contain or provide for the installation of:

- a. a maximum of 1 kitchen;
- b. a maximum of 1 kitchenette;
- c. 1 or more washrooms; and
- d. 1 or more bedrooms.

Excludes: Temporary accommodation and short-term rental, unless expressly permitted in this Bylaw.

“Dwelling, duplex” (or duplex) means a building containing 2 dwelling units that share a common wall or floor system, neither of which is an attached suite.

“Dwelling, caretaker” (or caretaker dwelling) means a dwelling unit used to provide on-site accommodation by the employer or CVRD for persons employed on the parcel for property maintenance or security of that parcel.

“Dwelling, multi-unit” (or multi-unit dwelling) means a building or cluster of buildings located on the same parcel that collectively consists of 3 or more dwelling units.

Includes: Congregate housing.

Excludes: Attached or detached suites; single detached dwelling.

“Dwelling, single detached” (or single detached dwelling) means a building containing 1 dwelling unit or, where permitted by this bylaw, 1 dwelling unit and 1 attached suite.

“Dwelling, staff” (or staff dwelling) means 1 or more dwelling units, whether single detached, duplex, or multi-unit, exclusively for the use of persons that are actively employed by the business upon whose land the dwelling is located.

-- E --

“Electric vehicle” (or EV) means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the battery.

“Electric vehicle supply equipment” (or EV supply equipment) means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle.

“Energized electric vehicle outlet” (or energized EV outlet) means a receptacle intended for providing charging to electric vehicles.

“Entertainment use” means land, buildings, or structures which provide for the entertainment of patrons.

Includes (but not limited to): Arcade; billiard hall; cinema; dancing and performance facilities; production and rehearsal studio; theatre.

Excludes: Adult entertainment use.

“Entertainment use, adult” (or adult entertainment use) means a premises where live performances, exhibitions, viewing, or encounters are provided that are intended to appeal to the erotic or sexual interests of patrons and where nudity or partial nudity is a principal feature of the entertainment, including performances, displays, or similar activities.

“Equestrian centre” means the use of land, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events.

Excludes: Auction; feed lot; gaming or gambling establishment; racetrack.

“Equipment services” means the sale, repair, and rental of heavy equipment, machines, and vehicles including forklifts, excavators, loaders, bulldozers, lawnmowers, and similar items.

-- F --

“Façade” means the exterior face of a building.

“Firearm range” means an indoor or outdoor facility designed and intended for the safe discharge of firearms for the purpose of target practice or competitive shooting competitions, and that has the required approvals and operates in accordance with all applicable federal, provincial, and local government statutes, regulations, and bylaws.

Includes: Archery range; firearm safety and outdoor education and training.

“Frontage” means the parcel line that directly abuts a highway, strata access route, manufactured home park roadway, watercourse, or ocean.

“Farm residential facilities, accessory” (or accessory farm residential facilities) means the following buildings, structures, or improvements associated with a principal dwelling, additional dwelling, and accessory residential uses on a farm, which include, but are not limited to:

- a. attached or detached garage or carport;
- b. driveways to dwellings;
- c. decorative landscaping;
- d. attached or detached household greenhouse or sunroom;
- e. residential utilities such as the pump house and septic field;
- f. residential-related workshop, tool, and storage sheds;
- g. artificial ponds not serving farm drainage or irrigation needs or aquaculture use; and
- h. residential-related recreation areas such as, but not limited to, swimming pools and tennis courts.

“Farm retail sales” means retail sale to the general public of agricultural products grown, produced, or raised on a farm unit, or the combined farms of a cooperative association to which the farm owner belongs.

Includes: Accessory sale of agricultural products and non-agricultural products to the extent permitted by the Agricultural Land Commission; accessory sales of pet grooming supplies, pet food, tack and saddles, and other farm-related products, accessory to a principal permitted use.

“Farm unit” means an area of land used for a farm operation consisting of 1 or more parcels that may be owned, rented, or leased, which constitute, and are managed as, a single farm.

“Fence” means a structure, used as physical or visual separation, enclosure, or screening around all or part of a parcel, site, or swimming pool.

Includes: Arbour; archway; gate; screen; trellis; wall.

Excludes: Hedges and similar landscaping.

“Financial institution” means a facility where the provision of financial and investment services occurs, such as but not limited to, a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, or other establishment providing similar services.

“Floor area, gross” (or gross floor area or GFA) means the total horizontal area of each floor of a building or structure, including a manufactured home, measured between the interior finished surface of the exterior walls, including the space occupied by interior walls and partitions. In the case of unenclosed structures, the gross floor area shall be measured to the surface of the exterior foundation.

Excludes: All floor space having a maximum ceiling height less than or equal to 1.5 m; balcony; exterior stairs; deck (covered or uncovered); patio; attached garage or carport up to 55 m²; building mechanical systems.

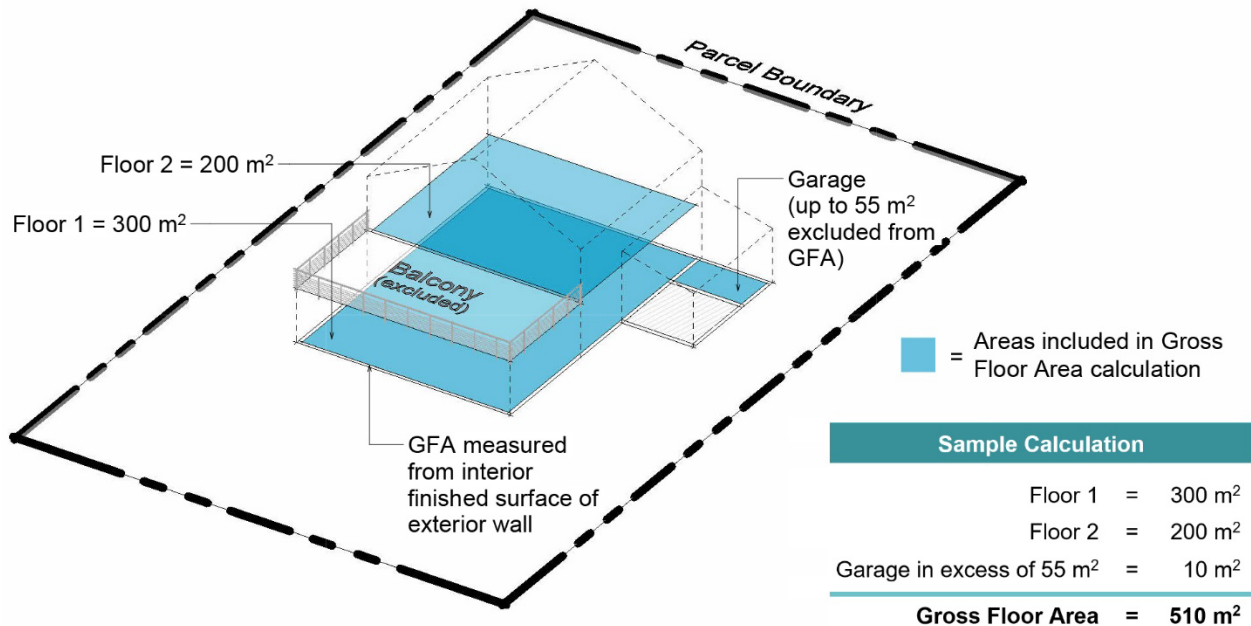


Figure 1: Gross Floor Area

“Floor area, habitable” (or habitable floor area) means any space or room, including a manufactured home, that is used for dwelling purposes, business, or the storage of goods that are susceptible to damage by floodwater.

“Floor area ratio” (or FAR) means the figure obtained when the total gross floor area of all buildings and structures located on a parcel is divided by the total land area of the parcel upon which they are located.

“Food and beverage processing” means the use of land, buildings, or structures for the processing, manufacturing, warehousing, and distribution of food and beverage products.

Includes: Production bakery.

Excludes: Abattoir; fish processing.

“Food truck” means a truck or trailer from which a vendor sells goods, food, or food products and which is capable of being moved on its own wheels and is fully self-contained with no service connection required.

“Footprint” means the total area of a building, measured on the ground level, which is supported by a concrete perimeter foundation and/or structural support columns and includes cantilevered enclosed floor areas, but does not include decks (covered or uncovered).

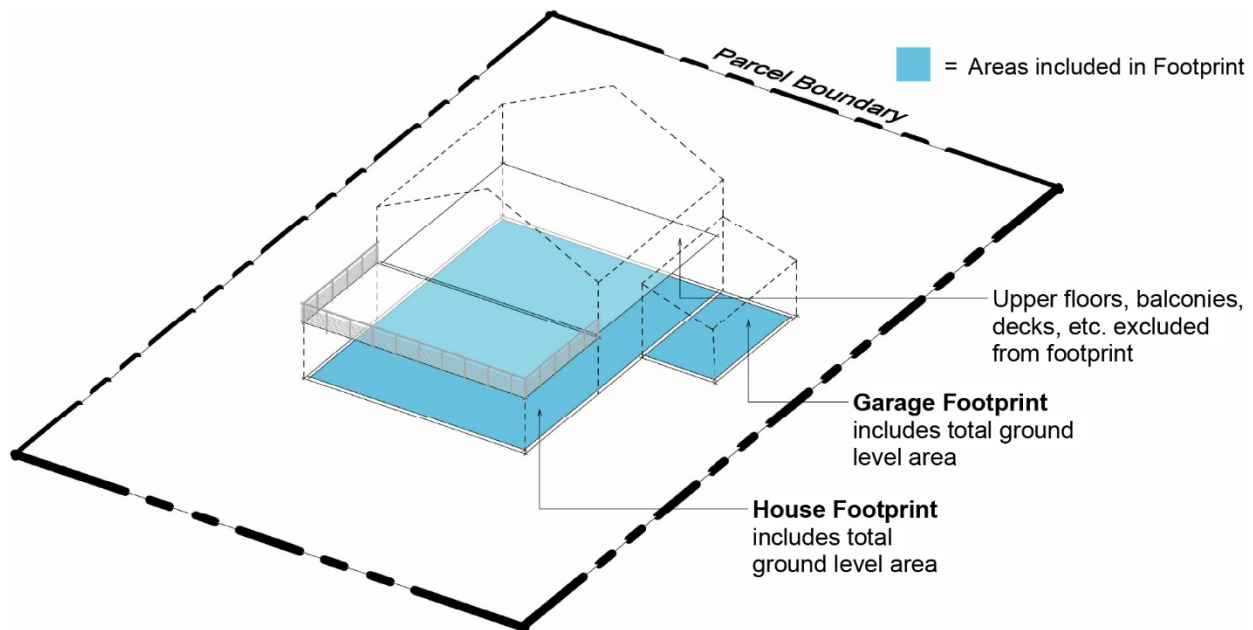


Figure 2: Footprint

“Forestry use” means all activities related to the development and care of forests and the removal of harvestable timber stocks.

“Full cut-off light fixture” means a fixture that emits zero light at or above the 90-degree horizontal plane. Furthermore, it must limit light at 80 degrees to no more than 10% of the total lumens, ensuring that the light is strictly directed toward the object being lit.

“Funeral services” means premises used for the care and preparation of deceased persons for burial or cremation and the holding of funeral services.

Includes: Accessory meeting rooms; accessory chapel; accessory sale of funeral supplies and services.

-- G --

“Garage” means an accessory building or part of a principal building designed and used for the shelter and/or storage of vehicles.

Includes: Carport.

“Gas station” means the premises for the retail sale of motor vehicle fuels and automotive fluids, the charging of electric vehicles, and the servicing or minor repair of motor vehicles.

Includes: Accessory retail sales of motor vehicle parts and accessories.

Excludes: Car wash.

“Golf course” means the use of land, buildings, or structures for the purpose of playing golf.

Includes (as an accessory use only): Golf driving range; retail pro shop; restaurant; banquet facilities; office; caretaker dwelling.

“Golf driving range” means an open-air recreation facility where the sport of golf is practiced from individual tee boxes.

Includes (as an accessory use only): Retail store; restaurant; lounge; caretaker dwelling; golf academy.

“Grade, finished (or finished grade)” means the elevation of the surface of the ground at any point in the site, after completion of development. For the purpose of determining the height of a building or structure, finished grade is the elevation of the ground after completion of development as it adjoins each face of a building or structure.

“Grade, natural (or natural grade)” means the elevation of the surface of the ground at any point in the site, in its natural state prior to human alteration and the commencement of development of any kind, including site preparation, or on sloping or irregular sites, the angles plan, before human alteration, as it adjoins each face of a building or structure. For the purpose of determining the height of a building or structure, natural grade is the elevation of the ground prior to the commencement of human alteration and development of any kind, including site preparation, as it adjoins each face of a building or structure.

“Gravel processing” means the washing, screening, grading, sorting, milling, concentration, or temporary storage of extracted minerals, rocks, earth, clay, sand, or gravel.

“Greenhouse” means a building or structure, or portion thereof, covered with transparent or translucent material, used for the cultivation and storage of produce, bedding, household and ornamental plants, trees, bushes, sod, and related materials.

“Ground floor” means the storey of a building closest to finished grade and having direct access the exterior.

“Height” means the distance measured vertically from the average finished grade recorded at all corners of the building or structure to the highest part of the building or structure, or in the case of a building or structure that is subject to a bylaw that establishes a minimum flood construction level where finished grade level is below the flood construction level, between the highest point of the building or structure and, as applicable:

- the flood construction level designated in the applicable CVRD flood management bylaw in effect applicable to the building or structure; or
- the flood construction level specified in an exemption from the bylaw granted pursuant to s. 524(7) of the *Local Government Act*.

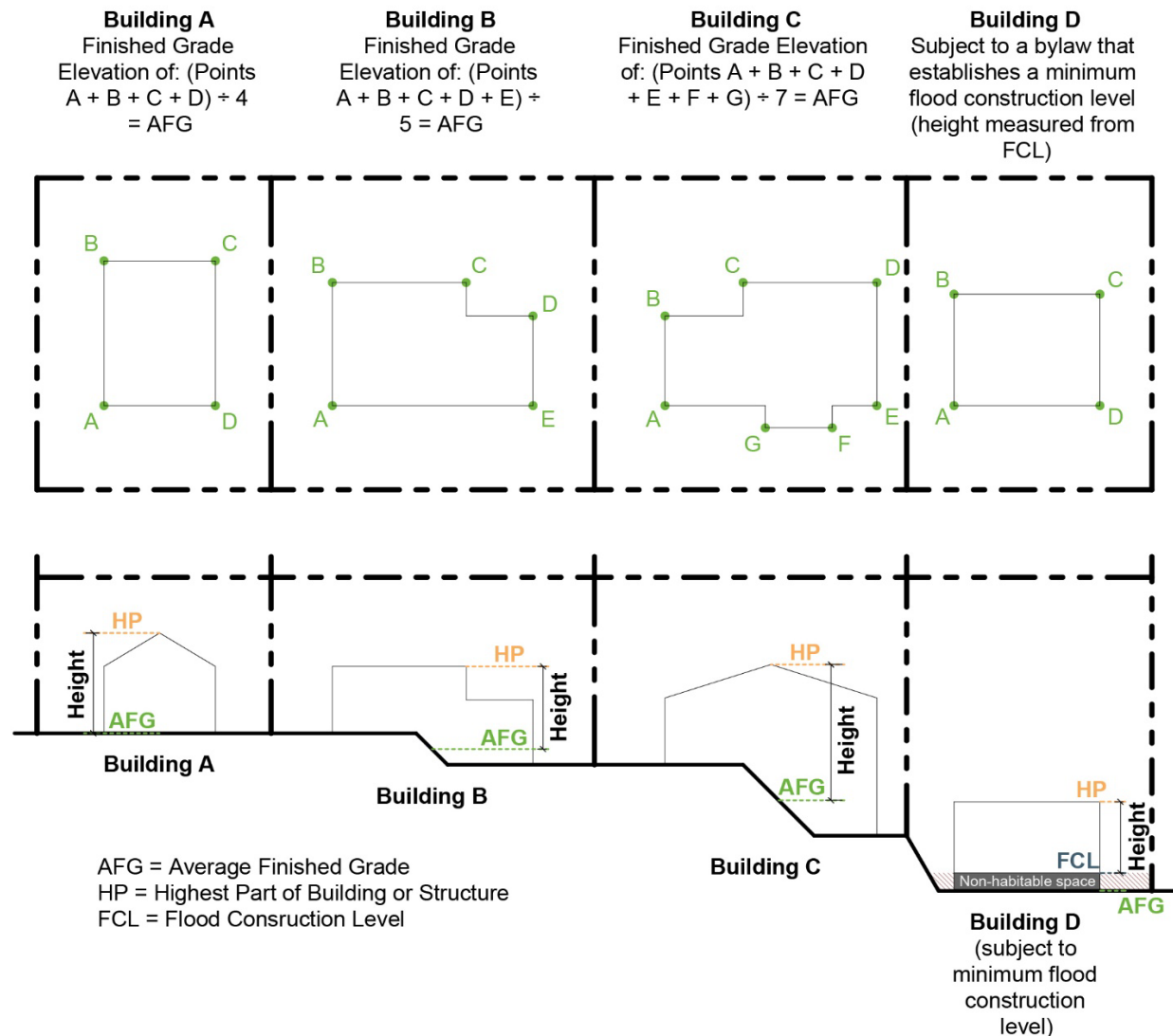


Figure 3: Height

“Highly visible” means readily noticeable to a passerby due to the appearance and/or placement of the object, building, structure, sign, or use.

“Highway” means a dedicated right-of-way available for motorized and non-motorized travel.

Includes: Street; road; lane; bridge; viaduct; any other way open to the use of the public; strata access route.

Excludes: Private right-of-way or easement on private property.

“Home-based business” means an occupation, business, trade, or professional practice which is carried on for remuneration or financial gain within a wholly enclosed building or structure, and which is accessory to the residential use of the parcel.

“Home plate” means the area of residential footprint on a parcel within an Agricultural Zone, which is comprised of the portion of a parcel that includes a principal dwelling, accessory dwellings, and accessory farm residential facilities.

“Horticulture” means the practice of growing fruits, vegetables, flowers, non-invasive plants, or ornamental plants.

Excludes: Mushroom farming.

“Hospital” means the use of lands and buildings as a hospital, as defined in the *Hospital Act*.

“Hotel” means a building or group of buildings used to provide temporary accommodation to the public, where payment for occupancy is made to the operator of the premises, and which may include accessory facilities and services such as restaurants, banquet or meeting facilities, lounge, pub, indoor and outdoor recreation, personal service use, and similar guest-oriented amenities.

Includes: Hostel; motel; inn; resort; similar.

“**Impervious surface**” means any surface that prevents or restricts the infiltration of water into the soil.

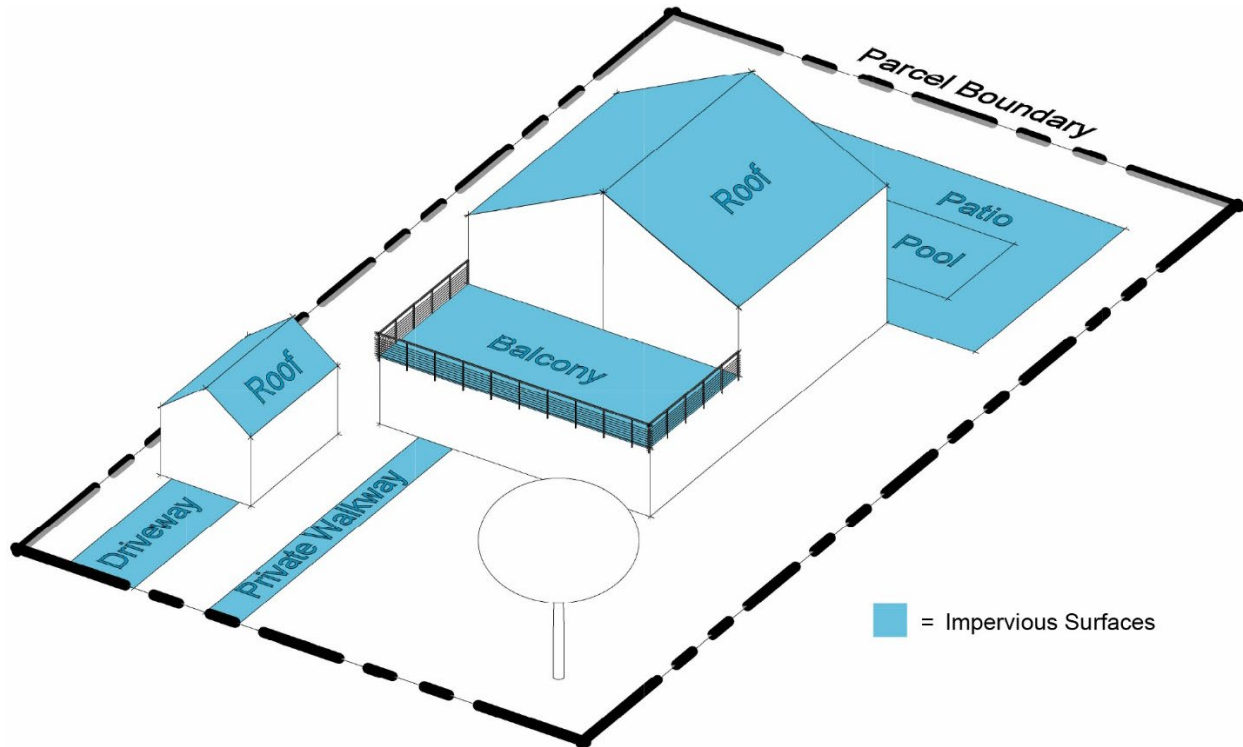


Figure 4: Impervious Surface

“**Impervious surface coverage**” means the percentage of the parcel area covered by impervious surfaces.

“**Industrial use, general**” (or **general industrial use**) means the use of land, buildings, or structures for assembling, processing, fabricating, manufacturing, testing, repairing, storing, or wholesaling of goods and materials.

Includes: Alcohol production facility; building supply sales and storage; micro production and processing of cannabis; standard production and processing of cannabis; cold storage facility; controlled environment structure; feed, seed, agricultural, gardening, and landscaping supplies sales and storage; food and beverage processing; lumberyard; laboratory; production studio; recycling depot; repair services; veterinary clinic; warehouse.

“Industrial use, heavy” (or heavy industrial use) means the use of land, buildings, or structures for the manufacturing, processing, fabricating, assembling, testing, extrusion, finishing, packaging, welding, servicing, repair, treatment, distribution, wholesale sales, sales and storage of products, materials, fuels, substances, or compounds.

Includes: Abattoir; anaerobic digester; batching plant, including associated bulk storage and distribution of asphalt and concrete; commercial composting; automobile recycling and salvage yard; dry land log sorting; forest products milling, sawmilling, processing, and storage; gravel processing; junkyard; planer mill; retail and wholesale sale of petroleum products other than asphalt, limited to a total of 455,000 litres for total volume; seafood processing; waste transfer station.

“Industrial use, light” (or light industrial use) means the use of wholly enclosed buildings for manufacturing, assembling, testing, service, or maintenance of goods or materials, and wholesale and retail sales accessory to the light industrial use.

Includes: Alcohol production facility; artist studio; micro production and processing of cannabis; controlled environment structure; cold storage facility; food and beverage processing; funeral services; laboratory; indoor recreation; mini storage; printing and publishing; production studio; repair services; trade or technical school; veterinary clinic; warehouse.

“Industrial use, service” (or service industrial use) means the use of land, buildings, or structures for processing, manufacturing, testing, design, assembling, cleaning, welding, transporting, distribution, wholesale sales, welding, servicing, printing, repair and maintenance of motor vehicles, goods, and materials.

Includes: Auction; automobile sales and rental; automobile service shop; automobile workshop; boat building and repair; bottle depot; building supply sales and storage; car wash; commercial composting; commercial storage; contractor services and storage yard; equipment services; gas station; lumberyard; recycling depot; recycling plant; steel and metal product fabrication, extrusion and finishing; storage of fuel, propane, ethane, methane and related alcohols, total volume not to exceed 160,000 litres; trade or technical school; transit facility; warehouse.

“Infrastructure” means physical structures that form the foundation for development, including wastewater and water supply works, electric power facilities, communications facilities, transit and transportation facilities, and oil and gas pipelines and associated facilities.

“Institutional use” means the operation of land, buildings, or structures on a not-for-profit basis which is open to the public or which serves public purposes.

Includes (but not limited to): Ambulance and fire station; arena; assembly use; cemetery; civic use; college; community centre; community hall; day care; government office; hospital; indoor and outdoor recreation; library; park; playground; police station; post office; public art gallery; public botanical gardens; public museum; public swimming pool; religious facility or institution; school; stadium; social non-profit housing facility; utility.

-- J --

“Junkyard” means an establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling discarded materials, such as old or scrap copper, brass, other metals, rope, rags, batteries, paper trash, rubber debris, waste or other junk, iron, steel, and other old or scrap ferrous or nonferrous material.

Excludes: Automobile recycling and salvage yard.

“Jurisdictional boundary” means a boundary between adjoining electoral areas, municipalities, or regional districts.

-- K --

“Kennel” means the use of land, buildings, or structures for the breeding and/or boarding of domestic dogs and/or cats.

Includes: Domestic pet day care; accessory domestic pet grooming; accessory domestic pet training.

Excludes: Livestock and horses.

“Kitchen” means any area in a building that is equipped with cooking facilities and may include any of the following:

- a. any equipment, device, or appliance used to heat or cook food;
- b. services for energy supply to any equipment, device, or appliance used to heat or cook food;
- c. services for plumbing associated with food preparation or cleaning;
- d. services for ventilation associated with any equipment, device, or appliance used to heat or cook food; or
- e. Food storage and preparation areas such as pantries, cupboards, cabinets, and counter tops.

“Kitchenette” means any portion of a room used for the preparation of beverages and limited meals and may contain a raised counter and 1 of each of the following: sink, refrigerator, microwave oven, and coffeemaker.

-- L --

“**Laboratory**” means the use of buildings for scientific experiments, research, development, teaching, or testing of products or materials.

“**Landscape buffer**” means a continuous area of landscaping consisting of either preserved natural vegetation or plantings of non-invasive trees, shrubs, groundcovers, and grasses, or a combination of both, intended to provide visual and physical separation along parcel boundaries to separate a land use from adjacent parcels or highways.

“**Landscaping**” means the arrangement and maintenance of trees, shrubs, groundcovers, grasses, and other landscape materials to enhance the functional and aesthetic qualities of a site.

“**Landscape screen**” means a continuous, dense visual barrier consisting of closely planted shrubs or trees, potentially in combination with fencing, masonry walls, or similar structures, intended to conceal a building, structure, or use from adjacent parcels and highways.

“**Lane**” means a highway of more than 6 m, but not greater than 8 m in width, which provides secondary access to any abutting parcel.

“**Laundromat**” means a building, or portion thereof, where coin-operated washing machines and dryers, using only water, detergents, and additives, are made available for public use for the purpose of household laundry cleaning.

Excludes: Commercial laundries; similar heavy commercial/industrial uses.

“**Livestock**” means cattle, horses, goats, poultry, sheep, swine, game, and similar farmed or fur bearing animals, and other domesticated or semi-domesticated animals that are raised for meat, fibre, milk, or other products.

Excludes: Any animal listed in the *B.C. Wildlife Act's Controlled Alien Species Regulation*; dogs or cats for breeding purposes or kenneling; domestic pets.

“**Loading space**” means a space for the loading or unloading of a vehicle either outside or inside a building or structure.

Excludes: Access aisles and other areas providing access to the space.

“**Lounge**” means a limited scale establishment licensed to serve liquor in conjunction with live entertainment and/or dancing as a liquor-primary establishment under the *Liquor Control and Licensing Act*.

Excludes: Adult entertainment use.

“**Lumberyard**” means the use of land, buildings, and structures for the purpose of retail sales of materials used in construction.

-- M --

“**Maintenance yard**” means an accessory area used for the storage of equipment, tools, materials, and service vehicles required for the maintenance and operation of the principal use on the parcel, and does not include commercial repair activities unrelated to the principal use.

“Manufactured home” means a dwelling unit built in an enclosed factory environment in 1 or more sections, intended to be occupied in a place other than of its manufacture, and includes modular homes which are either completely self-contained or are incomplete and fastened together and completed on site and which are constructed to the current *CAN/CSA Z240 (Mobile Home) Standards* or the *A277 (Modular Home) Standards*.

“Manufactured home area” means that part of a manufactured home park used primarily for installed manufactured homes, including additions, and which is not used for buffer or recreation areas, manufactured home park roadways, site manager’s residential plot, the provision of utilities, garbage disposal, or service buildings.

“Manufactured home park” means any parcel used or intended to be used for the purpose of providing space for the placement for residential occupancy of 2 or more manufactured homes, either on a rental or ownership basis, and in accordance with the *Manufactured Home Park Tenancy Act*.

“Manufactured home park roadway” means an area within a manufactured home park improved by means of compaction, gravelling, or hard surfacing for vehicular access to manufactured home sites.

“Manufactured home site” means an area of land for the installation of 1 manufactured home and situated within a manufactured home area.

“Marina, commercial” (or commercial marina) means a facility which provides moorage spaces for watercraft.

Includes (as an accessory use only): Retail sale of marine supplies and equipment; dockside boat repair.

“Marina, land-based” (or land-based marina) means the use of the upland parcel adjacent to a commercial marina for marina-related offices, chandlery, restaurants, the rental of boats and water sports equipment, and accessory facilities such as showers, washrooms, and other uses associated with the operation of a commercial marina.

“Marina, private” (or private marina) means a facility that provides dockage for the exclusive use of 3 or more upland parcel owners and is not leased, rented, or otherwise made available to any third party.

“Market” means the use of land, buildings, or structures by multiple vendors for the purpose of selling produce, fish, meat, cheese, seafood, flowers, and crafts, and may include retail stores and restaurants.

“Medical service” means the office, clinic, or laboratory of a licensed practitioner for the provision of physical or mental health services on an out-patient basis. Services may include, but are not limited to, acupuncturist, chiropractor, counseling, dentist, dietitian, holistic medical practitioner, licensed practical nurse, massage therapist, midwife, optometrist, psychologist, physician, specialist physician, physiotherapist, and any other health professional designated under the Province of British Columbia's *Health Professions Act* or *Emergency Health Services Act*.

Excludes: Community care facility; hospital.

“Micro wind turbine system” means a wind energy conversion system consisting of a wind turbine, associated structures, and mechanical devices with a nameplate rated capacity of not more than 1 kilowatt (kW).

“Motel” means the same as “hotel” as defined in this Bylaw.

“Motor vehicle driver training facility” means the use of land for off-road circuits that host a variety of motor vehicle driver and rider training programs.

“Mural” means an artistic image applied to a building face or a window which is intended as a public art display and does not portray a commercial message but may include a business name only.

“Museum” means the use of a building or structure for the purpose of exhibiting, preserving, or studying objects of historical, artistic, or scientific interest.

-- N --

“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 both vegetation and the nature of the soil itself.

“Nursery” means the use of land, buildings, or structures for growing and wholesale or retail sale of flowers, fruits, vegetables, plants, shrubs, trees, and similar vegetation, and associated gardening or landscaping supplies and outdoor garden equipment.

-- O --

“Office” means the occupancy or use of a building for the purpose of carrying out business, training, or professional activities.

Includes: Financial institution; medical service.

“Off-street parking” means the onsite parking allotment for all vehicle, bicycle, and energized parking spaces required for a given parcel based on a specific use of land, buildings, or structures.

“Open space, private” (or private open space) means useable outdoor space for the recreational use of the residents of a dwelling unit that is an extension of the indoor dwelling space.

“**Panhandle access strip**” means a strip of land that is used, or intended to be used, principally as a driveway, one end of which abuts a highway, strata access route, or easement area giving access to the parcel if there is no abutting highway.

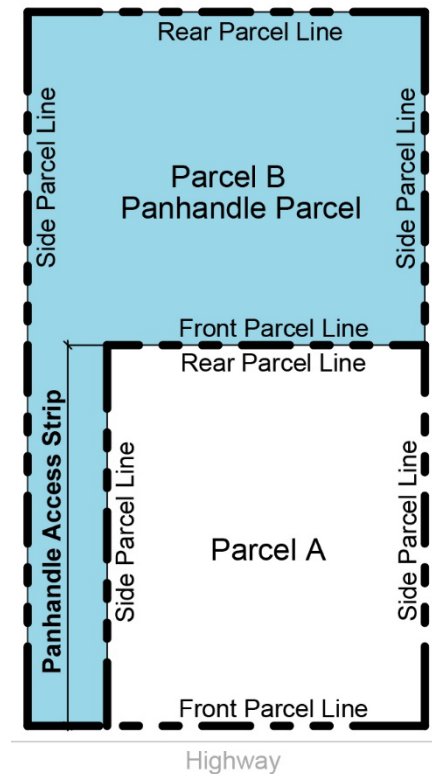


Figure 5: Panhandle Access Strip

“**Parcel**” means a lot, block, or other area of land, in which land is held or into which land is subdivided whether under the *Land Title Act* or *Bare Land Strata Regulations* under the *Strata Property Act*.

Includes: Bare land strata parcel; phased subdivision boundary; sites within a manufactured home park; strata access route; water lot.

Excludes: Highway; common property strata access route; air space parcel; limited common property on strata plan.

“**Parcel area**” means the total area of land within the exterior perimeter of a parcel.

Excludes: Panhandle access strip.

“Parcel coverage” means the total ground floor area of land covered by all buildings and structures on a parcel, as measured to the outermost perimeter, expressed as a percentage of the total parcel area, and for structures with no exterior wall, measured to the outside of supporting columns, excluding gutters.

Includes: The horizontal areas of attached decks (covered and uncovered) and porches; swimming pools; carports.

Excludes: Eaves, exterior finishes, gutters, and cornices; steps, landings, and wheelchair/accessibility ramps; masonry/non-masonry chimneys and chimney enclosures; bay windows and hutches; air conditioners and heat pumps; awnings, trellises, and unenclosed patio canopies; underground parking structures.

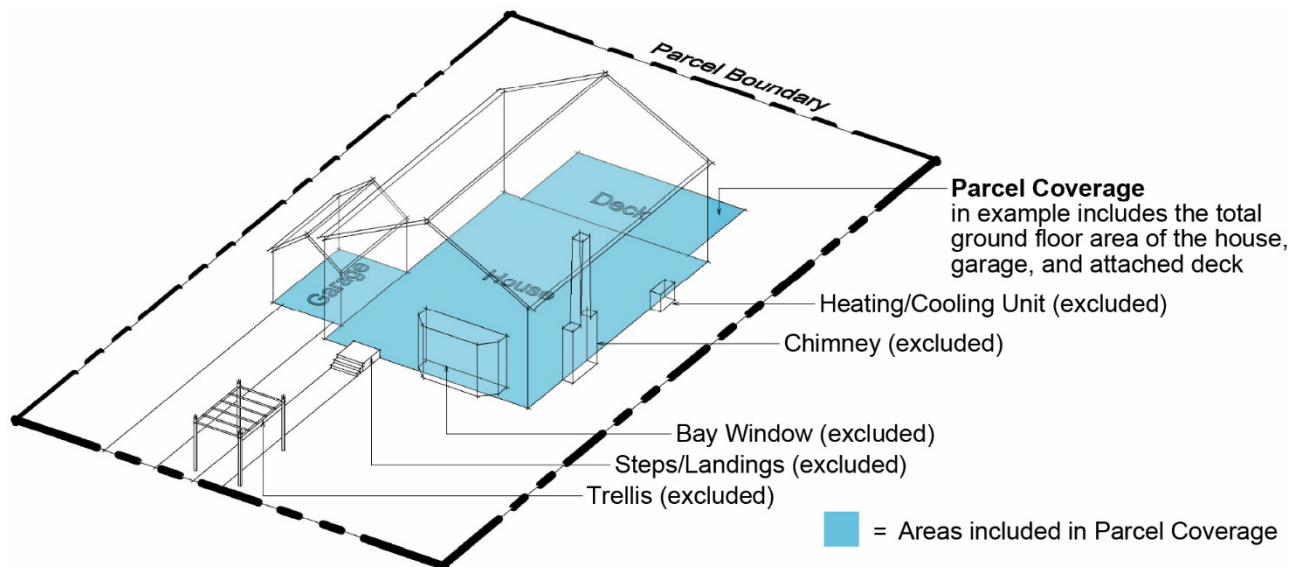


Figure 6: Parcel Coverage

“Parcel depth” means the horizontal distance between the front and rear parcel lines, measured from the mid-points of each line.

“Parcel line” means the legally defined boundary of any parcel, specifically:

- 1) **“Front parcel line”** means any parcel line abutting a highway and/or strata access route.
 - a. For a panhandle parcel, the line separating the body of the parcel from the panhandle access strip shall be deemed the front parcel line.
 - b. Where a parcel does not have a parcel line abutting a highway and/or strata access route, the parcel line closest to the nearest highway or strata access route shall be deemed the front parcel line.
 - c. Where there are 2 or more contiguous parcel lines that abut a highway or strata access route, other than an exterior side parcel line, all remaining contiguous parcel lines abutting a highway or strata access route shall be deemed front parcel lines.

- 2) **“Rear parcel line”** means the line most opposite to and furthest from a front parcel line, measured from the centre point of the front parcel line to the centre point of the rear parcel line.
 - a. Where a parcel has more than 1 front parcel line, the rear parcel line shall be the line furthest from the centre point, measured from the centre point of each front parcel line.
 - b. Where there is no parcel line that is not connected to a front parcel line, the shortest line shall be deemed the rear parcel line. If 2 or more lines are of equal length, all shall be deemed rear parcel lines.
 - c. Any line that does not conform to any other definition of a parcel line shall be deemed a rear parcel line.
- 3) **“Exterior side parcel line”** means a parcel line, other than a front parcel line or rear parcel line, which abuts a highway or strata access route.
- 4) **“Interior side parcel line”** means a parcel boundary between 2 parcels, other than a front parcel line, rear parcel line, or exterior side parcel line, which does not abut a highway or strata access route.

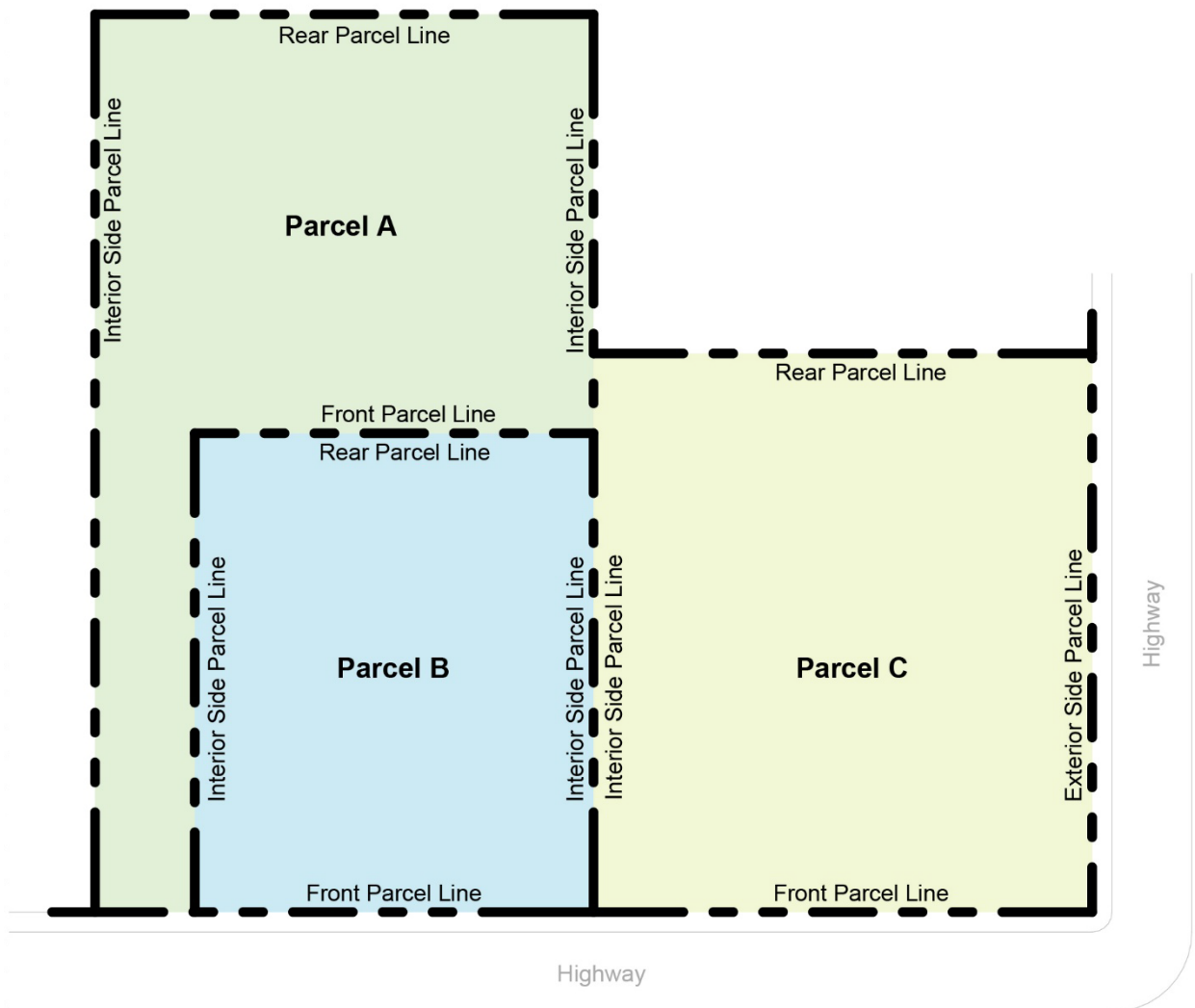


Figure 7: Parcel Lines

“Parcel width” means the width of a parcel where it abuts a highway, except in the case of an irregularly shaped parcel, where the width shall be the horizontal distance between the interior side parcel lines at the minimum front yard setback. In no case shall a dimension be measured within the panhandle access strip of a panhandle parcel.



Depth & Width Measurements for Different Parcel Shapes

	Parcel A	Parcel B	Parcel C
Parcel Shape	Rectangular	Panhandle	Irregular
Where Depth is Measured	Between the midpoints of front and rear parcel lines		
Where Width is Measured	At the front parcel line	At the front parcel line (excluding panhandle)	At the minimum front yard setback

Figure 8: Parcel Depth and Parcel Width

“Parcel yield” means the number of parcels that may be created by subdivision of any other parcel, determined by dividing the total developable area of a parcel (gross area, minus any area required to be dedicated for public road, park, or other purposes) by the minimum parcel size for the one within which the parcel is located.

“Parcel, corner” (or corner parcel) means a parcel whose front or rear parcel line and at least one side parcel line abut, or will abut, a highway or strata access route.

“Parcel, double fronting” (or double fronting parcel) means a parcel which abuts 2 highways and/or strata access routes, which are parallel or approximately parallel to the parcel or a corner parcel abutting 3 highways or a combination of 3 highways and/or strata access routes that forms 4 corners.

“Parcel, hooked” (or hooked parcel) means a parcel in which one portion is physically separated from the other portion by a highway other than a Forest Service Road, or by another parcel.

“Parcel, panhandle” (or panhandle parcel) means a parcel, the majority of which is physically separated from the nearest highway by another parcel, and that is connected to a highway or strata access route by a narrow strip of land (panhandle access strip) forming part of the parcel, used principally as a driveway.

“Parcel, strata” (or strata parcel) means a parcel shown on a strata plan according to the *Strata Property Act*.

“Parcel, upland” (or upland parcel) means a non-aquatic land parcel that is bordering on a water body.

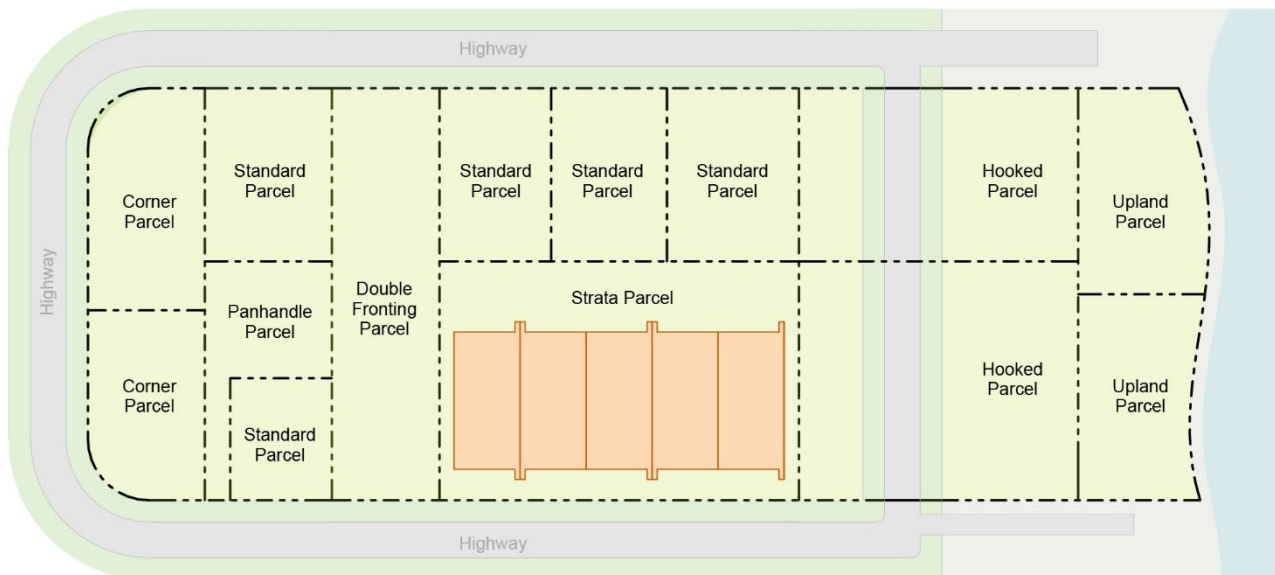


Figure 9: Parcel Types

“Parking” means the use of land, buildings, or structures for vehicles to be stationed when not in use.

“Parking area” means an area of a parcel used for the off-street parking of motor vehicles, including all parking spaces, access aisles, and driveways.

“Parking space” means an off-street space of the size and dimensions to park 1 motor vehicle.

Excludes: Driveways; strata access routes; ramps; access aisles.

“Park Model” means a transportable, factory-built seasonal accommodation unit intended for recreational use, constructed to the *CSA Z241 Series Park Model Trailer Standard* in effect at the time of manufacture, designed to be transported on a single chassis, having a maximum gross floor area of 50 m² in the setup mode (excluding decks and accessory additions), and not intended for use as a permanent dwelling.

“Park, dog” (or dog park) means an area designated for the off-leash running and exercising of dogs by the public.

“Park, public” (or public park) means land and/or waterways that are publicly owned or under the authority of the CVRD, including the use of such land, buildings, structures, and waterways for one or more of the following:

- a. Archeological, historical, or ecological conservation.
- b. Mobile and fixed dock.
- c. Indoor, outdoor, and water recreation.

Includes: Accessory office; accessory washroom facilities; campground; dog park; information kiosk; interpretive and directional signage; seating areas; viewing platforms; similar uses.

“Patio” means any solid structure, which may or may not be attached to and/or projecting from the face of a building, meant for the support of people or materials, that does not exceed 0.6 m in height from natural grade at any point.

“Permitted use” means a permissible purpose for which land, buildings, or structures may be used, and for the purpose of this Bylaw all uses not listed as permitted is a prohibited use in that zone.

“Personal care facility” means a use or facility in which food, lodging, and care or supervision are provided, with or without charge, to persons unrelated to the operator of the facility, who on account of age, infirmity, or physical or mental disability require care, and which is licensed under the *Community Care and Assisted Living Act* or the *Hospital Act*.

“Personal care unit” means 1 or more habitable rooms with self-contained sleeping, living, and sanitary facilities, intended to provide extended care, contained within a personal care facility as defined in the *Community Care and Assisted Living Act*.

“Personal service use” means use of a building to provide direct professional goods or services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects.

Includes: Accessory retail sales of goods, wares, personal merchandise, articles or things accessory to the provision of such services.

“Porch” means a covered, but not enclosed, deck, patio, or structure projecting from the exterior wall of a building.

“Portable container” means an enclosed, non-combustible portable structure used for the storage or transporting of goods, and which is designed and customarily associated with road, rail, or ocean transport.

“Potable water” means water that complies with the bacteriological standards specified under the *Drinking Water Protection Act*.

“Poultry” means any bird kept for eggs, meat, feathers, hide, or cosmetic or medical purposes.

Includes: Chickens; turkeys; geese; ducks; artificially reared grouse; partridge; quail; pheasant; ptarmigan; similar farmed fowl or birds.

Excludes: Ratites.

“Principal” means the primary and chief use for which a parcel, building, or structure is used or designed.

“Principal building” means a non-accessory building that accommodates a principal use on the parcel upon which it is located.

“Printing and publishing facility” means the use of land, buildings, and structures for printing, engraving, blueprinting, duplicating, and publishing of newspapers and magazines.

“Production bakery” means the use of a building for a large-scale bakery for the purpose of producing baked goods for retail or wholesale sales to the final consumer or other retailers.

Includes: Accessory retail of baked goods produced on-site.

“Production studio” means the production of art, motion pictures, videos, television or radio programs, or sound recording.

“Pub” means an establishment licensed to serve liquor in conjunction with live entertainment and/or dancing as a liquor-primary establishment pursuant to the *Liquor Control and Licensing Act* and shall offer full lunch and dinner menus complete with hot and cold meals.

“Pump house” means a building not exceeding 1 storey in height, measuring a maximum of 10 m² in gross floor area and used exclusively for housing water-pumping and treatment equipment.

-- Q --

-- R --

“Recreation, indoor” (or indoor recreation or community centre) means facilities within an enclosed building for the conduct of sports, active recreation, and leisure activities and performing and cultural arts.

Includes: Arcade; athletic club; billiard hall; bowling alley; entertainment use; gymnasium; health and fitness facility; multi-purpose court; production or rehearsal studio; skating and curling rink; rock climbing facility; swimming pool; theatre; similar uses.

“Recreation, outdoor” (or outdoor recreation) means public or private use of land for open-air activities for civic, social, educational, entertainment, or like purposes.

Includes: Arboretum; archery range; botanical garden; multi-purpose court; park or open space; playing field; similar uses.

Excludes: Golf driving range; golf course; motor sports; paintball and airsoft park; the use of motorized vehicles or motorized equipment for recreational purposes.

“Recreation, water” (or water recreation) means leisure activities that can only take place on or in the water.

Includes (but not limited to): Boating; diving; fishing; sailing; swimming; water skiing; similar uses.

“Recreational vehicle” (or RV) means a motorhome, camper van, fifth wheel, tent trailer, or other vehicle with a maximum width of 2.6 m in transit mode which can be used to provide temporary overnight accommodation of people, and may be certified under the CSA RV series, and is capable of being licensed for highway use pursuant to the *Motor Vehicle Act*.

Excludes: Mobile home (CSA Z240 MH series); Park Model (CSA Z241 RV series).

“Recycling depot” means a collection facility and distribution point for recyclable material to be sorted and temporarily stored within an enclosed building.

Excludes: Processing, except assembling or packaging of recyclable materials for shipping; automobile recycling and salvage yard; display or junkyard.

“Recycling plant” means the processing of recyclable materials within a building.

“Religious facility” means a building or structure where people assemble for religious worship and related religious, educational, philanthropic, or social activities.

Includes (as an accessory use only): Daycare; manse; rectory.

“Renewable energy device” means a device that generates energy from renewable sources, including micro wind turbine systems and solar energy devices.

“Repair services” means the use of a fully enclosed building or structure for the repair of consumer household products.

“Residential facility” means a building or grouping of buildings operating as a comprehensively developed housing project, comprised principally of residential facility units and where 1 or more meals per day are served from a common dining area.

“Residential facility unit” means 1 or more habitable rooms with self-contained sleeping, living, and sanitary facilities, which may or may not contain cooking facilities, intended for year-round occupancy by not more than 2 adult persons and that is contained within a residential facility.

“Residential shelter” means a building used for the purpose of providing temporary residence for persons displaced from their usual place of residence in the case of an emergency.

“Residential use” means a use providing for the accommodation of 1 or more persons, including activities customarily incidental to the accommodation of a person(s), where such accommodation is the principal home and residence to which the person(s) intends to return if absent, and if such premises are rented, where the minimum rental and occupancy period is 30 consecutive days.

“Resort” means the same as “hotel” as defined in this Bylaw.

“Retail pro shop” means the use of land, buildings, or structures for the purpose of selling sports equipment, sports clothing, and other sports paraphernalia.

“Retail sales” means a store in which any type of goods or wares are sold or rented to the final consumer, provided that the product is stored and sold from within a building.

Includes: Artist studio; pharmacy.

“Retail sales, cannabis” (or cannabis retail sales) means a retail premises licensed by the Provincial Liquor and Cannabis Regulation Branch for the sale of cannabis for recreational purposes.

“Retail sales, liquor” (or liquor retail sales) means a retail premises licensed under the *Liquor Control and Licensing Act* for the sale of alcoholic beverages for off-site consumption.

“Retail sales, outdoor” (or outdoor retail sales) means the use of land for the sale of goods and services outside of a building.

“Retail sales, specialty” (or specialty retail sales) means a retail store selling souvenirs, local arts and crafts, clothing, novelty items, and other small items connected to the principal use of parcel.

“Restaurant” means an eating establishment providing for the sale of prepared foods and beverages to be consumed on or off the premises and may hold a Food Primary Liquor License.

Includes: Bakery; café; catering; delicatessen; take-out restaurant.

“Retaining wall” means a structure or series of independent structures constructed to hold back or support a structure, stabilize rock and soil, and provide lateral support for steep to vertical grade changes and may be constructed of a combination of materials.

Excludes: Fence; revetment.

“Revetment” means professionally certified materials placed on the face of a stable slope, banks of water bodies, or on land to minimize the risk of surficial erosion, hold back water, and/or retain earth.

“Roadside stand” means a moveable structure located for the purpose of carrying out retail sales associated with agriculture and backyard agriculture, with no space for customers within the structure itself.

“Roadway” means an allowance within a mobile home park, part or all of which is made suitable for normal vehicular use, so vehicles can gain access to abutting sites.

-- S --

“Sawmill” means land, buildings, or structures where timber is cut, sawn, or planed, either to finished lumber or as an intermediary step.

Includes: Facilities for the kiln drying of lumber; distribution of such products through wholesale or retail sales.

“Sawmill, portable” (or portable sawmill) means small wood sawing equipment mounted on tires and designed to be pulled or towed from site to site.

“Seafood” means fish, shellfish, seaweed, and other aquatic life forms.

“Seafood processing” means the storage, drying, cooking, packing, preparation, and manufacturing of seafood.

“Service building” means a building housing sanitary or laundry facilities in a manufactured home park.

“Service industry” means the provision of services and the processing, testing, assembling, cleaning, distribution, servicing, printing, repair, and maintenance of goods and materials.

“Setback” means the minimum required horizontal distance between a building or structure and a specified parcel line or other described feature.

“Shopping centre” means commercial uses in one or more buildings designed as an integral unit.

“Short-term rental” means a self-contained dwelling unit in which accommodation is provided to people in exchange for compensation, for stays less than 30 consecutive days, and where the dwelling unit is not occupied by the owner or long-term resident during the stay.

“Sight triangle” means the area formed by a triangle in the angle formed by the right-of-way boundaries or boundaries produced and 2 points on those boundaries 6 m from the point of intersection.

“Sign” means any device, illustration, illumination, inscription, material, medium, notice, object, structure, or visual projection, including its supports, framework, lighting, or electrical system, which is visible from any street or from the air, and which is used or capable of being used to convey information or direct or attract attention for the purpose of announcement, advertisement, business promotion, promotion of a product, activity, service, or idea, or of providing direction, identification, or information.

“Sign, animated” (or animated sign) means a sign that uses any form of movement to attract attention, including revolving or partly revolving signs.

Excludes: Clocks and temperature indicators.

“Sign area” means the total area within the outer edge of the frame or border of a sign. Where a sign has no frame or border, the sign area shall be the area contained within the shortest line surrounding the whole group of letters, figures, or symbols of such sign.

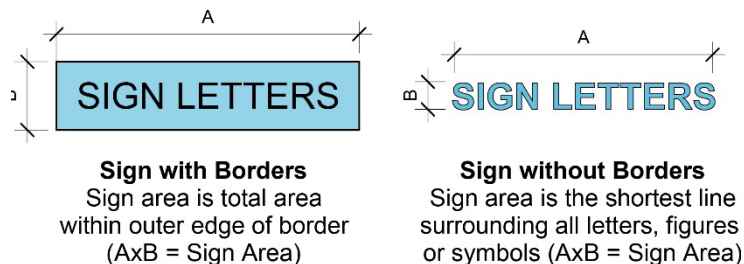


Figure 10: Sign Area

“Sign, awning” (or awning sign) means an identification sign painted or affixed flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.

“Sign, banner or pennant” (or banner sign or pennant sign) means a sign composed of light weight or non-rigid material, such as cloth, canvas, or similar fabric.

“Sign, billboard” (or billboard sign) means a third-party sign that advertises goods, products, services, or facilities, or directs persons to a different location from where the sign is installed.

“Sign, canopy” (or canopy sign) means a sign attached to or constructed in or on the face of a canopy.

“Sign, changeable copy” (or changeable copy sign or manual reader board) means a sign designed for frequent message updates using physical letters, numbers, or symbols that are manually attached or rearranged on a sign face.

“Sign, converted vehicle” (or converted vehicle sign) means a sign displayed on a vehicle that is being used primarily as an advertising device rather than as a means of transportation.

“Sign, electronic changeable copy” (or electronic changeable copy sign or digital reader board) means a sign designed for periodic message updates using digital displays that changes messages automatically through computer control.

“Sign, electronic projection” (or electronic projection sign) means a sign image projected from an electronically-modulated optical device, such as a liquid crystal display projector, onto any exterior surface in view of the general public.

“Sign, fascia” (or fascia sign) means a sign attached to or supported by the wall of a building with its face parallel to the building wall.

“Sign, flashing” (or flashing sign) means a sign that uses any variation or interruption in light intensity to attract attention.

“Sign, freestanding” (or freestanding sign) means a sign supported independently of and visibly separated from a building or any other structure and permanently fixed to the ground, except billboards. A freestanding sign may be a single sign for 1 business or consist of multiple signs for different businesses on 1 singular structure. For the purpose of this Bylaw, a freestanding sign of 1 m in height or more is considered a structure.

“Sign, inflatable” (or inflatable sign) means any sign displayed on a balloon or other inflatable device.

“Sign, portable or temporary” (or a portable sign or temporary sign) means a sign that is displayed on a structure, device, or vehicle that is designed to be moved from place to place, with the exception of sandwich board signs.

“Sign, projecting” (or projecting sign) means a sign attached to a building or structure which projects more than 0.4 m from the face or wall of the building or structure to which it is attached, but specifically excluding an awning sign, canopy sign, or fascia sign.

“Sign, roof” (or roof sign) means a sign erected on the roof or projecting above the parapet or cornice line of any building.

“Sign, sandwich board” (or sandwich board sign) means a portable non-illuminated sign consisting of two flat panels attached or hinged at one end, which is self-supporting, and is not affixed to the ground, a building, a structure, or a vehicle.

“Sign, third-party” (or third-party sign) means a sign which directs attention to a business, commodity, service, or entertainment which is conducted, sold, or offered elsewhere than on the premises at which the sign is located.

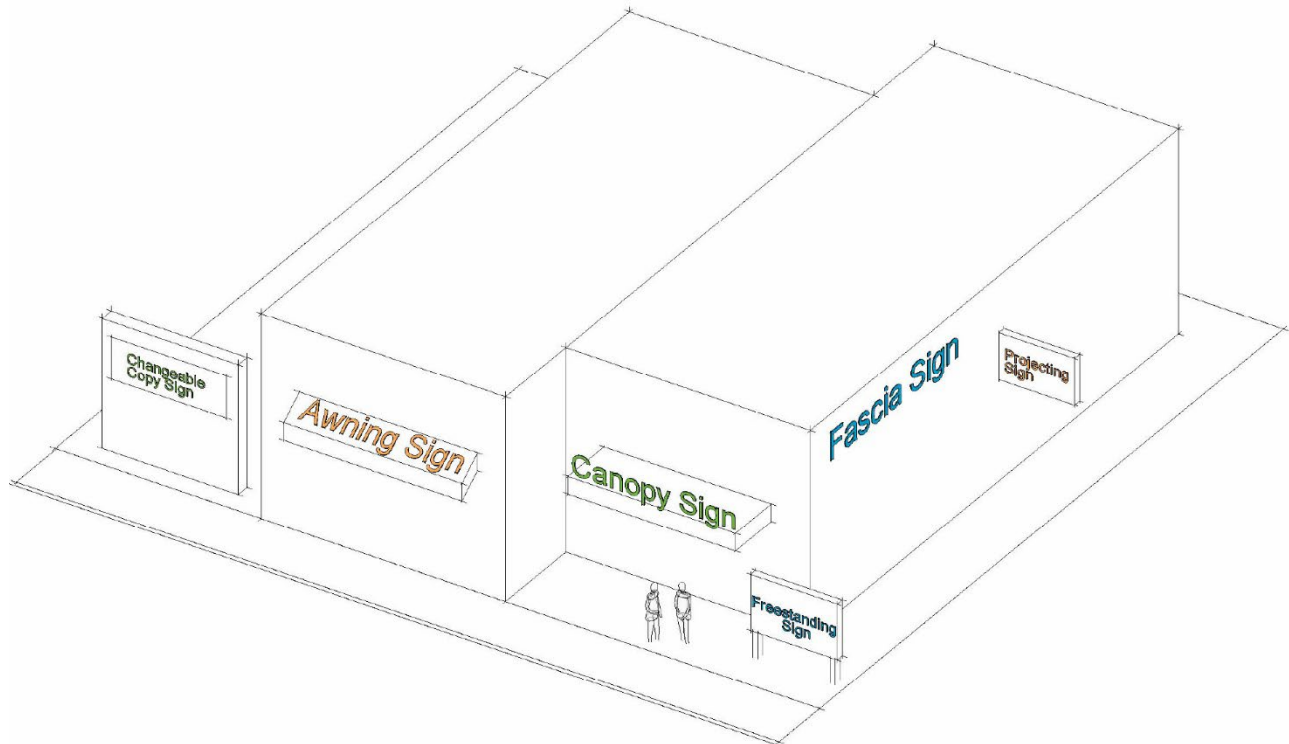


Figure 11: Permitted Sign Types

“Significant composting” means composting activity or operations where the volume, area, or intensity of organic material processing has the potential to cause environmental or nuisance impacts beyond typical backyard composting, such as, but not limited to, odour, vectors, or traffic.

“Silviculture” means all activities related to the development and care of forests including seedling and tree nursery.

Excludes: Processing of wood or wood products.

“Site” means an area of land devoted to a certain use or occupied by a building, structure, or group of buildings or structures united by a common interest, use, or development.

“Sleeping unit” means 1 or more adjoining rooms other than a dwelling unit, used for the accommodation of any person.

May include: (1) 3-piece bathroom.

Excludes: Kitchen; kitchenette.

“Solar energy device” means a device designed to collect, store, and distribute solar energy.

“Special event” means a community, cultural, or historic event of limited duration.

Includes (but not limited to): Flea market; concert; performance; art exhibit; craft sale.

“Storage, commercial” (or commercial storage) means the use of land, buildings, or structures for the unenclosed storage of vehicles, recreational vehicles, boats, personal watercrafts, or trailers.

Excludes: Storage of any derelict vehicle, recreational vehicle, boat, personal watercraft, or trailer.

“Storage, mini” (or mini storage) means the rental of space within a self-contained building or group of buildings for the storage of personal property.

“Storage, outdoor” (or outdoor storage) means the storage of equipment, vehicles, machinery, or other goods or products stored in the open air, and which does not involve the erection of permanent structures or the material alteration of the existing state of the land.

Includes (but not limited to): Construction material; vehicles; heavy equipment.

“Storey” has the same meaning as under the *B.C. Building Code*.

“Storey, first” (or first storey) means the lowest storey of a building having its floor not more than 2 m above grade.

“Strata access route” means those portions of the common property in a bare land strata plan intended to provide vehicular access to the strata parcels.

“Stream” means:

- a. a natural watercourse, or natural body of water, or wetland, whether or not usually containing water, and whether or not the stream channel or body of water or wetland has been modified, including, without limitation, a lake, pond, river, creek, spring, seep; or
- b. a ditch, whether or not usually containing water.

“Streamside protection and enhancement area” (or SPEA) has the same meaning as under the *Riparian Areas Protection Regulation*.

“Structure” means anything that is fixed to, supported by, or sunk into land or water.

Includes (but not limited to): Swimming pools; fences; signs; tanks that project 0.6 m above finished grade; underground commercial, multi-unit residential, or industrial tanks.

Excludes: Areas of hard surfacing such as concrete, brick, or unit pavers, turfstone, asphalt or similar materials; soft landscaping, unless otherwise noted in this Bylaw.

“Subdivision” has the same meaning as under the *Local Government Act*.

“Suite, attached” (or attached suite) means a dwelling unit that is located within or attached to a building that also contains a principal dwelling unit.

“Suite, caretaker” (or caretaker suite) means an attached suite that is located within a building that also contains a principal use and is used to provide on-site accommodation by the employer for persons employed on the parcel for property maintenance or security of that parcel.

“Suite, detached” (or detached suite) means a dwelling unit that is detached, or is located within, an accessory building on a parcel of land that contains at least 1 other detached dwelling unit.

“Supportive housing” means a residential facility, which is also licensed as a community care facility under the *Community Care and Assisted Living Act*, for the shelter and care of persons with physical or mental disabilities, persons recovering from addiction, or persons at risk of homelessness or previously unhoused, where supports are provided, either by on-site staff or through outreach.

-- T --

“Temporary accommodation” means the accommodation of any person for anything other than a residential use or short-term rental use.

Excludes: Campground

“Temporary accommodation unit” means a self-contained unit used to provide temporary lodging.

Excludes: Campsite

“Theatre” means land, buildings, or structures used for the showing of dramatic, musical, or other cinematic or live performances.

Excludes: Drive-in theatre.

“Top of ditch bank” means the upper edge, shoulder, or crest where the slope meets the natural or constructed ground level, marking the boundary of the channel.

“Top of ravine bank” means the first significant break in a ravine slope where:

- a. the grade beyond the break is less than 3:1 for a minimum distance of 15 m measured perpendicular to the break; and
- b. the break does not include a bench or terrace within the ravine that is suitable for development.

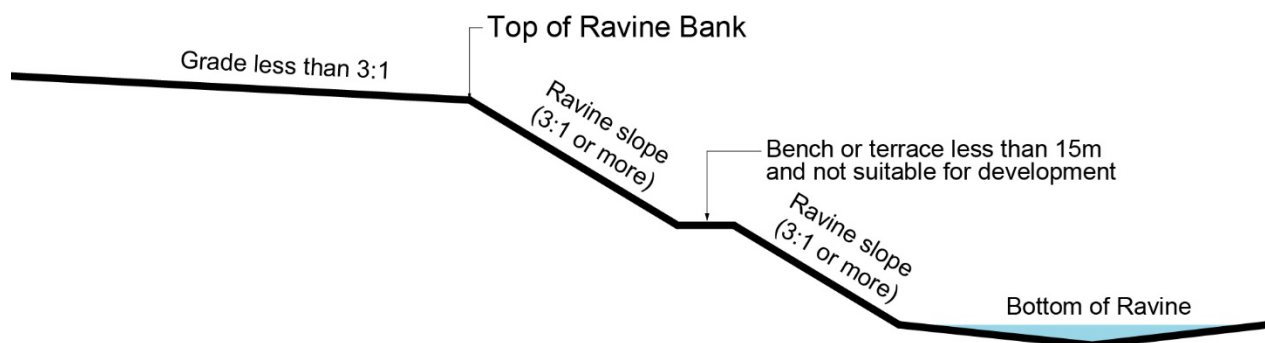


Figure 12: Top of Ravine Bank

“Transit facility” means the use of land, buildings, and structures for the purpose of accommodating transit services operated by a government, government contractor, or not-for-profit agency, such as a bus exchange, parking garage, train station, transit vehicle yard, or transit maintenance facility.

-- U --

“Use” means the purpose or function for which land, a building, a structure, or the surface of water is used, intended to be used, occupied, or maintained.

“Utility kiosk” means a building or structure associated with a utility that is intended to aid in the distribution of electricity or telecommunications.

“Utility, private” (or private utility) means a use and associated works which are privately owned and provide services such as water and sewer to more than 1 parcel of land and which do not meet this Bylaw's definition of "community water system" or "community sewer system."

“Utility, public” (or public utility) means a use and associated works providing for essential servicing, such as community water, community sewer, heat, electricity, communications services, and air or marine navigational aid, where such use is established by the CVRD Board, a municipality, an improvement district, is licensed by a senior government, or is operated by a body that is subject to the *Utilities Commission Act*.

Includes: Utility kiosk.

Excludes: Bottle depot; exterior storage; garbage and/or recycling bins; landfill; office; power generation facility; recycling depot; recycling plant.

-- V --

“Vehicle” means any motor vehicle as defined in the *Motor Vehicle Act*.

“Veterinary clinic” means the use of land, buildings, or structures for the provision of veterinary services including treatment or hospitalization of animals by a licensed veterinarian.

Excludes: Animal shelter; cremation facilities; kennel.

-- W --

“Warehouse” means the use or intended use of land, buildings, or structures for the purpose of receiving and storing goods by a distributor for compensation or a supplier who markets goods for retail sale at other locations.

Excludes: Retail sales on the parcel; mini storage.

“Waste transfer station” means the use of land or buildings for the receiving, temporary storage, management, and shipping of refuse and recyclables to disposal sites.

“Watercourse” has the same meaning as “stream.”

“Watercraft, personal” (or personal watercraft) means an enclosed hull water-jet driven vessel with a maximum length of 4 m with no cockpit and which is designed to be used by a maximum of 3 people while straddling, standing, or kneeling, also known as jet skis, sea-doods, or other brand names.

“Water bottling” means processing of groundwater from aquifers, surface water from watercourses, or water from community water systems for the commercial purpose of placing water in bottles to be sold.

“Wetland” means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, under normal conditions, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries, and similar areas, but excluding land that forms part of the active floodplain of a stream.

“Wholesale sales” means the use of land, buildings, or structures, by the establishment of business engaged in selling merchandise to retail dealers, other wholesale dealers, contractors, or manufacturers, for resale or for use in their business.

-- X --

-- Y --

“Yacht Club” means all buildings, land, foreshore, water lots, and land covered by water occupied for recreational use of a bona fide club incorporated under the *Society Act* and amendments thereto, for the purpose of boating, sailing, or yachting, and in which the affairs of the organization are actually conducted and carried on by members thereof.

“**Yard**” means an area on a parcel created by the setback of the principal building, specifically:

- 1) “**Front yard**” means the area of a parcel between the front parcel line to a line drawn parallel to the front parcel line equal to the minimum required building setback from the front parcel line.
- 2) “**Rear yard**” means the area of a parcel between the rear parcel line to a line drawn parallel to the rear parcel line equal to the minimum required building setback from the rear parcel line.
- 3) “**Side yard**” means the area of a parcel between the side parcel line to a line drawn parallel to the side parcel line equal to the minimum required building setback from the side parcel line.

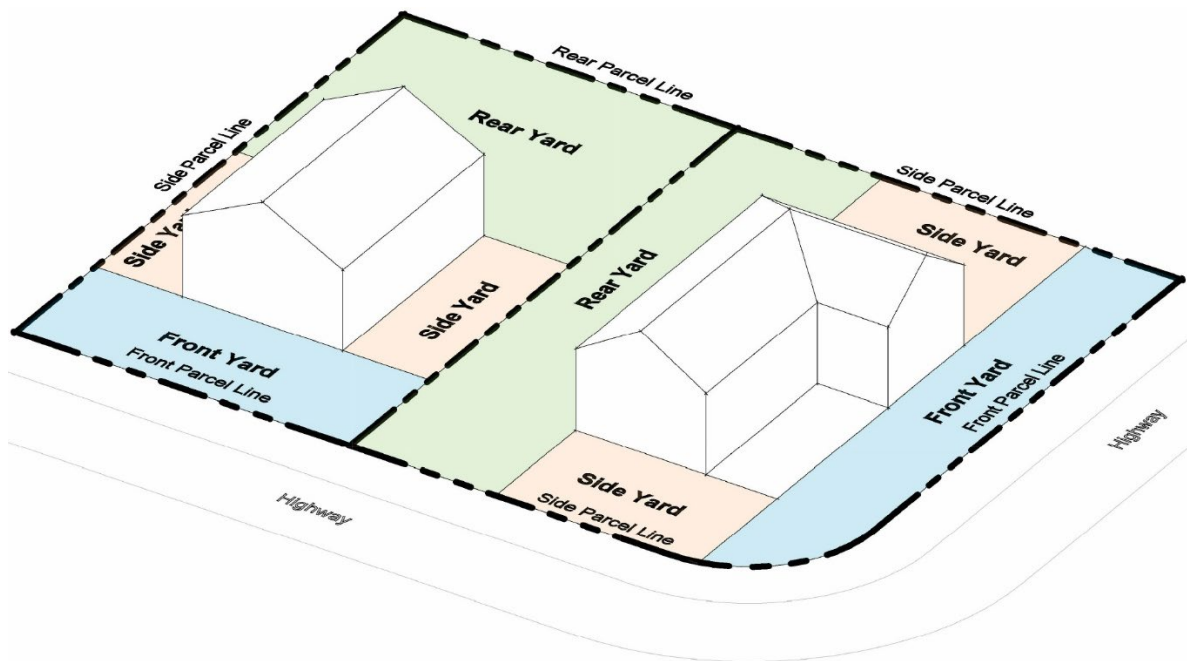


Figure 13: Yards

- Z -

“**Zone**” means a zone established in this Bylaw.

PART 4 | General Regulations

4.1. Abattoir

Where an abattoir is permitted in a zone under this Bylaw, the following conditions of use apply:

1. The abattoir must be licensed by the Province of B.C. and any other applicable agencies.
2. The abattoir must be licensed by the applicable regional health authority if any additional meat processing is to take place at the abattoir, beyond animal slaughter and butchering.
 - (a) The abattoir must only be located within the ALR and shall be accessory to a principal agricultural use.
 - (b) The abattoir is only permitted if conducted in accordance with the *ALR Use Regulation*, or as authorized by a resolution of the Agricultural Land Commission, in response to a non-farm use application.

4.2. Accessory Buildings and Structures

Unless otherwise specified in this Bylaw, accessory buildings and structures are permitted in any zone, provided that:

1. A principal use is in existence on the parcel or a building for a permitted principal use has been constructed on the parcel or is actively under construction pursuant to an active Building Permit.
 - (a) Notwithstanding Subsection 4.2.1, (1) accessory building or structure not exceeding 25 m² in gross floor area, limited to 1 storey and used solely for storage purposes, may be permitted on a parcel without a principal building.
 - (b) Notwithstanding Subsection 4.2.1, (1) accessory building or structure, not exceeding 25 m² of gross floor area and limited to 1 storey, may be located on a parcel contiguous to a parcel containing the principal building, provided that the owners of both parcels register a covenant in favour of the CVRD on the title of both parcels stating that the parcel containing the accessory building or structure shall not be sold independently of the parcel containing the principal building, unless the accessory building is first removed.
2. An accessory building or structure shall be located a minimum of 1 m from a principal building or structure, measured from foundation to foundation.
3. The total gross floor area of all accessory buildings and structures on a parcel shall not exceed 5% of the parcel area or 500 m², whichever is less.

4. Despite the minimum setbacks specified in each zone, 1 accessory building or structure may be sited a minimum of 1 m from an interior side parcel line and/or rear parcel line provided that:
 - (a) the gross floor area of the accessory building is less than 10 m²;
 - (b) the accessory building is placed directly on the ground or on non-permanent foundation blocks or footings; and
 - (c) the height does not exceed 3 m.
5. On residentially-zoned parcels, 1 greenhouse is permitted as an accessory residential structure, with a maximum floor area of 25 m².
6. Notwithstanding Subsection 4.2.5, on residentially-zoned parcels that are less than 0.4 ha in area, a greenhouse:
 - (a) shall not exceed 25% of the total parcel area; and
 - (b) shall comply with the required parcel line setbacks applicable to residential accessory buildings and structures.
7. Greenhouses exceeding 25% of the total parcel area are permitted only in zones where agriculture is a principal permitted use and shall comply with the required parcel line setbacks applicable to agricultural buildings and structures.
8. Land comprising the common property within a strata plan may be used for purposes accessory and customarily incidental to permitted principal uses on the strata lots within the same strata plan.
9. For accessory buildings and structures located on common property:
 - (a) the same setbacks, building height, parcel coverage, and other applicable building regulations apply as those applicable to strata lots in the same zone; and
 - (b) all accessory buildings and structures shall be shown on the strata plan.
10. An accessory building shall not:
 - (a) be used as a dwelling unit or sleeping unit;
 - (b) contain a kitchen; or
 - (c) contain bathing facilities (such as a shower or bathtub).
11. Notwithstanding Subsection 4.2.10, a maximum of 1 accessory building per parcel may contain 1 half bathroom consisting of 1 toilet and 1 sink, provided the total floor area of the bathroom does not exceed 3 m².

4.3. Agri-Tourism Accommodation

For zones in which agri-tourism accommodation is permitted, the following conditions of use apply:

1. Agri-tourism accommodation shall only be permitted on a parcel which is 4 ha or larger.
2. Agri-tourism accommodation shall only be permitted on parcels within the ALR and classified as farm under the *Assessment Act*.
3. Agri-tourism accommodation use shall be accessory to a principal agricultural use of the parcel and be associated with an agri-tourism activity.

4. Bed and breakfast units, cabins, and/or campsites which are located on the same parcel shall be included towards the maximum number of permitted agri-tourism sleeping units, which are as follows:

Table 2: Number of Permitted Agri-Tourism Sleeping Units

Minimum Parcel Size	Number of Sleeping Units
Less than 8 ha	5
8 ha +	10

5. No one person shall stay within an agri-tourism accommodation unit for more than 30 days in 1 calendar year, regardless of which type of agri-tourism accommodation unit and/or bed and breakfast unit being occupied on the parcel.
6. Agri-tourism accommodation use must be for seasonal, short-term rental use only, operating between April to September of the year, inclusive.
7. The total developed area for buildings, structures, landscaping, and access for the agri-tourism accommodation shall be 5% or less of the total parcel area.
8. Agri-tourism accommodation shall be sited within, or adjacent to the farm home plate, in order to not interfere with productive agricultural areas located on a farm.
9. Agri-tourism accommodation cabins shall:
 - (a) have a maximum floor area of 35 m²;
 - (b) not contain any plumbing fixtures;
 - (c) not contain a kitchen or kitchenette; and
 - (d) provide 1 off-street parking space per bedroom within each cabin.
10. Agri-tourism accommodation campsites shall:
 - (a) not be paved;
 - (b) provide an area of 100 m² per site for recreational vehicles (RV) and campers;
 - (c) provide an area of 75 m² or less per tent campsite; and
 - (d) be located a minimum of 10 m from all side and rear parcel lines.

4.4. Agriculture, Limited (or Limited Agriculture)

1. Where limited agriculture is permitted in a zone under this Bylaw, the following uses are prohibited:
 - (a) The growing of mushrooms in manure in an enclosed facility.
 - (b) The permanent confinement within a fully enclosed building or structure of poultry, livestock, swine, or fur bearing animals.
 - (c) The production of cannabis.
 - (d) The operation of feedlots.
 - (e) The keeping of roosters within a Growth Containment Boundary (GCB).

4.5. Backyard Hen and Beekeeping

Where backyard hen and beekeeping is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Backyard hen and beekeeping activity shall not generate a nuisance such as, but not limited to, odour, waste, rodent and/or wildlife attractants, noise, smoke, glare, fire hazard, visual impact, or any other hazard or nuisance, in excess of that which is characteristic of the Residential Zone in which it is located under normal circumstances wherein no backyard agriculture exists.
2. (1) roadside stand is permitted to sell products derived from backyard hen and beekeeping.
3. The keeping of domesticated hens is permitted, subject to the following conditions of use:

- (a) Hens are permitted in accordance with Table 3:

Table 3: Number of Hens Permitted

Minimum Parcel Size	Number of Hens
0.2 - 0.4 ha	4
Greater than 0.4 ha	6

- (b) Roosters are not permitted.
- (c) All hens must be housed within a fully enclosed building or structure that:
 - (i) has a minimum floor area of 0.4 m² per hen, and a total maximum floor area of 10 m²;
 - (ii) has a maximum permitted height of 2 m, as measured from finished grade;
 - (iii) has a minimum setback of 3 m from any door or window of any dwelling;
 - (iv) has a minimum setback of 3 m from any parcel line; and
 - (v) is located within the rear yard only.
- (d) All hens must be:
 - (i) provided with an attached secure open enclosure (run) with a minimum floor area of 1 m² per hen; and
 - (ii) completely enclosed within either a secure open enclosure (run) or within a building or structure at all times.
- (e) Stored manure shall be kept in a fully enclosed structure such as a compost bin and no more than 3 m³ shall be stored on a parcel at any one time.
- (f) Slaughter of hens on a Residential Zone parcel is prohibited and any deceased hen shall be disposed of at a livestock disposal facility or through the services of a veterinarian.

4. The keeping of bees is permitted, subject to the following conditions of use:
- (a) Beehives are permitted in accordance with Table 4:

Table 4: Number of Beehives Permitted

Minimum Parcel Size	Number of Beehives
600 m ² or less	Not permitted
601 m ² - 929 m ²	2
930 m ² and greater	4

- (b) All beehives must be registered with the apiculture registration system for British Columbia and abide by the beekeeping regulations as specified in the *Bee Act* and other related legislation.
- (c) Beehives must:
- (i) be located in the rear yard and/or rooftop;
 - (ii) be located a minimum of 7.5 m from any parcel line;
 - (iii) have an entrance that faces away from the closest neighbouring parcel;
 - (iv) be situated behind a solid fence or landscape screen that is 1.8 m in height running parallel to any parcel line; and
 - (v) be located so they can be seen from a safe distance from any direction from which a person may approach.
- (d) A water supply must be provided on the parcel to deter bees from seeking water from off-site sources.

4.6. Bed and Breakfast Use and Licensing

Where a bed and breakfast is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Bed and breakfast accommodation shall only be conducted within the principal single detached dwelling which is the principal use on the parcel.
2. A bed and breakfast shall be licensed by the CVRD, pursuant to a CVRD Business License Regulation Bylaw, should one be in effect.
3. A maximum of 4 bedrooms per parcel may be used for the temporary accommodation of guests in a bed and breakfast at any one time.
4. The licensed operator of a bed and breakfast must reside in the dwelling in which the bed and breakfast operation is located. 1 additional non-resident person may be employed for bed and breakfast purposes.
5. Short-term rental accommodation is not permitted in combination with a bed and breakfast on the same parcel.

NOTE: For example, if the licensed operator of the bed and breakfast is not residing on site during the stay of paid guests, then the operator is engaging in short-term rental accommodations.

6. The licensed operator must be present on-site whenever temporary bed and breakfast accommodation is underway.
7. If any meals are provided to guests, the meal shall only be breakfast.

8. Guest rooms shall not have a kitchen or kitchenette.
9. (1) off-street parking space shall be provided on the parcel for each bedroom available for the bed and breakfast operation, in addition to the parking requirements for the dwelling and any other existing permitted uses on the parcel.
10. No external indication of a bed and breakfast shall be visible on a parcel, excluding permitted signage under PART 16 | Signage Regulations and parking information signs.
11. Where a renovation, addition, or new construction is required to allow the bed and breakfast use, applications for Building Permits shall explicitly show which rooms in the dwelling will be used for bed and breakfast purposes.

4.7. Campsite Standards

Where a campground or recreational vehicle park is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Every tenting site shall have a minimum area of 75 m² and provide space for a maximum of 2 tents.
2. Every recreational vehicle site shall have a minimum area of 100 m² and provide space for 1 recreational vehicle only.
3. Where a campground has spaces for both recreational vehicles and tents, the areas provided for these differing uses shall be separated from one another by means of a landscape buffer or landscape screen with a minimum width of 12 m.
4. A minimum setback of 3 m is required between a camping site and an internal access road.
5. A minimum setback of 7.5 m is required between a camping site and any parcel line abutting a Residential Zone.
6. A buffer area with a minimum width of 6 m shall be provided along the boundaries of a campground. This buffer area shall remain free of development except for:
 - (a) waterfront recreation or outdoor amenity areas, including boat launching and moorage facilities;
 - (b) utility and service connections;
 - (c) roads that cross the buffer area as close to a right angle as practicable and connect directly with the internal road system contained within the remainder of the campground. No road shall traverse the buffer area to provide direct access from a public highway to an individual campsite; and
 - (d) signs.
7. The campground shall be provided with at least 1 service building containing:
 - (a) flush-type fixtures and other sanitary facilities; and
 - (b) laundry facilities.

8. Service buildings shall be:
 - (a) located a maximum of 150 m from any camping site;
 - (b) of permanent construction and adequately illuminated in a manner that protects the dark sky qualities of the area; and
 - (c) easily cleaned and well ventilated with all openings effectively screened.
9. Washrooms shall be provided in accordance with Ministry of Health requirements.
10. Subject to Subsection 4.7.12, laundry facilities shall be provided in the ratio of 1 laundry unit for every 10 camping sites for the first 30 camping sites and 1 additional laundry unit every additional 20 camping sites up to a maximum of 6 laundry units. These shall be in a separate room of a service building or in a separate building.
11. A laundry unit shall consist of a minimum of the following:
 - (a) 1 laundry tub;
 - (b) 1 clothes washing machine; and
 - (c) 1 dryer.
12. Laundry facilities shall only not be required where there are laundromat facilities available to the public within 0.5 km of the campground
13. Minimum road width requirements within a campground shall be as follows:
 - (a) The minimum width of access roads to and from a campground is 7.5 m.
 - (b) The minimum width of internal roads is 6 m.
 - (c) The turning radius of dead-end internal access roads and cul-de-sacs is 12 m.
14. All roads within a campground shall be constructed with a dust-free surface.
15. A minimum of 1 container for every 2 camping sites shall be provided for purposes of garbage disposal and/or a central garbage collection facility of suitable capacity to serve the campground. Each container must be durable, insect-tight, water-tight, and rodent proof.
16. Occupancy shall be temporary in nature. At least 50% of the campground shall be limited to a maximum stay of 6 months in a 12-month period. The relocation of RVs within the campground does not constitute the start of a new stay.
17. Structural additions to recreational vehicles in campgrounds are not permitted.

4.8. Commercial Cannabis

1. Both standard and micro cannabis production and processing are a permitted farm use on all parcels in the ALR, to the extent permitted by the *ALR Use Regulation*.
2. Standard and micro cannabis production and processing shall not be conducted concurrently on the same parcel.
3. Both standard and micro cannabis production and processing shall only be permitted with all required federal and provincial licenses, permits, and approvals.

4. Cannabis, micro production and processing uses are subject to the following regulations:
 - (a) All buildings, greenhouses, and other structures used for either purpose shall be located a minimum of:
 - (i) 15 m from all parcel lines;
 - (ii) 30 m from watercourses and wells; and
 - (iii) 75 m from the foundation of any residential building not within the ALR.
 - (b) All parcels used for either purpose shall be located a minimum of:
 - (i) 150 m from any parcel line of a parcel in the P-1 Zone, any parcel with a school or day care use, or a parcel with any park use; and
 - (ii) 75 m from all parcel lines of the following zones: Comprehensive Development, Institutional, a zone containing a mixed-use, or Residential.
 - (c) On parcels in an Industrial Zone, all production activities must occur within a fully enclosed structure and no outdoor cultivation, production, or storage is permitted.
 - (d) For parcels within the ALR, processing limits are specified within the *ALR Use Regulation*, s. 11(2).
 - (e) The combined gross floor area for all buildings and structures used for cannabis production and processing on any parcel shall not exceed 400 m².
5. Cannabis, standard production and processing uses are subject to the following regulations:
 - (a) All buildings, greenhouses, and other structures used for either purpose shall be located a minimum of:
 - (i) 30 m from all parcel lines, watercourses, and wells; and
 - (ii) 100 m from the foundation of any residential building not within the ALR.
 - (b) All parcels used for either purpose shall be located a minimum of:
 - (i) 150 m from any parcel line of parcel in the P-1 Zone, any parcel with a school or day care, or a parcel with any park use; and
 - (ii) 100 m from all parcel lines of the following zones: Comprehensive Development, Institutional, a zone containing a mixed-use, or Residential.
 - (c) On parcels in an Industrial Zone, all production activities must occur within a fully enclosed structure and no outdoor cultivation, production, or storage is permitted.
 - (d) For parcels within the ALR, processing limits are specified within the *ALR Use Regulation*, s. 11(2).
 - (e) The total gross floor area of all buildings used for the cannabis production shall not exceed 500 m², and the combined gross floor area for all buildings and structures used for cannabis processing on any parcel shall not exceed 1,000 m².
6. Farm retail sales of cannabis produced on the parcel where the farm retail sales are occurring is a permitted farm use for all parcels within the ALR, subject to provincial retail sales licensing requirements.

4.9. Day Care Facilities

Where a day care facility is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Day cares shall be operated and licensed in accordance with the *Community Care and Assisted Living Act*.
2. A group day care for more than 8 persons shall not be located on a parcel that is less than 0.2 ha in area, except in zones where day care is a principal permitted use.
3. A group day care for more than 16 persons shall not be located on a parcel that is less than 0.4 ha in area, except in zones where day care is a principal permitted use.
4. For day cares located in Residential Zones, the following additional regulations apply:
 - (a) A day care use must be clearly subservient and incidental to a principal dwelling and residential use of the parcel upon which the dwelling is located, except in zones where group day care is a principal permitted use.
 - (b) There must be no variation from a primarily residential appearance of the land and premises on which a day care is located.
 - (c) A day care or group day care use shall not produce excessive traffic or create a nuisance of any kind.
 - (d) No external display or advertisement of the business is permitted, excluding permitted signage under PART 16 | Signage Regulations.
 - (e) The parking of vehicles in connection with a day care use shall take place only on the parcel used for the day care. No off-site parking associated with the day care use is permitted.

4.10. Docks

Where a dock is permitted in a zone under this Bylaw, the following conditions of use apply:

1. All docks and boat lifts shall be located within a zone boundary and/or within the boundaries of a lawful water lease area or license of occupation area, as approved by the Province of B.C. and by other designated approving agencies, if applicable.
2. A maximum of 1 dock and 1 boat lift are permitted per upland parcel.
3. Stand-alone boat lifts are not permitted.
4. The owner of the dock and boat lift shall be the owner or Crown lessee of the upland parcel.
5. Boat ramps are not permitted.
6. No commercial or industrial activities are permitted on a dock or boat lift.
7. Non-moorage uses such as, but not limited to, beach houses, boat houses, storage sheds, roofs, covered structures, patios, sundecks, hot tubs, or other similar improvements are not permitted on a dock or boat lift.
8. The placement of fill or the dredging of riparian or marine areas is not permitted for the placement of a dock or boat lift. Natural habitat and shoreline processes shall not be altered.

9. Public access along the foreshore shall not be impeded. In cases where any part of a dock is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means. The public access points shall include highly visible signage directing the public to the location where dock crossing is possible.

4.11. Equestrian Centres

Where an equestrian centre is permitted in a zone under this Bylaw, the following conditions of use apply:

1. An equestrian centre is only permitted on parcels 4 ha or greater.
2. No more than 40 stalls shall be provided for the accommodation or keeping of horses.
3. The equestrian centre, including buildings and structures for the accommodation or keeping of horses and outdoor areas for horses, shall be set back a minimum of 45 m from any parcel line.
4. Parking required in conjunction with the equestrian centre use shall be provided on the premises.
5. No external display or advertisement of the business is permitted, excluding permitted signage under PART 16 | Signage Regulations.

4.12. Farm Retail Sales

Where farm retail sales is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Farm retail sales, including the sale of alcohol and cannabis products, is permitted as an accessory use to a parcel that is classified as 'farm' under the *Assessment Act* and, where applicable, is subject to the *ALC Act and Regulations* and any other provincial or federal regulations.
2. The farm retail sales area shall have a maximum floor area of 300 m².
3. The building and/or structure used for farm retail sales must:
 - (a) be near the access highway;
 - (b) allow for vehicles to safely pull over or onto the parcel;
 - (c) be accessed from the main driveway access of the principal dwelling and no new access driveway from the highway shall be permitted; and
 - (d) be within or directly adjacent to the farm home plate area.
4. For the purpose of calculating the area used for farm retail sales in a building or structure, the following shall be included:
 - (a) aisles and other areas of circulation;
 - (b) shelf and display space;
 - (c) counter space for packaging and taking payment; and
 - (d) any area used for the service and consumption of hot and cold food items.
5. If lighting is provided to illuminate the building or structure used for farm retail sales, the outdoor storage area, or access driveway and parking areas, the lighting shall not cause undue glare to adjacent parcels or to persons traveling on adjacent highways.

4.13. Fences and Retaining Walls

1. Fences are subject to the following regulations:
 - (a) Fence height shall be determined by measuring vertically from the top of the fence, including any trellis, barbed wire, ornamentation, or additions, to the finished grade on the low side of the fence.

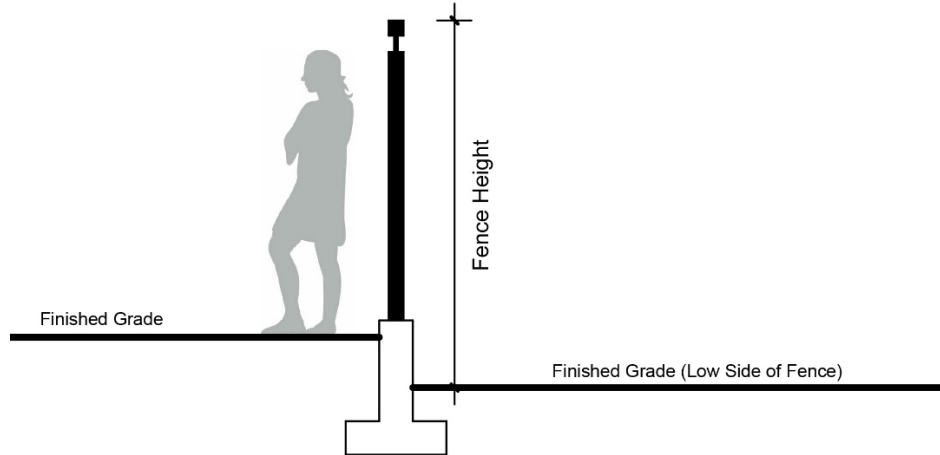


Figure 14: Fence Height

- (b) The maximum height of a fence shall not exceed that shown in Table 5:

Table 5: Maximum Fence Height

Zone	Maximum Fence Height			Conditions of Use
	Front Setback (within)	Interior Side Yard & Rear Yard	Exterior Side Yard	
Agricultural Zones	2.5 m	2.5 m	2.5 m	n/a
Forestry Zone	1.2 m	2 m	2 m	n/a
Residential Zones	1.2 m	1.8 m	1.8 m	n/a
Commercial Zones	1.2 m	2 m	2 m	n/a
Industrial Zones	2.5 m	2.5 m	2.5 m	n/a
P-1 Zone	No limit	No limit	No limit	n/a
P-2, P-3, U-1, T-1 Zones	2.5 m	2.5 m	2.5 m	n/a

Zone	Maximum Fence Height			Conditions of Use
	Front Setback (within)	Interior Side Yard & Rear Yard	Exterior Side Yard	
Recreational and Public Utility Uses	15 m	15 m	15 m	Fences used for recreational purposes, such as ball parks, golf courses, and other similar sports, and public utility uses shall not exceed a height of 15 m and such fences shall be constructed of material that permits visibility, such as wire mesh.
Comprehensive Development Zones	1.2 m	2 m	2 m	The stated fence heights in this Section are applicable, unless otherwise specified in a CD Zone.

- (c) Fences may be constructed within any required parcel setback area, except in the site triangle identified in Section 4.34 - Setbacks – Sight Triangle.
 - (d) The maximum height of a fence constructed outside of a required parcel setback area is 3 m.
 - (e) The use of barbed wire, electric current, or any hazardous material for fencing is prohibited within all zones in this Bylaw, except where such fencing is required in conjunction with activities explicitly designated as farm uses as designated by statute or regulation under the *ALC Act*. The use of razor wire fencing is prohibited in all zones.
2. Retaining walls are subject to the following regulations:
- (a) No person shall construct, replace, or repair a retaining wall without a Building Permit.
 - (b) Notwithstanding any other provision in this Bylaw, retaining wall height shall be measured vertically from the natural or finished grade on the low side of the wall, whichever is lower.
 - (c) The minimum horizontal distance between individual retaining walls on the same parcel, measured from the outer face of each wall, shall not be less than the height of the lowest retaining wall.
 - (d) No retaining wall shall have an exposed face exceeding 2 m in vertical height, unless:
 - (i) the wall is stepped back 2 m for every 3 m in height; and
 - (ii) a landscape screen is provided within the step-back area to visually conceal the retaining wall.

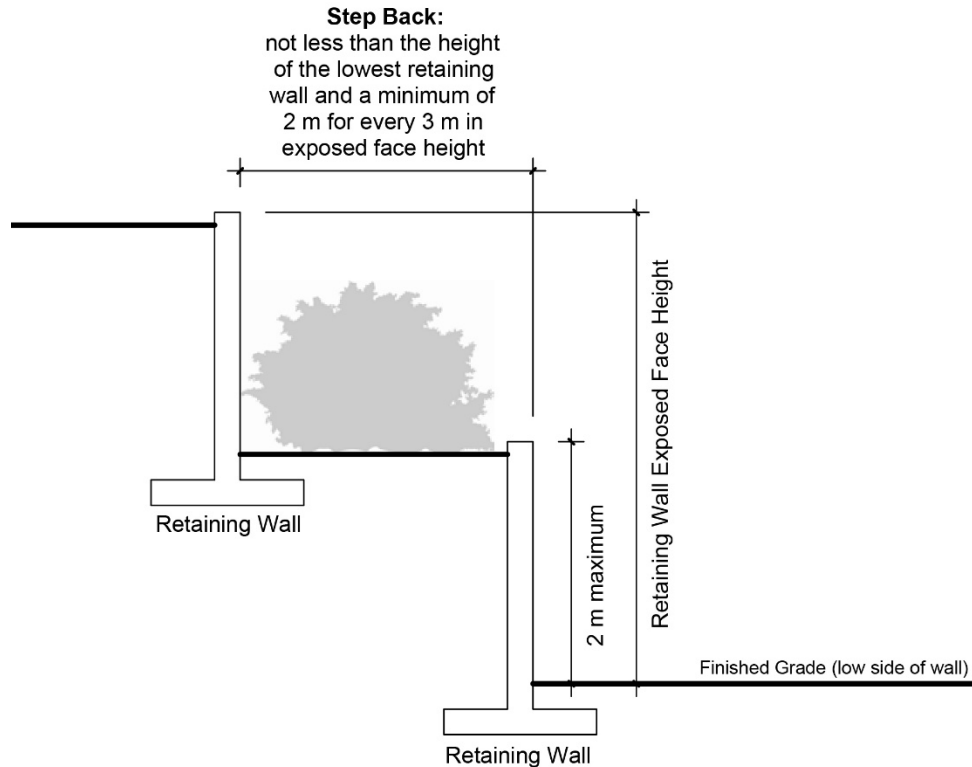


Figure 15: Retaining Walls

- (e) Guardrails and fencing materials located on top of the retaining wall and not functioning as a critical part of the retaining wall, may be up to a maximum of 1.07 m in height and may be excluded from the calculation of retaining wall height provided:
- (i) the guardrail is constructed with clear glass or has at least 75% of unobstructed clear space;
 - (ii) the guardrail is required by the *B.C. Building Code*; or
 - (iii) the guardrail and its constructed material are recommended by a Qualified Registered Professional or CVRD Building Official.
- (f) Any portion of a retaining wall that projects above the highest point of the surface of the ground or water it supports is considered a fence.
- (g) All retaining walls, or any portion thereof, shall be located entirely on the applicable parcel that it is retaining and shall not be located within any right-of-way, easement, or covenant area, except with the express written permission of the right-of-way holder, easement holder, or covenantee.

4.14. Food Trucks

Where a food truck is permitted in a zone under this Bylaw, the following conditions of use apply:

1. A food truck is not permitted to operate on a parcel that contains an existing restaurant.
2. The vending of any goods by a food truck shall not be carried out on any highway, strata access route, strata common property, or foreshore area.

3. The vending of any goods by a food truck shall not be carried out on any one parcel for more than 8 hours per 24-hour period.
4. The food truck shall be removed from the vending site at the end of the vending period.
5. No buildings or structures shall be placed or erected in association with the food truck operation.
6. A food truck must not occupy or otherwise reduce the number of parking spaces required for any use on the parcel, nor interfere with access to any required parking space.

4.15. Forestry Use

Where a forestry use is permitted in a zone under this Bylaw, the following condition of use applies:

1. Forestry use is only permitted on lands classified as Private Managed Forest Land (PMFL) or within an area licensed under the *Forest Act*.

4.16. Fuel Storage

1. Subject to Subsection 4.16.2, no parcel shall be used for the storage, warehousing, distribution, or wholesale sales of any type of fuel or flammable or combustible liquids in either above ground or below ground tanks.
2. This prohibition does not apply to:
 - (a) Industrial Zones
 - (b) Service / gas station uses
 - (c) Marine fueling station uses
 - (d) Emergency service uses
 - (e) Asphalt batch plant uses
 - (f) Any zone that explicitly permits fuel or gas storage
 - (g) Residential parcels, provided the fuel is only used for residential heating purposes.

4.17. Golf Courses

Where a golf course is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Accessory buildings or structures necessary for operation of the golf course are permitted on a parcel where a golf course use is permitted.
2. A maximum of 1 accessory restaurant and 1 accessory retail pro shop is permitted.
3. The combined parcel coverage of all buildings and structures shall not exceed 5%.
4. Sufficient screening must be provided to protect the public from errant golf balls where the golf course adjoins a highway, residential area, or strata access road.

4.18. Height Exemptions

1. Unless otherwise specified, the following types of buildings, structures, or structural parts shall not be subject to the height restrictions of this Bylaw:
 - (a) Agricultural farm building used exclusively for agricultural purposes
 - (b) Belfry
 - (c) Chimney
 - (d) Elevator tower
 - (e) Flagpole
 - (f) Grain elevator
 - (g) Industrial crane
 - (h) Lighting pole
 - (i) Monument
 - (j) Radio
 - (k) Renewable energy device
 - (l) Television or telecommunications antenna
 - (m) Religious facility spire
 - (n) Silo
 - (o) Stadium bleacher and light standard
 - (p) Stair tower
 - (q) Theatre scenery loft
 - (r) Water tank
2. Where 1 or more parts of a building or structure specified above are located on top of a building, the total area occupied by all such parts shall not exceed 10% of the horizontal plane of the roof area as seen from any direction or more than 20% of the parcel, excluding solar renewable energy devices.

4.19. Home-Based Business

Where a home-based business is permitted in a zone under this Bylaw, the following conditions of use apply:

1. More than 1 home-based business is permitted to operate from any parcel, subject to compliance with Subsections 4.19.2 to 4.19.16.
2. The home-based business use shall only be conducted within a dwelling unit or within a wholly enclosed permitted accessory building with no external storage of materials, equipment, containers, or finished products, except for day cares.
3. The home-based business use shall be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel on which the dwelling unit is located.
4. There shall be no variation of the external residential appearance or the land and premises where the home-based business is located.

5. The home-based business shall not produce any hazard, offensive odour, noise, dust, smoke, glare, toxic or noxious matter, contaminated site, heat, electrical interface, fire hazard, litter, additional waste, floodlighting, vibration, excessive customer service, or traffic, or create a nuisance of any kind.
6. The home-based business shall not generate excessive non-local traffic.
7. No external display or advertisement of the business is permitted, excluding permitted signage under PART 16 | Signage Regulations.
8. The carrying on of any trade, business, profession, occupation, calling, employment, or other commercial activity as a home-based business includes any advertising, including but not limited to, the distribution or display of handbills, pamphlets, circulars, leaflets or other printed, typed, or written materials.
9. The maximum floor area per parcel used for home-based business use, including office space, storage, processing, or sale, is:
 - (a) 100 m² for a parcel that is less than 1 ha.
 - (b) 200 m² for a parcel that is 1 ha or larger.
10. The home-based business use shall only be conducted by a person who is a full-time resident on the parcel.
11. In addition to Subsection 4.19.10, the home-based business may employ a maximum of 2 employees who do not reside on the parcel.
12. The home-based business use may involve an automobile service shop, excluding the painting and bodywork of vehicles, subject to the following regulations:
 - (a) The minimum parcel size is 0.4 ha or greater.
 - (b) A maximum of 1 fully enclosed service bay is permitted with a maximum area of 25 m².
 - (c) A maximum of 1 motor vehicle, exclusive of the resident's own licensed vehicles, shall be permitted to park out of doors. No work on a vehicle is permitted while it is out of doors.
 - (d) All repair services shall occur within a wholly enclosed building, that is set back at minimum of 20 m from any parcel line.
13. A maximum of 1 day care is permitted on a parcel.
14. The following uses, or any similar use, are expressly prohibited as home-based business uses, and include, but are not limited to:
 - (a) Automobile recycling and salvage yard
 - (b) Automobile sales and rentals
 - (c) Automobile workshop
 - (d) Car wash
 - (e) Equipment services
 - (f) Food truck
 - (g) Junkyard
15. The parking of vehicles in connection with a home-based business use shall take place only on the parcel used for the home-based business. No off-site parking associated with the home-based business is permitted.

16. On parcels 0.4 ha or more in size, a maximum of 1 commercial vehicle with a gross vehicle weight of 5,000 kg or more may be parked or stored outside of a building or fully enclosed structure.

4.20. Home Plate

For zones within which there is a home plate requirement, the following regulations apply:

1. Only 1 home plate is permitted per parcel.
2. The home plate includes the principal single detached dwelling, second single detached dwelling (where permitted), attached and/or detached suites, and all accessory farm residential buildings and structures.
3. The maximum size of a home plate shall be as shown in Table 6:

Table 6: Maximum Home Plate Size

Parcel Size Range	Maximum Home Plate Size
0.2 ha - 1.99 ha	1,000 m ² or 35% of the parcel size, whichever is less
2 ha - 3.99 ha	1,500 m ²
4 ha - 9.99 ha	2,000 m ²
10 ha or more	2,500 m ²

4. For parcels that **do not contain** an existing dwelling:
 - (a) The home plate shall be rectangular in shape.
 - (b) The maximum setback, measured from the front parcel line or exterior side parcel line to the rear or opposite side of the total home plate, shall be:
 - (i) 60 m for parcels less than 2 ha; or
 - (ii) 80 m for parcels 2 ha or greater or abutting the Trans-Canada Highway.
 - (c) The maximum setback from the front parcel line or exterior side parcel line to the rear of the principal dwelling or additional dwelling or detached suite shall be:
 - (i) 50 m (to permit a 10 m wide rear yard) for parcels under 2 ha; or
 - (ii) 70 m for parcels 2 ha or greater or abutting the Trans-Canada Highway.
 - (d) Subsection 4.20.4(b) does not apply to parcels narrower than 33 m in width. On these parcels, all portions of the home plate must be located within 60 m of the front parcel line.

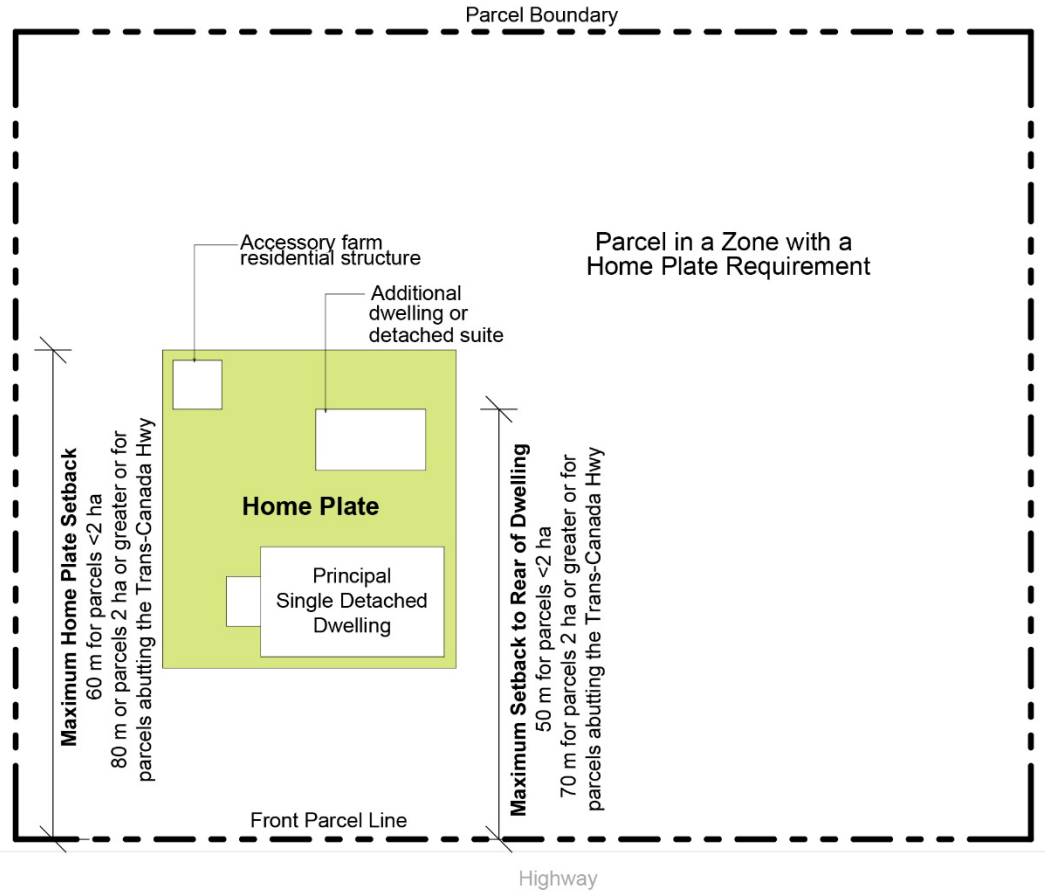


Figure 16: Home Plate

5. For parcels that contain an existing dwelling but do not have an established home plate:
 - (a) A home plate shall be established based on the maximum distance from the outermost walls of the established primary dwelling, as per Table 7:

Table 7: Home Plate Establishment for Parcels that Contain an Existing Dwelling

Parcel Size Range	Maximum Distance from Outermost Walls of the Primary Dwelling	Maximum Home Plate Size
0.2 ha - 1.99 ha	8 m	1,000 m ² or 35% of the parcel size, whichever is less
2 ha - 3.99 ha	10 m	1,500 m ²
4 ha - 9.99 ha	12 m	2,000 m ²
10 ha or more	15 m	2,500 m ²

- (b) Notwithstanding Subsection 4.20.5(a), where a home plate already exists at the time of adoption of this Bylaw in a location that does not comply with the setbacks specified in Subsection 4.20.5(a), the maximum area of the home plate shall apply to the existing location.

4.21. Kennels

Where a kennel is permitted in a zone under this Bylaw, the following conditions of use apply:

1. A kennel is only permitted with prior authorization through the issuance of a kennel license by the CVRD.
2. On all parcels in an Agricultural Zone where kennel is a permitted use, the following regulations apply:
 - (a) A kennel shall not be permitted on a parcel less than 4 ha in size.
 - (b) The maximum size of all buildings and structures for a kennel is 200 m². This excludes 1 unenclosed, fenced area associated with the kennel.
 - (c) All buildings, structures, and areas used for the operation of a kennel shall not be located within 45 m of any parcel line.
 - (d) A kennel shall only be permitted on parcels that are classified as a farm under the *Assessment Act*.
3. No external display or advertisement of the business is permitted, excluding permitted signage under PART 16 | Signage Regulations.

4.22. Landscape Screening and Buffering

1. Industrial Zones:
 - (a) All parcels within an Industrial Zone shall provide a landscape screen with a minimum height of 3 m along all parcel lines that abut any other zone, excluding parcel lines that abut another parcel within an Industrial Zone.
 - (b) All parcels within the I-1 Zone, I-2 Zone, and I-3 Zone shall provide a landscape buffer with a minimum width of 4.5 m along all parcel lines that abut a highway or strata access route.
 - (c) All parcels within the I-4 Zone, I-5 Zone, I-6 Zone, and I-7 Zone shall provide a landscape screen with a minimum height of 3 m and a landscape buffer with a minimum width of 4.5 m along all parcel lines that abut a highway or strata access route.
2. Commercial Zones:
 - (a) All parcels within a Commercial Zone shall provide a landscape screen with a minimum height of 2 m along all parcel lines that abut a Residential Zone.
 - (b) All parcels within a Commercial Zone shall provide a landscape buffer with a minimum width of 3 m along all parcel lines that abut a highway or strata access route.
3. Manufactured Home Park Uses:
 - (a) All parcels that contain a manufactured home park use, shall provide:
 - (i) A landscape screen within a minimum height of 2 m along all parcel lines that abut a Residential Zone.
 - (ii) A landscape buffer with a minimum width of 3 m along all side and rear parcel lines.

- (iii) A landscape buffer with a minimum width of 6 m along all front parcel lines and any parcel line adjacent to the Trans-Canada Highway.
- 4. All parcels that contain a campground use shall provide a landscape buffer with a minimum width of 6 m along all parcel lines.
- 5. Notwithstanding Subsections 4.22.1(b), 4.22.1(c), and 4.22.2(b), all parcels that abut the Trans-Canada Highway shall provide a landscape buffer with a minimum width of 5 m along all parcel lines that abut the Trans-Canada Highway.
- 6. All parcels that contain a watercourse, shall provide a landscape buffer within the required watercourse setback.
- 7. For all accessory outdoor storage uses, common storage area uses, common garbage collection facilities, or utility kiosks:
 - (a) A landscape screen with a minimum height of 2.5 m shall be provided around the entire perimeter of any outdoor storage, common storage area, garbage collection facility, or utility kiosk, excluding the access gate or opening.
 - (b) Subsection 4.22.7(a) does not apply to farm uses pursuant to the *ALR Use Regulation* and related regulations.
- 8. All landscape screening and buffering is subject to the requirements of Section 4.23 - Landscaping.
- 9. The requirements of this section may be varied through the issuance of a development permit.

4.23. Landscaping

Where a landscape screen, landscape buffer, or other landscape area is required in this Bylaw, the following regulations apply:

- 1. A landscape screen or landscape buffer shall be continuous, broken only for openings to accommodate required access drives, lanes, walkways, utility corridors, and access gates or openings.
- 2. Where both a landscape screen and a landscape buffer are required, the landscape screen may form part of the landscape buffer width.
- 3. Landscape buffers, where required, shall include trees capable of achieving a mature height of at least 9 m under normal growing conditions. A minimum of 1 tree per 6 m of buffer length shall be provided.
- 4. All landscape areas shall be designed to maintain the required sightlines established in Section 4.34 - Setbacks – Sight Triangle.
- 5. All landscape areas shall use native and/or drought-tolerant, non-invasive plant species that are suited to the regional climate.
- 6. Landscape buffers may include existing healthy trees, shrubs, and groundcovers, provided that such trees, shrubs, and groundcovers are protected during construction to the furthest extent of the drip line.
- 7. All new landscape areas shall include water-efficient automatic irrigation to provide sufficient water for a minimum of 3 full calendar years to support establishment of plants.

8. All landscape areas shall be permanently maintained in good condition at the sole cost of the parcel owner.

4.24. Outdoor Retail Sales

Where a outdoor retail sales is permitted in a zone under this Bylaw, the following conditions of use apply:

1. The entire vending area shall not exceed 15% of the total parcel area, excluding the following uses:
 - (a) Automobile sales and rental
 - (b) Building supply sales
 - (c) Feed, seed, agricultural, gardening, and landscaping supply sales
 - (d) Lumberyard
2. The vending area shall be set back a minimum of 3 m from any parcel line.
3. Where outdoor retail sale operations utilize a required parking area, all permitted uses on the parcel shall meet the requirements of PART 15 | Parking Regulations.

4.25. Parcel Coverage

In the case of a hooked parcel, parcel coverage shall be calculated as follows:

1. Parcel coverage calculations are based on the portion of the parcel on which the development is proposed or occurring, including all buildings and structures located on that portion of the parcel.
2. Notwithstanding Subsection 4.25.1, the maximum permitted parcel coverage for the parcel applies to the entire parcel as a whole, regardless of whether development occurs on 1 or more portions of the hooked parcel.
3. In no case shall the parcel coverage on any individual portion of the hooked parcel exceed the total maximum parcel coverage permitted for the entire parcel.

4.26. Portable Containers (Shipping Containers)

Portable containers may be permitted on a parcel, subject to the restrictions and conditions of use listed below:

1. Portable containers are permitted in zones as per Table 8:

Table 8: Portable Container Regulations

Zone	Minimum Parcel Size	Maximum Portable Container Floor Area	Other Conditions
Agricultural & Forestry Zones	0.2 ha - 0.8 ha	30 m ²	For A-1 and A-2 Zone parcels, farm status is required
	more than 0.8 ha - 2 ha	60 m ²	
	more than 2 ha	90 m ²	
Industrial Zones	more than 0.1 ha - 0.2 ha	30 m ²	Stacking of a maximum of 2 portable containers is permitted
	more than 0.2 ha	90 m ²	

Zone	Minimum Parcel Size	Maximum Portable Container Floor Area	Other Conditions
All Other Zones	more than 0.1 ha - 0.2 ha	8 m ²	Portable containers are prohibited on parcels zoned for residential or mixed-use within a Growth Containment Boundary (GCB)
	more than 0.2 ha - 0.4 ha	14 m ²	
	more than 0.4 ha	30 m ²	

2. Notwithstanding Subsection 4.26.1, the maximum portable container floor area permitted on a parcel may be exceeded where such containers are used for:
 - (a) Emergency response agency training and storage.
 - (b) Emergency response and preparedness storage, accessory to the provision of public emergency services.
 - (c) Storage, accessory to public parks.
 - (d) Storage, accessory to public works, public utilities, or local government service operations.
3. Notwithstanding Subsection 4.26.1, (1) portable container is permitted on any parcel for the storage of non-flammable materials, tools, and supplies during a construction project for which a required Building Permit has been obtained and remains active, provided the portable container is removed within 14 calendar days upon completion of construction.
4. Portable containers are subject to the minimum accessory building setback requirements, parcel coverage, and all applicable Development Permit Area guidelines.
5. The use of any portable container for the storage of flammable or combustible materials is prohibited. No heat-producing equipment or other sources of ignition shall be located, installed, or operated within a portable container.
6. Portable containers shall not:
 - (a) Be located on any parcel where the principal use is residential or mixed-use (residential and commercial) within a Growth Containment Boundary (GCB).
 - (b) Be used for fencing or screening.
 - (c) Be placed for the purpose of display or advertising.
 - (d) Occupy required parking, landscaping, or screening areas.
 - (e) Be visible from the Trans-Canada Highway.
 - (f) Be stacked, unless otherwise permitted in this Bylaw.
 - (g) Be structurally modified or combined with other portable containers without meeting the applicable requirements of the *B.C. Building Code*.
7. Portable containers shall be screened from view from any highway or strata access route and adjacent residential parcels using a solid fence or a landscape screen with a minimum height of 2.5 m, subject to the requirements of Section 4.13 - Fences and Retaining Walls and Section 4.23 - Landscaping.

4.27. Renewable Energy Devices

1. Solar energy devices are permitted in all zones, accessory to a principal permitted use, subject to the following regulations:
 - (a) A device that is located on either the principal or accessory building shall not extend beyond the outermost edge of the roof or exceed the height of the building by more than 0.6 m.
 - (b) A freestanding solar energy device shall meet the setback requirements applicable to the principal building or structure in the zone, or a minimum of 6 m, whichever is greater.
 - (c) On a parcel less than 0.25 ha, the maximum height of a ground mounted solar energy device is 1.2 m.
2. Micro wind turbine systems are permitted in all zones, accessory to a principal permitted use, subject to the following regulations:
 - (a) Where a system is located on the rooftop or side of a building, the minimum setback from all parcel lines shall be equal to the height of the system, measured from the lowest point of the system to the top of the highest vertical extension of the rotor blade arc.
 - (b) For a freestanding micro wind turbine system, the minimum setback from all parcel lines shall be equal to the height of the system, measured from the natural grade at the base of the wind turbine tower to the top of the highest vertical extension of the rotor blade arc.
 - (c) The height of a micro wind turbine system may exceed the maximum height limit of the applicable zone, provided that no system exceeds twice the maximum principal building height permitted in the zone.
 - (d) No micro wind turbine system shall be located within 100 m of a tree bearing the nest of a great blue heron, bald eagle, or osprey, as determined by a Qualified Environmental Professional, measured from the base of the nesting tree to the base of the wind turbine system.

4.28. Residential Shelters

The following regulations apply to parcels containing a residential shelter, excluding facilities providing shelter or care for women and children fleeing violence.

1. Any parcel containing a residential shelter:
 - (a) Shall be located a minimum of 150 m from any parcel line of:
 - (i) A parcel in a P-1 Zone;
 - (ii) A parcel containing a school or day care; and
 - (iii) A parcel containing a park or playground.
 - (b) Shall not be located within areas subject to a CVRD Flood Management Bylaw.
 - (c) Shall be serviced by both a community water system and a community sewer system.
2. A common outdoor amenity area shall be provided with a minimum size of 400 m² or 10% of the parcel area, whichever is greater.

3. All parcels that contain a residential shelter use shall provide along all parcel lines:
 - (a) A landscape screen consisting of continuous evergreen vegetation with a minimum height of 1.8 m; and
 - (b) A landscape buffer with a minimum width of 3 m.
4. The landscape screen and landscape buffer shall be subject to the requirements of Section 4.23 - Landscaping.

4.29. Residential Use

1. In all zones where a single detached dwelling is a permitted use, a manufactured home certified to the *CSA A277 Standard* or mobile home certified to the *CSA Z240 MH Series Standard*, is considered to be a single detached dwelling.
2. A maximum of 1 dwelling unit is permitted per parcel, unless otherwise permitted in this Bylaw.
3. A tent, trailer, recreational vehicle, park model unit (CSA Z241), bus, or other motor vehicle shall not be used as a residence, except in accordance with Subsection 4.29.1 or Section 4.40 - Temporary Occupancy When Constructing a New Dwelling.
4. All rooms of a dwelling unit, excluding rooms within an attached suite, shall be accessible from within a dwelling unit.
5. A maximum of 1 kitchen is permitted within a dwelling unit.
6. A maximum of 1 kitchenette is permitted within a dwelling unit.
7. The accommodation of up to 3 boarders or lodgers in a dwelling unit is permitted, but not in addition to any bed and breakfast or short-term rental use that may be occurring in the same dwelling unit.
8. No part of an accessory building shall be used as a dwelling, unless otherwise permitted in this Bylaw.
9. A water lease parcel or Crown lease shall not be used for residential purposes, unless otherwise specified in a zone in this Bylaw.
10. On any parcel where a residential use is permitted, a portion of the parcel may be used for the cultivation of ornamental plants and/or food, including fruits, vegetables, nuts, and herbs, for human consumption only. Such uses shall be accessory to the principal residential use. Activities that produce or emit hazards, odour, dust, smoke, noise, effluent, light pollution, glare, or other emissions are prohibited.

4.30. Retail Sales Use

Where retail sales use is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Retail sales shall be conducted entirely within an enclosed building.
2. Except as permitted within a zone, the total gross floor area used for retail sales within a single building shall not exceed 2,100 m².

3. Notwithstanding Subsection 4.30.1, a retail sales use may involve the exterior display of products provided:
 - (a) the area occupied for exterior display is less than 10 m²;
 - (b) the exterior display is at least 4.5 m from a highway; and
 - (c) the exterior display only occurs while the business is open to the public.

4.31. Roadside Stand

Where a roadside stand is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Products sold at roadside stands are limited to items that were made or grown on the same parcel.
2. Roadside stands shall be located a minimum of 4.5 m from the front and/or exterior side parcel lines.
3. No roadside stand shall exceed a maximum gross floor area of 3 m².
4. No external display or advertisement of the business is permitted, excluding permitted signage under PART 16 | Signage Regulations.

4.32. Sawmills

Where a sawmill is permitted in a zone under this Bylaw, the following conditions of use apply:

1. All components of the sawmilling operation, including associated storage and work areas, shall be set back a minimum of 30 m from all parcel lines, watercourses, and the ocean.
2. Sawmills shall be screened from view from any highway or strata access route and adjacent residential parcels using a landscape screen with a minimum height of 2 m and subject to Section 4.23 - Landscaping.
3. No parking, loading, or storage areas shall be located within any setback area.

4.33. Setbacks – Exemptions

1. Except as otherwise specified in this Bylaw, the setback requirements of this Bylaw do not apply to:
 - (a) Accessibility ramps, providing an accessible route for persons with disabilities, with a slope greater than 1:20 but not more than 1:12 and constructed in accordance with the *B.C. Building Code*.
 - (b) Awnings, canopies, cantilevered balconies and decks, cornices, eaves, gutters, sunlight control projections including sunshades, unenclosed stairwells, and above-grade stairways, if the projections, measured horizontally into the setback area, do not exceed:
 - (i) 2 m from a rear parcel line; and
 - (ii) 1 m from a front or side parcel line.

- (c) Bay windows without habitable floor area, chimneys, exterior building finishes, heating, ventilation and air conditioning equipment, sills, and similar features, provided that such projections:
 - (i) do not exceed 1 m, measured horizontally into the setback area; and
 - (ii) are not within 1 m of any parcel line.
 - (d) Fences, landscape buffers, landscape screens, arbours, trellises, or other ornamental features that are less than 2 m in height.
 - (e) Pump houses and utility kiosks.
 - (f) Signs.
2. Features not specifically mentioned in Subsection 4.33.1 shall not project into a required setback area.
 3. Notwithstanding Subsection 4.33.1, no projection over or into a setback from a watercourse is permitted.
 4. Notwithstanding Subsection 4.33.1, with the exception of accessibility ramps and eaves, no other projections are permitted from any accessory building.
 5. No features may project further into a required setback area if an additional variance to the applicable parcel line setback has been requested or approved.

4.34. Setbacks – Sight Triangle

1. On a corner parcel, in any zone, there shall be no obstruction, including landscaping, such as fences and hedges, or any building or structure, to the line of vision above the height of 0.3 m of the established grade of a highway or strata access route within the sight triangle, being a triangular area formed by extending a 6 m boundary along the parcel lines from the point of the exterior corner intersection of the parcel lines and a line connecting these 2 points as illustrated in Figure 17:

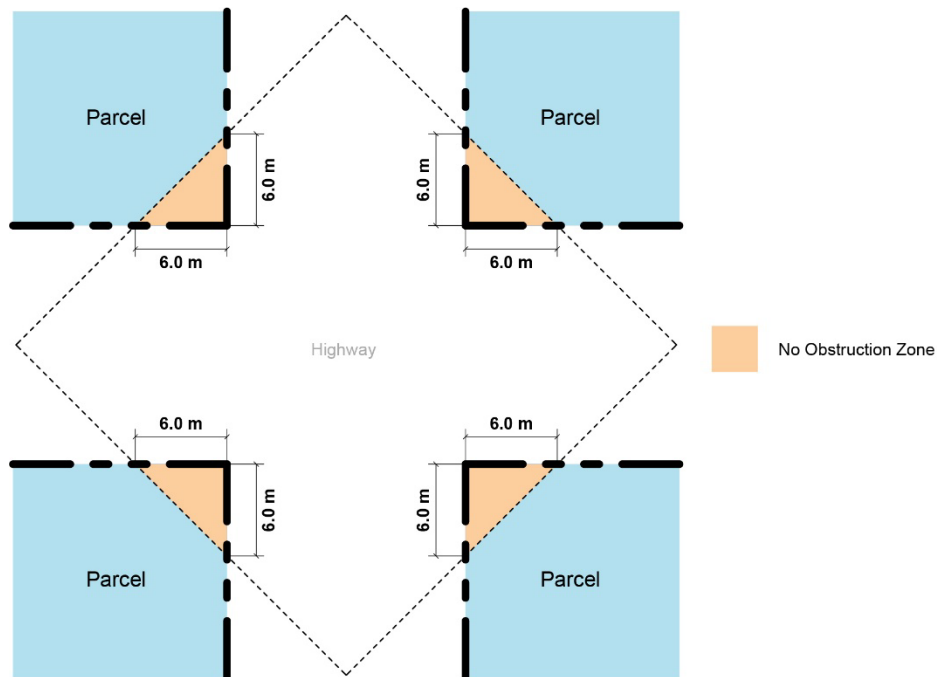


Figure 17: Setback – Sight Triangle

4.35. Setbacks – Watercourse and Floodplain Elevations

1. No building, structure, septic system, or well, shall be located within the following minimum setbacks:
 - (a) **Koksilah River, Cowichan River, and Chemainus River:** 50 m from the natural boundary or active floodplain, or 30 m from the top of ravine bank, whichever is greater.
 - (b) **All other streams or the ocean:** 30 m from the natural boundary or active floodplain, or 10 m from the top of ravine bank, whichever is greater.
 - (c) **Ditches:** 5 m from the top of ditch bank.

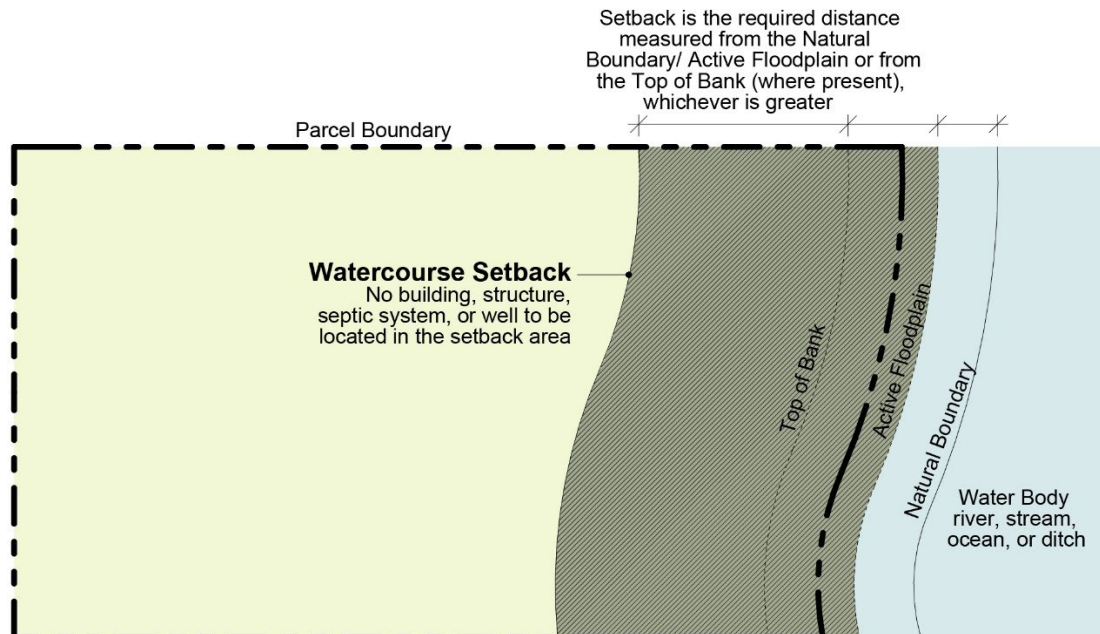


Figure 18: Setbacks from a Watercourse

2. The watercourse setback may be interrupted by a single pervious path up to 1.5 m wide to provide access to the watercourse, in accordance with the *Environmental Mitigation Policy for B.C.*
3. Buildings or structures for livestock shall have a minimum setback of 30 m from the natural boundary or top of bank, whichever is greater, of any watercourse, groundwater source, or the ocean.
4. Agriculture, limited agriculture, restricted agriculture, and equestrian centres outside of the ALR, including buildings, structures, and land clearing activities, shall be set back:
 - (a) 15 m from natural streams and the ocean.
 - (b) 5 m from ditches.
5. Any unenclosed area adjacent to a stream, ocean, or ditch used for animal husbandry shall be fenced, and a landscape buffer a minimum of 15 m wide and subject to Section 4.23 - Landscaping shall be provided between the natural boundary of the stream or ditch top of bank and the fence.

6. Where there is no CVRD flood management bylaw in effect, habitable floor areas for all buildings and structures shall be elevated as follows:
 - (a) 3 m above the natural boundary or active floodplain of the Koksilah River, Cowichan River, or Chemainus River.
 - (b) 1.5 m above the natural boundary or active floodplain of any other stream or the ocean, excluding ditches.

4.36. Short-Term Rental

1. Short-term rental (STR) use is only permitted if it is listed as an explicitly permitted principal or accessory use of a residence in the zone within which the parcel is located, or if a Temporary Use Permit (TUP) for STR use has been issued by the CVRD Land Use Services Department and has not expired.
2. Where short-term rental use is permitted, the use of the land and buildings for STR shall be licensed by the CVRD pursuant to a CVRD Business License Regulation Bylaw, should one be in effect, and no one person or group of persons shall occupy the STR beyond a maximum period of 29 consecutive days.
3. If the short-term rental is in what would otherwise be considered dwelling units that are located in a zone that permits hotel, campground, or similar uses, STR use does not require a business license.
4. Where a short-term rental is not a use permitted under this Bylaw, no person shall advertise or promote such a use, whether directly or indirectly, by means including, but not limited to, the distribution or display of handbills, pamphlets, circulars, leaflets, or other printed, typed, or written material.

4.37. Suite, Attached

Where an attached suite is permitted in a zone under this Bylaw, the following conditions of use apply:

1. The attached suite shall be wholly contained within, or physically attached to, a principal dwelling containing no more than 1 other dwelling unit, unless otherwise permitted in this Bylaw.
2. The maximum gross floor area of an attached suite is:
 - (a) 111.5 m² on all parcels, excluding parcels zoned A-1 Agriculture ALR Zone or A-2 Agriculture Resource Zone, or parcels within the ALR that are greater than 40 ha in area.
 - (b) 90 m² on parcels zoned A-1 Agriculture ALR Zone or A-2 Agriculture Resource Zone, or parcels within the ALR that are 40 ha or less in area.
3. No parcel shall contain more than 1 attached suite or 1 detached suite, unless expressly permitted in this Bylaw.
4. Off-street parking shall be provided in accordance with PART 15 | Parking Regulations.
5. The attached suite shall be constructed and inspected in compliance with the *B.C. Building Code* and the CVRD Building Bylaw and shall have approval from the applicable authority having jurisdiction for domestic waste disposal and domestic water supply.

6. An attached suite shall not be permitted if the parcel is not connected to a community sewer system, unless a report prepared by a Registered Onsite Wastewater Practitioner (ROWP) or a professional engineer qualified in wastewater system design certifies that the onsite sewage system is capable of supporting the proposed residential density, including the level of treatment required (Type 1, 2, or 3, as applicable).

4.38. Suite, Detached

Where a detached suite is permitted in a zone under this Bylaw, the following conditions of use apply:

1. The detached suite shall be located within a freestanding building or attached to a building that is accessory to residential use.
2. The building containing the detached suite may be attached to a building or structure that does not form part of the detached suite, provided that:
 - (a) the attached building or structure is not internally accessible from the detached suite; and
 - (b) the attached building or structure is not constructed, altered, or converted in a manner that increases the gross floor area of the detached suite beyond the maximum permitted by this Bylaw.
3. The maximum gross floor area of a detached suite is:
 - (a) 111.5 m² on all parcels, excluding parcels zoned A-2 Agriculture Resource Zone that are 40 ha or less in area.
 - (b) 90 m² on parcels zoned A-2 Agriculture Resource Zone that are 40 ha or less in area.
4. No parcel shall contain more than 1 attached suite or 1 detached suite, unless expressly permitted in this Bylaw.
5. A detached suite shall not be located within 60 m of the natural boundary of any watercourse, or within 30 m of the natural boundary of the Koksilah River.
6. Off-street parking shall be provided in accordance with PART 15 | Parking Regulations.
7. The detached suite shall be constructed and inspected in compliance with the *B.C. Building Code* and the CVRD Building Bylaw and shall have approval from the applicable authority having jurisdiction for domestic waste disposal and domestic water supply.
8. A detached suite shall not be permitted if the parcel is not connected to a community sewer system, unless a report prepared by a Registered Onsite Wastewater Practitioner (ROWP) or a professional engineer qualified in wastewater system design certifies that the onsite sewage system is capable of supporting the proposed residential density, including the level of treatment required (Type 1, 2, or 3, as applicable) and it meets VIHA Environmental Regulations for wells and wastewater management.

4.39. Swimming Pools

1. Swimming pools and hot tubs shall not be constructed within any required parcel line setback as measured from the edge of the water, unless otherwise specified in this Bylaw.
2. Swimming pools and associated decks greater than 0.6 m in height shall comply with the setback requirements for accessory buildings applicable to the zone in which the parcel is located.
3. Outdoor swimming pools shall be enclosed in a structure or surrounded by a fence that:
 - (a) is a minimum of 1.5 m and a maximum of 1.8 m in height;
 - (b) is designed to not facilitate climbing; and
 - (c) where equipped with a gate, the gate shall be a self-closing gate or door designed to return to a locked position when not in use and secured by a spring lock located on the top and inside of the gate and fence.

4.40. Temporary Occupancy When Constructing a New Dwelling

1. **Temporary Occupancy of a Recreational Vehicle:** An owner of a parcel of land may occupy a CSA Z240 RV Series (recreational vehicle) or Z241 Series (park model trailer) as a temporary dwelling on the parcel while in the process of constructing a permanent dwelling or suite on the same parcel, provided that the following conditions are met:
 - (a) The period of temporary occupancy shall be in accordance with the manufacturer's specifications but shall not be longer than 12 months from its commencement.
 - (b) The period of temporary occupancy shall not commence until a Building Permit has been issued for the construction of a permanent dwelling on the parcel and shall cease upon occupancy of the permanent dwelling.
 - (c) The RV shall be a minimum of 4.5 m from any parcel line.
2. **Temporary Occupancy of an Existing Dwelling:** Despite a restriction under this Bylaw on the number of dwellings permitted on a parcel, an owner, while in the process of constructing a new dwelling, may continue to occupy an existing dwelling, provided the following conditions are met:
 - (a) The owner enters into a covenant, in favour of the CVRD pursuant to Section 219 of the *Land Title Act*, to remove or legalize the existing dwelling, following issuance of a certificate of occupancy for the new dwelling.
 - (b) The covenant also specifies that an irrevocable letter of credit or other security satisfactory to the CVRD in the amount of \$5,000 be issued in favour of the CVRD by the owner, to be forfeited to the CVRD in the event that the other terms of the covenant are not complied with, in which case the CVRD shall use the \$5,000 to offset any costs of legal action to obtain compliance.
 - (c) That the actions required under Subsection 4.40.2(a) must be completed within a maximum time period of 12 months from the date of issuance of the Building Permit to completion and occupancy of the new permitted dwelling, and that this time period shall be specified in the covenant.

4.41. Uses Permitted in All Zones

1. Unless otherwise stated in this Bylaw, the following uses shall be permitted in all zones as specified below, subject to compliance with all other regulations that apply to such uses in this Bylaw:
 - (a) Accessory buildings and structures.
 - (b) Community care facilities, as licensed under the *Community Care Facilities Act*.
 - (c) Community gardens.
 - (d) Environmental conservation and ecological preservation.
 - (e) Highways.
 - (f) Landscaping, landscape buffer, landscape screen, and fences.
 - (g) Public parks, playgrounds, trails, and associated structures and equipment.
 - (h) Public and private utilities, excluding offices, maintenance garages, and storage areas.
 - (i) Renewable energy devices.
 - (j) Residential shelter.
 - (k) Temporary buildings, structures, or storage of materials for a maximum of 1 year, required for a construction project on the same parcel for which a Building Permit has been issued if such a permit is required, provided such temporary buildings, structures, and storage areas are removed within 30 calendar days of the completion of the project.
 - (l) Temporary occupancy of a mobile home or recreational vehicle in accordance with the manufacturer's specifications by an owner of a parcel of land during construction of a permitted dwelling on the same parcel for which a Building Permit has been issued for a period of no longer than 12 months from the time the Building Permit was issued and subject to Section 4.40 - Temporary Occupancy When Constructing a New Dwelling.
 - (m) Uses that are customarily incidental to a principal or accessory use.

4.42. Uses Prohibited in All Zones

1. No land, building, structure, or surface of water in any zone shall be used for any purpose other than those expressly permitted as a principal or accessory use in the zone in which it is located.
2. Uses not listed as a principal or accessory use within a zone are prohibited.
3. For clarity, the following uses are prohibited in all zones unless otherwise specifically permitted in this Bylaw. This list is not exhaustive, and any use not listed remains subject to the provisions of this Bylaw:
 - (a) Adult entertainment use.
 - (b) Automobile recycling and salvage yard or salvage material.
 - (c) Big box store.
 - (d) Disposal of any waste matter on land or to a watercourse, except as lawfully permitted under the *Sewage Disposal Regulation, Agricultural Waste Control Regulation, or Waste Management Act*.
 - (e) Drive-through facility.

- (f) Exterior storage of building materials, except where building materials are stored temporarily for use in construction or improvements on the same parcel.
 - (g) Exterior storage of more than 1 unlicensed but operational motor vehicle or recreational vehicle.
 - (h) Exterior storage, salvage, collection, or accumulation of any motor vehicle, motor vehicle wreck, or part of any motor vehicle which is not validly registered, licensed, and insured under the *Motor Vehicle Act* or capable of operation under its own power, or exterior storage or salvage of motor vehicle parts.
 - (i) Gaming and gambling establishments, other than charity gaming.
 - (j) Hydrocarbon refinery.
 - (k) Junkyard.
 - (l) Keeping of livestock in any zone that does not permit Agriculture or Limited Agriculture.
 - (m) Keeping of roosters in any zone that does not permit Agriculture or Limited Agriculture or within a Growth Containment Boundary (GCB).
 - (n) Metal smelter.
 - (o) Parking more than 1 commercial or industrial vehicle with a gross vehicle weight in excess of 5,000 kg on a parcel not zoned Agriculture, Commercial, or Industrial.
 - (p) Production of fissile materials.
 - (q) Production of synthetic pesticides.
 - (r) Pulp and paper mill.
 - (s) Residential use of float homes, houseboats, floats, piles, docks, wharves, and similar structures.
 - (t) Short-term rental.
 - (u) Storage or treatment of any wastes or contaminated soils or fill not originating on the same parcel.
 - (v) The addition, removal, or alteration of natural areas, including, but not limited to, environmentally sensitive areas, watercourses, riparian areas, and Provincially-listed species and ecosystems at risk.
 - (w) Use of a tent, trailer, motor vehicle, recreational vehicle, houseboat, float home, float camp, accessory, or agricultural building or structure for temporary or permanent residential use.
 - (x) Water and beverage bottling facility.
4. This section is subject to Section 1.4 - Provincial and Federal Enactments and Regulations. Nothing in this Bylaw shall be interpreted so as to prohibit or restrict activities authorized under applicable federal or provincial enactments, where such enactments have concurrent jurisdiction or prevail over this Bylaw.

4.43. Veterinary Clinic

1. For Agricultural Zones, a veterinary clinic shall only be permitted:
 - (a) On parcels greater than 2 ha in size; and
 - (b) On parcels classified as 'farm' under the *Assessment Act*.

PART 5 | Subdivision Regulations

5.1. General Regulations for Subdivision

1. All new parcels created by subdivision shall:
 - (a) Comply with the minimum parcel size required by the Subdivision Regulations of the applicable zone.
 - (b) Meet the minimum servicing requirements or regulations of the applicable zone.
 - (c) Be connected to a community water system, where required.
 - (d) Be connected to a community sewer system, where required.
 - (e) Have a separate access from a highway.
 - (i) If an access is shared with an adjoining parcel, an easement to permit the shared access shall be registered in the name of the CVRD against the title of the land, prior to the registration of subdivision.
 - (f) Be consolidated prior to issuance of a Building Permit where the proposed building would otherwise straddle a parcel line.
2. Subdivision shall not:
 - (a) Create parcels with more than 1 zone.
 - (b) Render an existing use, building, or structure as non-conforming to this Bylaw.
 - (c) With the exception of strata common property, create any new parcel separated by a highway, strata access route, or another parcel (commonly referred to as a hooked parcel).
 - (d) Create any new parcel with frontage on more than 1 highway, other than a corner parcel.

5.2. Minimum Parcel Area

1. Parcels that do not meet the minimum parcel area provisions of this Bylaw may only be occupied for the uses permitted in the zone in which they are located, subject to all other regulations of this and any other applicable bylaw, regulation, or statute, if the parcel:
 - (a) Exists as separate and titled parcel in the records of the Land Title Office at the time of adoption of this Bylaw;
 - (b) Has been created pursuant to the provisions of this Bylaw; or
 - (c) Has been created under the authority of a statute of the Province of B.C.
2. When a new parcel is created by subdivision, the minimum parcel area requirements of this Bylaw do not apply in the following circumstances:
 - (a) Where a parcel is created by the consolidation of 2 or more adjoining parcels into a singular parcel.
 - (b) Where a closed highway is consolidated with an adjoining parcel.
 - (c) Where a parcel is created as a common parcel intended for use as a private highway pursuant to the regulations under the *Land Title Act*.

- (d) Where a parcel is created for the sole use or operation of the following uses and the owner grants to the CVRD a covenant under s. 219 of the *Land Title Act* limiting the use of the parcel accordingly for one of the following:
 - (i) Bus shelter, railway station, public transit station (excluding airports)
 - (ii) Civic uses
 - (iii) Waste transfer station, recycling depot, or recycling plant
 - (iv) Public park
 - (v) Public utility
 - (vi) Rest stop for a Provincial or National highway
- 3. For parcels within the Agricultural Land Reserve, subdivision shall be permitted where the subdivision does not result in a net increase in the number of parcels, and no individual parcel shall be smaller than 1 ha in size.
- 4. The minimum parcel size for a parcel outside of the Agricultural Land Reserve that may be subdivided under Section 514 of the *Local Government Act* is 25 ha, or the minimum parcel size of the zone within which the parcel is located, whichever is larger.

5.3. Parcel Realignment and Amalgamation

- 1. Existing parcels may be consolidated and re-subdivided, under the following conditions:
 - (a) The subject parcels are adjoining.
 - (b) No additional parcels are created.
 - (c) The area of any parcel would not be increased to an extent that it could be later subdivided into more parcels than would be permitted under this Bylaw without the boundary adjustment.
 - (d) The boundary change does not result in the reduction of any parcel by 20% or more of its original size.
 - (e) The site area required for a sewage disposal system or reserve area for a sewage disposal system on any parcel is not altered.
 - (f) Minimum parcel area requirements and the siting of buildings and structures are complied with.

5.4. Parcels Severed by a Highway, Jurisdictional Boundary Line, or Another Parcel

- 1. Notwithstanding the minimum parcel size provisions of each zone, where a portion of a parcel is physically separated from the remainder of the parcel either by a highway, another parcel, or a jurisdictional boundary line which was in existence as of the date of adoption of this Bylaw, the physically separated portion may be subdivided from the remainder of the parcel under the following conditions:
 - (a) The highway, other parcel, or jurisdictional boundary line is used as the subdivision boundary.
 - (b) No parcel of land is zoned Agriculture, Forestry, or is within the Agricultural Land Reserve.

- (c) No parcel created pursuant to Section 5.4 - Parcels Severed by a Highway, Jurisdictional Boundary Line, or Another Parcel shall be less than:
 - (i) 1 ha in area where there is no community water service connection; and
 - (ii) 2,000 m² in area where community water service connections are made to each parcel.
- 2. No proposed parcel shall be separated from a portion of itself by another parcel, a highway, or a railway, unless a covenant is registered in the name of the CVRD prohibiting the further subdivision of the newly created severed parcel prior to subdivision approval. This covenant requirement also applies to new highway dedications occurring outside of the subdivision process. Should the Ministry responsible for creating new highways neglect to register the covenant against the title, no subdivision of a newly separated parcel shall be permitted, other than in conformity with the regulations of the zone within which the parcel is located.
- 3. Notwithstanding Subsection 5.4.1(a) and Subsection 5.4.1(b), land legally described as LOT 5, DISTRICT LOTS 138 AND 149, MALAHAT DISTRICT, PLAN 2001, EXCEPT PART IN PLAN 41398 (PID: 000-560-251) which is severed by Okotoks Drive, may be subdivided using Okotoks Drive as the subdivision boundary provided that Subsection 5.4.1(c) applies to any parcel created.

5.5. Parcel Shape and Dimensions

- 1. Parcel lines shall be straight and side parcel lines shall, wherever practical, be created perpendicular or radial to the adjoining highway.
- 2. No parcel in a proposed subdivision may have a parcel depth greater than 5 times its average parcel width, excluding a panhandle access strip, unless the proposed subdivision will create parcels substantially closer to compliance with this provision than the existing parcel.
- 3. Parcels that contain a tree bearing the nest of a great blue heron, a bald eagle, or an osprey, or a parcel that lies within a 100 m radius of such a tree, must provide sufficient area for a building envelop of 280 m², exclusive of the required setback areas, an access driveway, and on-site sewage area outside of a 100 m radius of the base of that tree.

5.6. Panhandle Parcels

Where a subdivision application proposes to create a panhandle parcel, the following requirements must be met:

- 1. The panhandle access strip shall not be calculated as part of the parcel area for the purposes of determining parcel size.
- 2. The required frontage and minimum width of a panhandle access strip shall be as follows:
 - (a) 7.5 m where the panhandle parcel is not capable of further subdivision.
 - (b) 15 m where the panhandle parcel is capable of subdivision into 2 or more parcels.

- (c) 4 m where 2 adjacent panhandle parcels have abutting panhandle access strips, each with a minimum width of 4 m, such that a combined access strip width of 8 m is provided, and where a covenant is registered on title of both parcels to secure a reciprocal access agreement. The covenant shall include the CVRD as a party for the sole purpose of ensuring that the agreement is not amended, assigned, or discharged without the prior written approval of the CVRD.
3. The length of the panhandle shall not be excessive with respect to the provision of services or ability to access the building on the parcel with emergency vehicles. The maximum length of the panhandle access strip shall be 90 m.

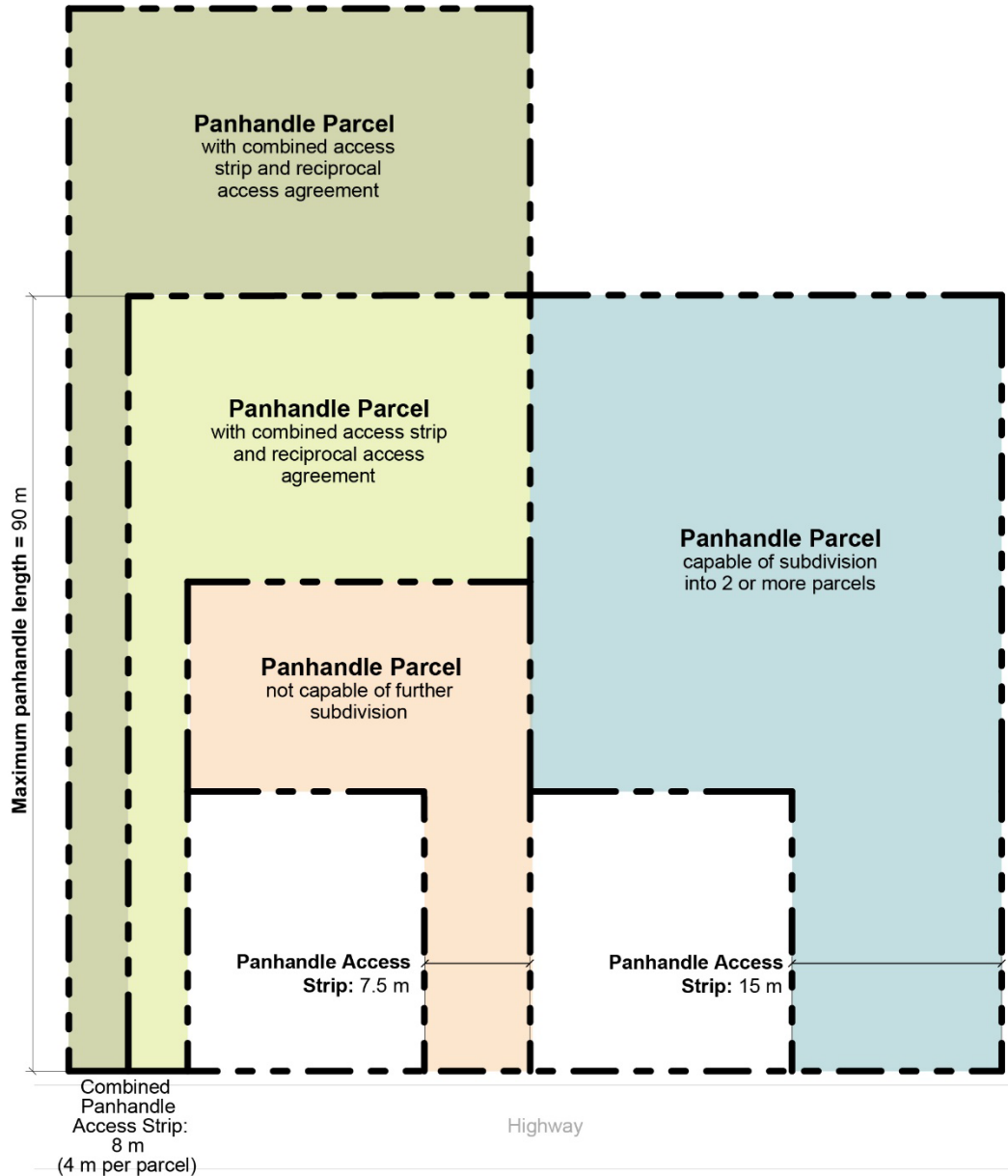


Figure 19: Panhandle Parcel Access Strips

4. No panhandle parcel may be further subdivided without a dedicated panhandle access strip, independent of the panhandle access strip of the original parcel being subdivided.

5. No more than 2 panhandle parcels may be created where the panhandles abut each other.
6. No panhandle parcel may be created by subdivision of land in a Commercial, Industrial, or Mixed-Use Zone, or on land where multi-unit dwellings or mixed-use buildings are a permitted use.
7. No buildings or structures are permitted on the panhandle access strip.

5.7. Parcels Containing a Watercourse

Where any portion of a parcel contains a watercourse and/or watercourse setback, the following regulations apply:

1. The area of the watercourse and/or setbacks shall be determined by a Qualified Environmental Professional and a B.C. Land Surveyor, whether or not the watercourse is subject to the *Riparian Areas Protection Regulation*, and shall not be included in the area of the parcel for the purpose of calculating the permitted number of parcels.
2. After excluding all watercourse and/or setback areas, no proposed parcel shall be less than the minimum parcel size required in the zone for the level of services available.
3. Each potential parcel must demonstrate that it can provide a minimum building envelope of 280 m², with the building envelope, access driveway, and on-site sewage disposal area located outside of the required parcel line setbacks, watercourse, and/or watercourse setbacks.

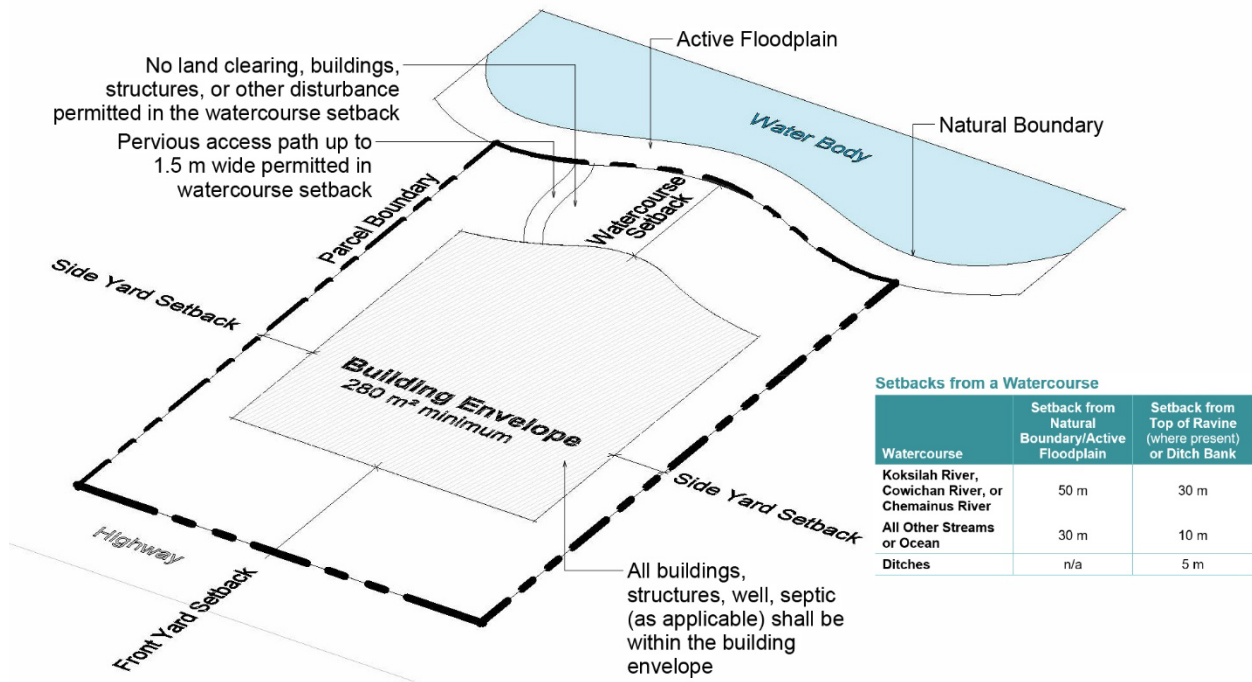


Figure 20: Minimum Building Envelope

4. Notwithstanding any other provision in this Bylaw, excluding in Comprehensive Development Zones, parcels with frontage on a watercourse shall:
 - (a) Have a minimum width of 25 m, measured at the natural boundary.

- (b) Not have a parcel depth greater than 5 times its width, as measured at the natural boundary.

5.8. Density Averaging

1. Unless explicitly permitted in a zone under this Bylaw, density averaging for non-strata parcels is not permitted. Provincial regulations address density averaging in strata development.
2. Where a subdivision is created by means of density averaging, a covenant shall be registered in the name of the CVRD against the title of the land at the time of registration of the subdivision prohibiting the further subdivision of any parcel created from the original parcel where the aggregate average of all parcels does not permit further subdivision of the original parcel. This covenant shall include a prohibition of the disposal of strata common property.

5.9. Strata Access Routes

1. The minimum width of a strata access route is 9 m.
2. Notwithstanding Subsection 5.9.1, where a strata access route, or a combination of a strata access route and private right-of-way are less than 13 m in width, a covenant shall be registered in the name of the CVRD against the title of the land at the time of registration of the subdivision requiring “no parking” signage and painting to be maintained by the Strata Corporation to ensure that access routes remain unobstructed.
3. Where a strata access route, or a combination of a strata access route and private right-of-way, result in an access route greater than 45 m from the adjacent highway access point to a building, a covenant shall be registered in the name of the CVRD against the title of the land at the time of registration of the subdivision requiring turn around facilities suitable to accommodate CVRD Curbside Collection vehicles and emergency services access.

5.10. Highway Requirements

1. Additional dedicated right-of-way of up to 6 m may be required for transit stop areas near key intersections and future development areas.

5.11. Additional Parkland Dedication

1. Where an owner of land being subdivided under the *Strata Property Act* or the *Land Title Act* dedicates as parkland in fee simple title to the CVRD an amount greater than 5% of the land being subdivided, the area of dedicated parkland that is greater than 5%, but not more than 50%, may, for the purposes of calculating minimum parcels sizes under this Bylaw, be included in the total area of parcels being created in the subdivision, and the dedicated parkland is deemed not to be a parcel or lot. This regulation is subject to all of the following conditions:
 - (a) Parcel yield shall not be increased over what would be available were no additional parkland being proposed.

- (b) The parcels being created shall be of sufficient area to accommodate the area required for a sewage disposal field and well if it is in an unserved area, and a sufficient building envelope must be present without requiring any variances to setback requirements in the zones within which the parcels are located.
 - (c) The parkland proposed must be in a location and condition that is acceptable to the CVRD.
2. Subsection 5.11.1 shall not apply to parkland required by a Section 219 covenant, density bonusing, or land provided in lieu of an amenity cost charge.

PART 6 | Establishment of Zones

6.1. Establishment of Zones

For the purposes of this Bylaw, the Cowichan Valley Regional District is divided into the following zones:

PART 7 | Agriculture and Forest Resource Zones

OCP Designation	Code	Zone	Zone Purpose
Agricultural	A-1	Agriculture ALR Zone	To maintain a suitable land base for agricultural use and support farming as a primary use. Parcels zoned A-1 are wholly or partially within the ALR and are also subject to the <i>ALR Use Regulation</i> .
Agricultural	A-2	Agriculture Resource Zone	To maintain a suitable land base for agricultural use and support farming as a primary use. Parcels zoned A-2 are outside the ALR.
Forestry & Resources	F-1	Forest Resource Zone	To maintain a suitable land base for forestry use and support forestry practices as a primary use.

PART 8 | Residential Zones

OCP Designation	Code	Zone	Zone Purpose
Large Lot Rural	RR-1	Rural Residential 1 Zone	To provide low-density, rural residential development on parcels that are 4 ha or larger while also allowing for other rural uses such as agriculture and forestry. No servicing is anticipated for this zone.
Small Lot Rural	RR-2	Rural Residential 2 Zone	To provide low-density, rural residential development on parcels that are 2 ha or larger while allowing for agricultural use. No servicing is anticipated for this zone.
Country Suburban	RR-3	Rural Residential 3 Zone	To provide a transition zone between large lot rural residential and suburban residential zones on parcels with limited water and/or sewer servicing available.
Large Lot Rural	RC-1	River Corridor Residential 1 Zone	To establish a buffer between residential development and the Cowichan and Koksilah Rivers, to protect the rivers and ensure that natural processes can continue to occur.
Large Lot Suburban	R-1	Residential 1 Zone	To provide low density residential development consisting primarily of single detached dwellings on a range of parcel sizes determined by the level of community servicing available.
Medium Lot Suburban	R-2	Residential 2 Zone	To provide low to moderate density residential development permitting a mix of dwelling types on a range of parcel sizes determined by the level of community servicing available.

PART 8 | Residential Zones

OCP Designation	Code	Zone	Zone Purpose
Compact Lot Suburban	R-3	Residential 3 Zone	To provide higher density residential development outside of village areas on parcels that are serviced by both community water and sewer.
Compact Lot Suburban	R-4	Residential 4 Zone	To provide for manufactured homes on strata lots within manufactured home parks.
Medium Lot Suburban			
Medium Lot Suburban	R-5	Residential 5 Zone	To provide for manufactured homes on rental or lease lots within manufactured home parks.
Village Residential	RM-1	Multi-Unit Residential 1 Zone	To provide for multi-unit residential development with a maximum density of 25 units per hectare. Full community water and sewer servicing is required.
Village Core	RM-2	Multi-Unit Residential 2 Zone	To provide for compact dwelling types within Village Core designated areas. Full community water and sewer servicing is required.
Village Core	RM-3	Multi-Unit Residential 3 Zone	To provide for compact dwellings in association with ground floor commercial uses. Full community water and sewer servicing is required.

PART 9 | Commercial Zones

OCP Designation	Code	Zone	Zone Purpose
Village Commercial	C-1	Village Commercial Zone	To accommodate commercial uses that serve the daily needs of residents within a village hub.
General Commercial	C-2	General Commercial Zone	To accommodate a broad range of commercial uses that serve the retail, trade, and business needs of the local and regional community.
Village Commercial			
General Commercial	C-3	Service Commercial Zone	To accommodate service-oriented commercial activities that support the operational and business needs of the local and regional community.
Mixed Employment			
Mixed Employment	C-4	Mixed Commercial Zone	To accommodate a variety of commercial and light industrial activities and provide diverse employment uses that support business, production, and community needs.
Tourist Commercial	C-5	Tourist Commercial Zone	To provide for a variety commercial and recreational uses that support tourism and visitor-oriented activity.

PART 10 | Industrial Zones

OCP Designation	Code	Zone	Zone Purpose
Light Industrial	I-1	Light Industrial Zone	To accommodate low-impact industrial and mixed-use activities.
General Industrial	I-2	General Industrial Zone	To accommodate a range of light to medium industrial activities and supporting services.
General Industrial	I-3	Service Industrial Zone	To accommodate service-oriented commercial and industrial activities that accommodate vehicle-oriented and trade-related businesses.
General Industrial	I-4	Heavy Industrial Zone	To accommodate intensive industrial activities that support a wide range of industrial operations.
General Industrial	I-5	Storage Industrial Zone	To accommodate a range of storage and warehousing activities.
General Industrial	I-6	Aggregate Industrial Zone	To accommodate industrial activities related to aggregate and construction materials.
General Industrial	I-7	Auto Recycling Industrial Zone	To accommodate industrial activities supporting automotive recycling and related services.

PART 11 | Parks and Institutional Zones

OCP Designation	Code	Zone	Zone Purpose
Parks & Open Space	P-1	Parks Zone	To accommodate public parks that are owned and/or operated by the CVRD, protect and enhance the natural environment, and provide recreational opportunities for public use and enjoyment.
Institutional	P-2	Institutional Zone	To provide for educational, governmental, and institutional uses that serve the public.
Institutional	P-3	Private School Institutional Zone	To support the operation of private academic schools and related facilities, including administrative and recreational uses.
Infrastructure	U-1	Utility Zone	To accommodate public or private utilities, such as water, sewer, electric, telephone, natural gas, cable, and similar services.
Infrastructure	T-1	Rail Transportation Zone	To accommodate the E&N Rail Corridor and associated facilities that serve the needs of the region.

PART 12 | Water Zones

OCP Designation	Code	Zone	Zone Purpose
Water	W-3	Freshwater Recreation Zone	To provide for recreational opportunities of upland parcel owners and foreshore public access.
Water	W-4	Freshwater Conservation Zone	To conserve natural areas and ensure public access and recreational opportunities along the foreshore at Ministry of Transportation and Transit road ends abutting the water.
Water	W-5	Freshwater Marina Zone	To accommodate marinas and related facilities and uses.
Water	W-6	Freshwater Limited Zone	To accommodate water-based recreational activities for private institutions.

PART 13 | Comprehensive Development Zones

OCP Designation	Code	Zone	Zone Purpose
Small Lot Rural	CD-A1	Sandy Beach Cottages Zone	To accommodate an existing oceanfront cottage development.
Medium Lot Suburban	CD-A2	Ocean Terrace Zone	To accommodate the development of a walkable, mixed-use development that supports a blend of residential, commercial, and public spaces.
Forestry & Resources	CD-A3	Malahat Skywalk Zone	To accommodate the development and operation of a tourist attraction.
Tourist Commercial	CD-A4	Villa Eyrie Zone	To accommodate a historical temporary accommodation resort and allow for future expansion.
Forestry & Resources	CD-A5	Malahat Outdoor Recreation Zone	To accommodate an existing outdoor recreation park.
Forestry & Resources	CD-A6	Stonebridge Zone	To accommodate the development of a walkable, comprehensive, mixed-use neighbourhood.
Forestry & Resources	CD-A7	Malahat Business Park	To accommodate the development of a mixed commercial and industrial hub.
Light Industrial			
Light Industrial	CD-A8	Bamberton Light Industrial Zone	To accommodate a light industrial park.
Forestry & Resources	CD-B1	Malahat Forest Estates Zone	To preserve the use of land for eco-forestry and conservation purposes, with limited areas for agricultural uses and residential development.
Small Lot Rural			

PART 13 | Comprehensive Development Zones

OCP Designation	Code	Zone	Zone Purpose
Tourist Commercial	CD-B2	Clearwater Resort Zone	To accommodate existing river-oriented seasonal cabins and other tourism amenities.
Large Lot Rural	CD-B3	Trestle Estates Zone	To accommodate an existing rural residential development.
Small Lot Rural	CD-B4	OUR Ecovillage Zone	To provide for OUR Ecovillage, an intentional community that demonstrates environmental sustainability with an educational mission.
Medium Lot Suburban	CD-C1	Arbutus Ridge Zone	To accommodate an existing adult-only gated community.
Agriculture			
General Commercial			
Mixed Employment	CD-C2	Chapman Road Commercial Zone	To provide for a mix of highway commercial and tourism commercial uses.
Compact Lot Suburban	CD-C3	Galliers Road East Zone	To provide for a mix of residential uses connected to servicing.
Large Lot Rural	CD-E1	Boal Road Mixed-Use Zone	To provide an opportunity for estate development surrounded by natural environment.
Large Lot Rural	CD-E2	Appaloosa Way Residential Zone	To provide an opportunity for estate development surrounded by natural environment.
Medium Lot Suburban	CD-E3	Culverton Road Residential Zone	To provide an opportunity for a sustainable form of housing development in a rural area.
Institutional	CD-E4	Sahtlam Shooting Range Zone	To accommodate the operation of an outdoor recreational firearm facility.
General Industrial	CD-E5	Restricted Light Industrial Zone	To provide for small-scale industrial and commercial activities related to agricultural and equipment repair, maintenance, and related agricultural retail sales.
Village Core	CD-F1	Paldi Zone	To provide for a new comprehensive community on a historic Paldi site.
Compact Lot Suburban	CD-F2	Lakeside Mixed-Use Zone	To provide an opportunity for a mixed residential and commercial community on the shores of Honeymoon Bay.
n/a	CD-F3	Comprehensive Recreation Park Zone	To accommodate a range of specialized outdoor recreational, public assembly, and limited light industrial uses that require large land areas and may generate intermittent large-scale public attendance.

PART 13 | Comprehensive Development Zones

OCP Designation	Code	Zone	Zone Purpose
Village Residential Village Commercial	CD-F4	Neighbourhood Mixed-Use Zone	To create a small scale commercial, community services, and mixed residential development.
Tourist Commercial	CD-I1	Laketown Ranch Recreation Zone	To provide for a festival and recreation park designed to host major music festivals.
Medium Lot Suburban	CD-I2	Laketown Residential Zone	To provide the opportunity for a mixed tourism commercial and residential community, with shared amenities.
Light Industrial	CD-I3	Laketown Industrial Zone	To provide for a mixed industrial development.
Large Lot Rural	CD-I4	Bald Mountain Recreation Zone	To provide for a lakefront residential opportunity at the base of Bald Mountain and on the shores of Cowichan Lake.
Compact Lot Suburban	CD-I5	Bald Mountain Residential Zone	To provide for a mixed residential community, with marina and supporting commercial facilities, at the base of Bald Mountain and on the shores of Cowichan Lake.
Tourist Commercial	CD-I6	Lakeview Recreational Zone	To accommodate a lake-oriented residential development, which may also provide short-term rentals.
Forestry & Resources	CD-I7	Youbou Recreational Zone	To provide for a mix of camping and residential uses for private, non-commercial owners.
Institutional	CD-I8	Meditation Retreat Zone	To accommodate a unique institutional use.
Various	CD-I9	Youbou Lands Zone	To accommodate the development of a mixed-use community that provides a range of residential, commercial, community, and recreational uses.

PART 7 | Agriculture and Forest Resource Zones

7.1. Summary of Permitted Uses

Table 9: Agriculture and Forest Resource Zones Permitted Uses Summary

“-“ Means not applicable	A-1 Agriculture ALR Zone	A-2 Agriculture Resource Zone	F-1 Forest Resource Zone	Minimum Site Area Required to Permit Use
Principal Permitted Uses				
Agriculture	✓	✓	✓	2 ha
Agriculture, intensive	✓	✓	✓	-
Agriculture, limited		✓	✓	less than 2 ha
Alcohol production facility	✓	✓		1 ha
Cannabis, micro production and processing	✓			-
Cannabis, standard production and processing	✓			-
Dwelling, single detached	✓	✓	✓	-
Farm uses as designated by statute or regulation under the ALC Act	✓			-
Forestry use	✓	✓	✓	-
Accessory Permitted Uses				
Abattoir	✓			-
Agri-tourism	✓			4 ha
Agri-tourism accommodation	✓			4 ha
Bed and breakfast	✓	✓	✓	-
Cannabis, micro production and processing		✓		-
Cannabis, standard production and processing		✓		-
Day care	✓	✓	✓	-
Dwelling, single detached (second)	✓			See zone
Equestrian centre	✓	✓		4 ha
Farm retail sales	✓			-
Home-based business	✓	✓	✓	-
Kennel	✓	✓		4 ha

“-“ Means not applicable	A-1 Agriculture ALR Zone	A-2 Agriculture Resource Zone	F-1 Forest Resource Zone	Minimum Site Area Required to Permit Use
Roadside stand	✓	✓	✓	-
Suite, attached	✓	✓	✓	-
Suite, detached		✓ (parcels 2 ha or greater)	✓ (parcels 10 ha or greater)	See zone
Veterinary clinic	✓	✓		2 ha

7.2. A-1 Agriculture ALR Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Agriculture, intensive
- (c) Alcohol production facility
- (d) Cannabis, micro production and processing
- (e) Cannabis, standard production and processing
- (f) Dwelling, single detached
- (g) Farm uses as designated by statute or regulation under the *ALC Act*
- (h) Forestry use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Abattoir
- (b) Agri-tourism
- (c) Agri-tourism accommodation
- (d) Bed and breakfast
- (e) Day care
- (f) Dwelling, single detached (second)
- (g) Equestrian centre
- (h) Farm retail sales
- (i) Home-based business
- (j) Kennel
- (k) Roadside stand
- (l) Suite, attached
- (m) Veterinary clinic

3. Conditions of Use

- (a) Activities explicitly designated as farm uses pursuant to the *ALR Use Regulation* shall be permitted on all parcels within the ALR.
- (b) Abattoir use shall only be permitted if conducted in accordance with the *ALR Use Regulation* or as authorized by a resolution of the Agricultural Land Commission.

4. Maximum Density

- (a) Maximum permitted residential density on parcels 2 ha or less:
 - (i) 1 single detached dwelling per parcel, with a maximum footprint of 325 m² and a maximum gross floor area of 500 m²
 - (ii) 1 attached suite per parcel, contained within the permitted maximum footprint area and maximum gross floor area of the single detached dwelling

- (b) Maximum permitted residential density on parcels greater than 2 ha:
 - (i) 1 single detached dwelling per parcel, with a maximum gross floor area of 500 m²
 - (ii) 1 attached suite per parcel, contained within the permitted maximum gross floor area of the single detached dwelling
- (c) 1 second single detached dwelling may be permitted, per *ALR Regulations*.

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Parcels less than 2 ha:
 - (i) Maximum impervious surface coverage: 40%
 - (ii) Maximum parcel coverage: 35% or 500 m², whichever is less
- (b) Parcels greater than 2 ha:
 - (i) Maximum impervious surface coverage: 40%
 - (ii) Maximum parcel coverage: 35%
- (c) Notwithstanding Subsections 7.2.5(a) and 7.2.5(b) and, the parcel coverage may be increased for the purpose of accommodating greenhouses, to a maximum total of 75% parcel coverage, including impervious surfaces other than buildings and structures.

NOTE: If any soil or fill, including gravel, sand, aggregate, etc., is required for construction of buildings or structures (including driveways), other than what is permitted in Section 35 of the ALR Use Regulation, a Notice of Intent (NOI) or Soil and Fill Use Application must be submitted for the ALC’s review and consideration.

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal non-agricultural buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 10: Setbacks in the A-1 Zone

Type of Parcel Line	Agricultural & Accessory Uses	Agricultural & Accessory Uses Adjacent to Parcels Zoned A-1 or A-2	Residential & Accessory Use Within the Home Plate	Abattoir, Equestrian Centre, & Kennel Uses
Front	15 m	15 m	4.5 m	45 m
Interior Side	15 m	3 m	1.5 m	45 m
Exterior Side	4.5 m	4.5 m	4.5 m	45 m
Rear	15 m	3 m	10 m from rear of home plate	45 m

8. Subdivision Regulations

- (a) Minimum parcel size: 40 ha

9. Siting

- (a) A home plate shall be required on any parcel 0.2 ha or greater in size.
(b) Where a home plate is required, home plates and dwelling units shall be sited in accordance with Section 4.20 - Home Plate.

10. Equestrian Centre Use

- (a) The maximum number of horses to be boarded is 40.

11. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 11: Site-Specific Regulations Permitted in the A-1 Zone

Electoral Area	Site-Specific Regulation
A	<p><u>Mill Bay Processors – 3280 Trans-Canada Highway</u> PID: 003-027-147 Legal Description: LOT A, SECTION 9, RANGE 8, SHAWNIGAN DISTRICT, PLAN 43278 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none">▪ Abattoir (poultry only) <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none">▪ Shipping containers (accessory to abattoir use)
C	<p><u>Arbutus Ridge – 3515 Telegraph Road</u> PID: 015-933-369 Legal Description: LOT A, SECTION 12, RANGE 9 AND OF SECTIONS 11, 12, AND 13, RANGE 10, SHAWNIGAN DISTRICT, PLAN 50183 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none">▪ Golf course
C	<p><u>Arbutus Ridge – Telegraph Road</u> PID: 024-611-867 Legal Description: LOT B, SECTION 11, RANGE 9, SHAWNIGAN DISTRICT, PLAN VIP69418 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none">▪ Golf course▪ Tennis club▪ Multi-purpose courts

Electoral Area	Site-Specific Regulation
C	<p><u>1146 Fisher Road</u> PID: 003-166-929 Legal Description: LOT 11, SECTION 16, RANGE 7, SHAWNIGAN DISTRICT, PLAN 22741 ALR: Yes Site-Specific Regulation:</p> <ul style="list-style-type: none"> ▪ Notwithstanding any other provision in this Bylaw, the maximum gross floor area of a detached suite is 90 m².
D	<p><u>Cowichan Golf Club – 4955 Trans-Canada Highway</u> PID: 001-635-662 Legal Description: SECTION 9 RANGE 1 COWICHAN DISTRICT EXCEPT PARCEL “B” (DD 41348-I) PARCEL “C” (DD 41346-I) AND PARCEL “D” (DD 95136-I) OF SAID SECTION AND EXCEPT THAT PART IN PLAN 1041-R ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Golf course
D	<p><u>Cowichan Lawn Tennis Club – 2290 Cowichan Bay Road</u> PID: 003-748-405 Legal Description: LOT 2 SECTION 10 RANGE 2 COWICHAN DISTRICT PLAN 19615 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Lawn tennis facilities <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Restaurant and lounge
D	<p><u>Cowichan Lawn Tennis Club – 2288 Cowichan Bay Road</u> PID: Part of 003-742-041 (portion of the parcel fronting Cowichan Bay Road, directly adjacent on the west to PID 003-748-405) Legal Description: LOT 1, SECTION 10, RANGES 1 AND 2, COWICHAN DISTRICT, PLAN 19615 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Parking (accessory to lawn tennis club at PID 003-748-405)

Electoral Area	Site-Specific Regulation
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E **Dinters Nursery – 2205 Phipps Road**

PID: 017-621-119

Legal Description: LOT 4, SECTION 11, RANGE 4, QUAMICHAN DISTRICT, PLAN 5021 EXCEPT THAT PART IN PLAN 33417

ALR: Yes-split

Map:

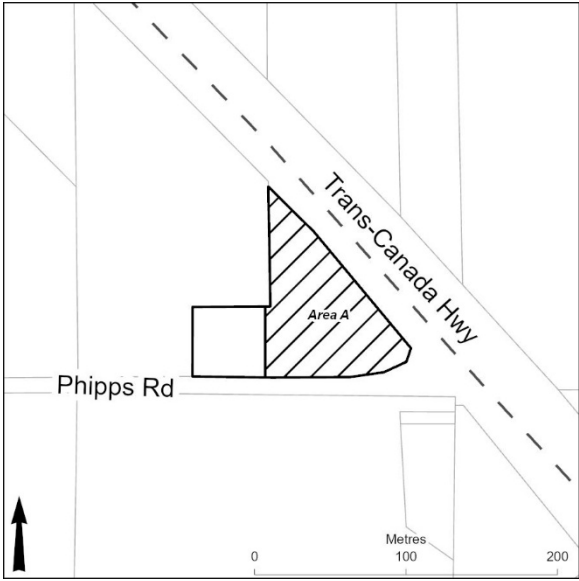


Figure 21: Area A of PID 017-621-119

Principal Permitted Uses:

The following principal uses are permitted in Area A only, as shown on Figure 21:

- Nursery
- Sale of agricultural products
- Processing, storage, and retail sales of local farm products

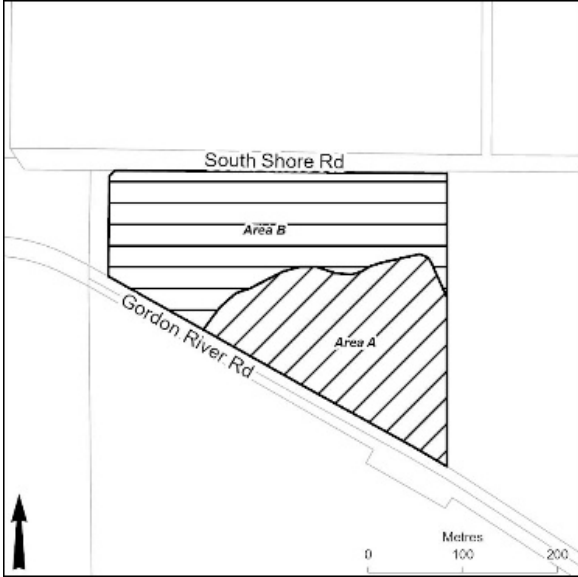
Accessory Permitted Uses:

The following accessory uses are permitted in association with the principal uses applicable to the subject property within Area A only, as shown on Figure 21:

- Retail sale of gardening supplies
- Café

Conditions of Use:

- The maximum size of a café is 125 m² of indoor floor area and 125 m² of outdoor patio and deck area, and a maximum seating capacity of 65 persons.
- Parking for the café shall be provided in accordance with PART 15 | Parking Regulations.
- In addition to Subsection 7.2.5(c), for a parcel above 8,000 m² in area, such additional parcel coverage for greenhouses shall be limited to 50% parcel coverage, including impervious surfaces other than buildings and structures.

Electoral Area	Site-Specific Regulation
E	<p><u>Cowichan Bowmen Archery Club – 3044 Doupe Road</u> PID: 003-643-735 Legal Description: LOT A SECTION 8 RANGE 6 QUAMICHAN DISTRICT PLAN 19896 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Archery range
F	<p><u>Honeymoon Bay Ecological Reserve – South Shore Road</u> PID: 000-225-622 Legal Description: LOT A SECTION 14 RENFREW DISTRICT (SITUATED IN COWICHAN LAKE DISTRICT) PLAN 40666 ALR: Yes Map:</p>  <p><i>Figure 22: Area A and Area B of PID 000-225-622</i></p> <p>Principal Permitted Uses: The following principal uses are permitted in Areas A and B only, as shown on Figure 22:</p> <ul style="list-style-type: none"> ▪ Area A: Golf course ▪ Area B: Ecological reserve

Electoral Area	Site-Specific Regulation
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F

March Meadows Golf Club – South Shore Road

PID: 002-819-074

Legal Description: LOT 2 SECTION 14 RENFREW DISTRICT (SITUATED IN COWICHAN LAKE DISTRICT) PLAN 24757

PID: 002-714-302

Legal Description: LOT 1, SECTION 13, RENFREW DISTRICT, PLAN 26046

ALR: Yes

Map:

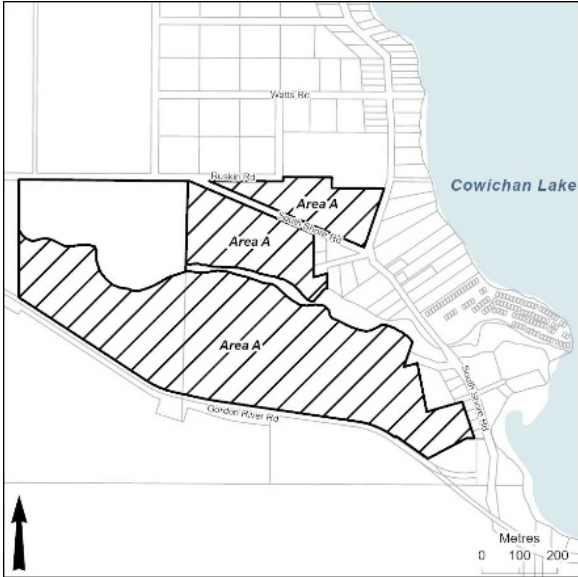


Figure 23: Area A of PID 002-819-074 and PID 002-714-302

Principal Permitted Uses:

The following principal uses are permitted in Area A only, as shown on Figure 23:

- Golf course

7.3. **A-2 Agriculture Resource Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Agriculture, intensive
- (c) Agriculture, limited
- (d) Alcohol production facility
- (e) Dwelling, single detached
- (f) Forestry use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Cannabis, micro production and processing
- (c) Cannabis, standard production and processing
- (d) Day care
- (e) Equestrian centre
- (f) Home-based business
- (g) Kennel
- (h) Roadside stand
- (i) Suite, attached
- (j) Suite, detached
- (k) Veterinary clinic

3. Maximum Density

(a) Maximum permitted residential density on parcels 2 ha or less:

- (i) 1 single detached dwelling per parcel, with a maximum footprint of 225 m²
- (ii) 1 attached suite per parcel, contained within the maximum footprint of the single detached dwelling

(b) Maximum permitted residential density on parcels greater than 2 ha:

- (i) 1 single detached dwelling per parcel, with a maximum footprint of 275 m²
- (ii) 1 attached suite per parcel, contained within the maximum footprint of the single detached dwelling
- (iii) 1 detached suite per parcel

4. Impervious Surfaces and Parcel Coverage Limit

(a) Parcels less than 2 ha:

- (i) Maximum impervious surface coverage: 25%
- (ii) Maximum parcel coverage is 20% or 500 m², whichever is less

(b) Parcels 2 ha or greater:

- (i) Maximum impervious surface coverage: 25%
- (ii) Maximum parcel coverage: 20%

- (c) Notwithstanding Subsections 7.3.4(a) and 7.3.4(b), parcel coverage may be increased by up to 30% of the parcel area to accommodate agricultural greenhouses, provided that the total parcel coverage, including all buildings, structures, and other impervious surfaces, does not exceed 50%.

5. Building Height

- (a) Maximum permitted height:
- (i) Principal non-agricultural buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 12: Minimum Setbacks for the A-2 Zone

Type of Parcel Line	Agricultural & Accessory Uses	Agricultural Uses Adjacent to Parcels Zoned A-1 or A-2	Residential & Accessory Use Within Home Plate	Abattoir, Equestrian Centre, & Kennel Uses
Front	15 m	15 m	4.5 m	45 m
Interior Side	15 m	3 m	1.5 m	45 m
Exterior Side	4.5 m	4.5 m	4.5 m	45 m
Rear	15 m	3 m	10 m from rear of home plate	45 m

7. Subdivision Regulations

- (a) Minimum parcel size: 40 ha

8. Siting

- (a) A home plate shall be required on any parcel 0.2 ha or greater in size.
- (b) Where a home plate is required, home plates and dwelling units shall be sited in accordance with Section 4.20 - Home Plate.

9. Equestrian Centre Use

- (a) The maximum number of horses to be boarded is 40.

10. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 13: Site-Specific Regulations Permitted in the A-2 Zone

Electoral Area	Site-Specific Regulation
B	<p><u>Cowichan Cricket and Sports Club – 1722 Elford Road</u> PID: 001-576-941 Legal Description: THAT PART OF LOT 96, MALAHAT DISTRICT, LYING TO THE NORTH OF THE NORTHERLY BOUNDARY OF LOT 7 OF SAID DISTRICT AND TO THE WEST OF THE PRODUCTION NORTHERLY OF THE EASTERLY BOUNDARY OF SAID LOT 7, EXCEPT PARTS IN PLANS VIP83512 AND VIP82553 ALR: No Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Recreation, outdoor <p>Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ Minimum setback for outdoor recreation buildings and structures: 6 m from all parcel lines
E	<p><u>Alderlea Farm – 3390 Glenora Road</u> PID: 006-049-095 Legal Description: LOT 4, SECTION 11, RANGE 4, QUAMICHAN DISTRICT, PLAN 5021 EXCEPT THAT PART IN PLAN 33417 ALR: Yes Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Sale of agricultural products, plant nursery products ▪ Processing, storage, and retail sales of local farm products <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Restaurant, accessory to the sale of agricultural products, plant nursery products, or processing, storage, and retail sales of local farm products <p>Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ The maximum gross floor area of a restaurant is 125 m². ▪ The maximum floor area of an outdoor patio and deck is 125 m². ▪ The maximum seating capacity of a restaurant is 65 persons.
E	<p><u>Old Hillcrest Chinese Cemetery – 6119 Payne Road</u> PID: 003-913-481 Legal Description: PARCEL C (DD 59063I), SECTION 1, RANGES 7 AND 8, SEYMOUR DISTRICT, EXCEPT PART IN PLAN 9680 AND 25231 ALR: No Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Cemetery

Electoral Area	Site-Specific Regulation
H	<p><u>Kiwi Cove Lodge – 5130 Brenton Page Road</u></p> <p>PID: 009-449-604</p> <p>Legal Description: PARCEL NO. 1 (DD 14733N) OF PARCEL B (DD 3329N) OF DISTRICT LOT 22, OYSTER DISTRICT, EXCEPT PART IN PLAN 18087</p> <p>ALR: No</p> <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Temporary accommodation <p>Site-Specific Regulations:</p> <p>Notwithstanding any other provision of this Bylaw, the following shall apply to the subject property:</p> <ul style="list-style-type: none"> ▪ A maximum of 12 temporary accommodation units is permitted. ▪ The sale or provision of food shall be permitted only to registered guests of the temporary accommodation units; service to any person who is not a registered guest is prohibited. ▪ The sale of alcohol is prohibited. ▪ An owner of the parcel must occupy 1 of the dwelling units, and the temporary accommodation shall be operated by the owner. ▪ A maximum of 1 dwelling per parcel shall contain temporary accommodation units. ▪ No temporary accommodation unit shall be owned separately on a Certificate of Title. ▪ No individual guest may occupy any temporary accommodation unit for more than 10 weeks in total per calendar year.

7.4. F-1 Forest Resource Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Agriculture, intensive
- (c) Agriculture, limited
- (d) Dwelling, single detached
- (e) Forestry use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Home-based business
- (d) Roadside stand
- (e) Suite, attached
- (f) Suite, detached

3. Maximum Density

- (a) Maximum permitted residential density on parcels less than 10 ha:
 - (i) 1 single detached dwelling per parcel, with a maximum footprint of 325 m²
 - (ii) 1 attached suite per parcel, with a maximum gross floor area of 95 m²
- (b) Maximum permitted residential density on parcels 10 ha or greater:
 - (i) 1 single detached dwelling per parcel, with a maximum footprint of 325 m²
 - (ii) 1 attached suite per parcel, with a maximum gross floor area of 95 m²
 - (iii) 1 detached suite per parcel, with a maximum footprint of 60 m²

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Impervious surfaces and parcel coverage limits in Subsection 7.4.4(b) shall not apply to forest management activities listed in Schedule A of the *Private Managed Forest Land Regulation*.
- (b) For parcels to which Subsection 7.4.4(a) does not apply, maximum impervious surface coverage and maximum parcel coverage vary by parcel size as follows:

Table 14: Maximum Impervious Surface and Parcel Coverage in the F-1 Zone

Parcel Size	Maximum Impervious Surface Coverage	Maximum Parcel Coverage
1 ha or less	25%	20% or 500 m ² , whichever is less
1.01 ha to 4 ha	15%	10% or 750 m ² , whichever is less
Greater than 4 ha	10%	7% or 1,000 m ² , whichever is less

5. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 15: Minimum Setbacks for the F-1 Zone

Type of Parcel Line	Agricultural & Accessory Uses	Forestry & Accessory Uses	Residential & Accessory Uses	Residential & Accessory Uses Adjacent to the ALR
Front	15 m	30 m	7.5 m	7.5 m
Interior Side	15 m	15 m	3 m	15 m
Exterior Side	15 m	15 m	4.5 m	15 m
Rear	15 m	15 m	7.5 m	15 m

- (b) No portion of a dwelling unit, detached suite, or residential accessory building or structure shall be located farther than 70 m from the front or exterior side parcel line.

7. Subdivision Regulations

- (a) Minimum parcel size: 80 ha

8. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 16: Site-Specific Regulations Permitted in the F-1 Zone

Electoral Area	Site-Specific Regulation
F	<p><u>Rustic Camping</u> PID: 009-592-954 Legal Description: DISTRICT LOT 150, RENFREW DISTRICT Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Rustic camping <p>Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ “Rustic Camping” means camping in tents, trailers, and RVs, but excludes permanent buildings or structures, except for those required to manage sewage effluent. ▪ Where a definition in PART 3 Definitions conflicts with the definition of “rustic camping” above, this definition shall prevail. ▪ Rustic camping use permitted on this parcel is exempt from all provisions of Section 4.7 - Campsite Standards under this Bylaw. ▪ A maximum of 2.25 campground spaces per hectare is permitted. ▪ All campground spaces shall be located at least 30 m from a watercourse. ▪ 1 single residential dwelling unit with a maximum size of 140 m² is permitted. No other dwelling unit or suite is permitted.
I	<p><u>9100 & 9104 Meades Creek Road</u> PID: 000-913-839 Legal Description: BLOCK 3, COWICHAN LAKE DISTRICT, PLAN 775, CONTAINING 9 ACRES MORE OR LESS Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ The maximum footprint of an existing second single detached dwelling at the time of the adoption of this bylaw is 140 m².

PART 8 | Residential Zones

8.1. Rural Residential – Summary of Permitted Uses

Table 17: Rural Residential Zones Permitted Uses Summary

	RR-1 Rural Residential 1	RR-2 Rural Residential 2	RR-3 Rural Residential 3	RC-1 River Corridor Residential 1
Principal Permitted Uses				
Agriculture	✓	✓		
Dwelling, single detached	✓	✓	✓	✓
Forestry use	✓			
Accessory Permitted Uses				
Agriculture, limited			✓	✓
Backyard hen and beekeeping			✓	✓
Bed and breakfast	✓	✓	✓	✓
Day care	✓	✓	✓	✓
Equestrian centre	✓	✓		
Home-based business	✓	✓	✓	✓
Roadside stand	✓	✓	✓	
Suite, attached	✓	✓	✓	✓
Suite, detached	✓	✓	✓	✓

8.2. RR-1 Rural Residential 1 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Dwelling, single detached
- (c) Forestry use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Equestrian centre
- (d) Home-based business
- (e) Roadside stand
- (f) Suite, attached
- (g) Suite, detached

3. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite or 1 detached suite per parcel

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 25% or 1,000 m², whichever is less

5. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 10 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 18: Minimum Setbacks for RR-1 Zone

Type of Parcel Line	Residential Use	Detached Suite Use	Residential Accessory Use	Agricultural & Agricultural Accessory Uses	Equestrian Centre
Front	7.5 m	7.5 m	7.5 m	15 m	45 m
Interior Side	3 m	3 m	1 m	15 m	45 m
Exterior Side	4.5 m	4.5 m	4.5 m	15 m	45 m

Type of Parcel Line	Residential Use	Detached Suite Use	Residential Accessory Use	Agricultural & Agricultural Accessory Uses	Equestrian Centre
Rear	4.5 m	4.5 m	4.5 m	15 m	45 m
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m	30 m	45 m

7. Subdivision Regulations

- (a) Minimum parcel size: 4 ha

8.3. RR-2 Rural Residential 2 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Equestrian centre
- (d) Home-based business
- (e) Roadside stand
- (f) Suite, attached
- (g) Suite, detached

3. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite or 1 detached suite per parcel

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 25% or 750 m², whichever is less

5. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 10 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 19: Minimum Setbacks for the RR-2 Zone

Type of Parcel Line	Residential Use	Detached Suite Use	Residential Accessory Use	Agricultural & Agricultural Accessory Uses	Equestrian Centre
Front	7.5 m	7.5 m	7.5 m	15 m	45 m
Interior Side	3 m	3 m	3 m	15 m	45 m
Exterior Side	4.5 m	4.5 m	4.5 m	15 m	45 m
Rear	4.5 m	4.5 m	4.5 m	15 m	45 m

Type of Parcel Line	Residential Use	Detached Suite Use	Residential Accessory Use	Agricultural & Agricultural Accessory Uses	Equestrian Centre
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m	30 m	45 m

7. Subdivision Regulations

- (a) Minimum parcel size: 2 ha

8. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 20: Site-Specific Regulations Permitted in RR-2 Zone

Electoral Area	Site-Specific Regulation
A	<p><u>648 Shawnigan Lake Road, 658 Shawnigan Lake Road, 635 Trans-Canada Hwy, 645 Trans-Canada Hwy, 655 Trans-Canada Hwy, & 661 Trans-Canada Hwy</u></p> <p>PID: 005-079-136</p> <p>Legal Description: LOT 3 DISTRICT LOT 41 MALAHAT DISTRICT PLAN 2588 EXCEPT THAT PART, SHOWN OUTLINED IN RED ON PLAN 1371R AND EXCEPT PART IN PLAN 591 RW</p> <p>PID: 006-322-760</p> <p>Legal Description: THAT PART OF LOT 3, DISTRICT LOT 41, MALAHAT DISTRICT, PLAN 2588, SHOWN OUTLINED IN RED ON PLAN 1371R</p> <p>PID: 028-172-884</p> <p>Legal Description: LOT 2 DISTRICT LOTS 41 AND 140 MALAHAT DISTRICT PLAN VIP87735 EXCEPT PART IN PLAN EPP23245 (ACCESS BY EASEMENT ONLY)</p> <p>PID: 028-172-876</p> <p>Legal Description: LOT 1 DISTRICT LOTS 41 AND 140 MALAHAT DISTRICT PLAN VIP87735 EXCEPT PART IN PLAN EPP23245</p> <p>PID: 005-121-493</p> <p>Legal Description: LOT A, DISTRICT LOTS 41 AND 140 AND OF AN UNNUMBERED PART OF MALAHAT DISTRICT, PLAN 11038</p> <p>PID: 027-646-734</p> <p>Legal Description: LOT A DISTRICT LOTS 41, 140 AND 183 AND OF AN UNNUMBERED PORTION OF MALAHAT DISTRICT PLAN VIP85650</p> <p>Notwithstanding any other provision in this Bylaw, excluding Section 4.36 - Short-Term Rental, the following shall apply to the subject properties:</p> <p>Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Short-term rental <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ A maximum of 1 short-term rental is permitted per parcel.

Electoral Area	Site-Specific Regulation
B	<p><u>The Galley – 2346 Shawnigan Lake Road</u></p> <p>PID: 009-365-842</p> <p>Legal Description: PARCEL C (DD 725991) OF DISTRICT LOT 4, MALAHAT DISTRICT</p> <p>Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Restaurant ▪ Temporary accommodation <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Retail sales ▪ Retail sale and rental of boats and water sports equipment ▪ Boat repair <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 8.3.3 - Maximum Density, a suite is only permitted if a single detached dwelling is the only principal permitted use that exists on the parcel. <ul style="list-style-type: none"> (b) Notwithstanding Subsection 8.3.3(a) - Maximum permitted density: <ul style="list-style-type: none"> (i) 1 single detached dwelling per parcel (ii) 1 attached suite or 1 detached suite per parcel ▪ Impervious Surfaces and Parcel Coverage Limit, the maximum parcel coverage for all permitted uses is 20% for all buildings and structures. <ul style="list-style-type: none"> (c) Notwithstanding Subsection 8.3.5(a) - Maximum permitted height: <ul style="list-style-type: none"> (i) Principal buildings and structures: 10 m (ii) Accessory buildings and structures: 10 m ▪ Setbacks, the following minimum setbacks for all buildings and structures apply: <ul style="list-style-type: none"> ○ Front parcel line: 7.5 m ○ Side (interior and exterior) parcel line: 6 m ○ Rear parcel line: 6 m ▪ Notwithstanding Subsection 8.3.7 - Subdivision Regulations, the minimum parcel size is 0.8 ha if not serviced by a community water system. ▪ Boat building is a prohibited use.

8.4. RR-3 Rural Residential 3 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Agriculture, limited
- (b) Backyard hen and beekeeping
- (c) Bed and breakfast
- (d) Day care
- (e) Home-based business
- (f) Roadside stand
- (g) Suite, attached
- (h) Suite, detached

3. Maximum Density

(a) Maximum permitted density:

- (i) 1 single detached dwelling per parcel
- (ii) 1 attached suite or 1 detached suite per parcel

4. Impervious Surfaces and Parcel Coverage Limit

(a) Maximum parcel coverage: 25% or 500 m², whichever is less

5. Building Height

(a) Maximum permitted height:

- (i) Principal buildings and structures: 10 m
- (ii) Accessory buildings and structures: 7.5 m

6. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 21: Minimum Setbacks for the RR-3 Zone

Type of Parcel Line	Residential Use	Detached Suite Use	Other Residential Accessory Use	Agricultural & Agricultural Accessory Uses
Front	7.5 m	7.5 m	7.5 m	15 m
Interior Side	3 m	3 m	3 m	15 m
Exterior Side	4.5 m	4.5 m	4.5 m	15 m
Rear	4.5 m	4.5 m	4.5 m	15 m

Type of Parcel Line	Residential Use	Detached Suite Use	Other Residential Accessory Use	Agricultural & Agricultural Accessory Uses
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m	30 m

7. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by a community water system: 0.4 ha
- (ii) Parcels not serviced by a community water system: 1 ha

8. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 22: Site-Specific Regulations Permitted in the RR-3 Zone

Electoral Area	Site-Specific Regulation
G	<p><u>11224 Chemainus Road</u> PID: 003-067-327 Legal Description: LOT 2, DISTRICT LOT 41, OYSTER DISTRICT, PLAN 6915 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ Notwithstanding any other provision in this Bylaw, the floor area for a second detached dwelling or a suite shall not exceed 100 m².

Electoral Area

Site-Specific Regulation

G

10830 Chemainus Road

PID: 004-391-250

Legal Description: LOT 10, DISTRICT LOT 31, OYSTER DISTRICT, PLAN 4039, EXCEPT PART IN PLAN 41287

Site Map:

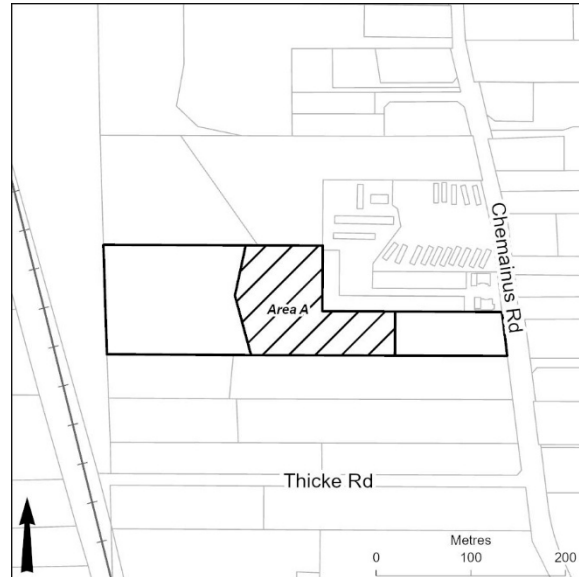


Figure 24: Area A of PID 004-391-250

Site-Specific Regulations:

Notwithstanding any other provision in this Bylaw or within the RR-3 Zone, the following shall apply to Area A, as shown on Figure 24:

- The maximum number of residential parcels that may be created by subdivision is 7, including any remainder parcel.
- Density averaging is permitted, provided that the average density in any subdivision, including public plan dedication, does not exceed 1 parcel per 0.4 ha of gross land area.
- The smallest parcel size that can be achieved through density averaging is 1,200 m².
- A maximum of 1 single detached dwelling plus 1 attached suite or 1 detached suite is permitted.

8.5. RC-1 River Corridor Residential Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Agriculture, limited
- (b) Backyard hen and beekeeping
- (c) Bed and breakfast
- (d) Day care
- (e) Home-based business
- (f) Suite, attached
- (g) Suite, detached

3. Conditions of Use

- (a) Agriculture use shall not occur within 30 m of the natural boundary of the Cowichan or Koksilah Rivers. For the purposes of this regulation, agricultural uses include, but are not limited to, land clearing, crop planting, animal grazing, and similar uses.

4. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite or 1 detached suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 25% or 1,000 m², whichever is less
- (b) Maximum parcel coverage: 25% or 500 m², whichever is less

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 23: Minimum Setbacks for the RC-1 Zone

Type of Parcel Line	Single Detached Dwelling	Detached Suite Use	Other Residential Accessory Use	Agricultural & Agricultural Accessory Uses
Front	7.5 m	7.5 m	7.5 m	30 m

Type of Parcel Line	Single Detached Dwelling	Detached Suite Use	Other Residential Accessory Use	Agricultural & Agricultural Accessory Uses
Interior Side	3 m	3 m	3 m	15 m
Exterior Side	4.5 m	4.5 m	4.5 m	15 m
Rear	7.5 m	7.5 m	4.5 m	15 m
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m	30 m

8. Subdivision Regulations

- (a) Minimum parcel size: 20 ha

9. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 24: Site-Specific Regulations Permitted in the RC-1 Zone

Electoral Area	Site-Specific Regulation
F	<p><u>5465 Riverbottom Road</u> PID: 005-563-500 Legal Description: THE SOUTH 1/2 OF SECTION 8, RANGE 3, SAHTLAM DISTRICT, EXCEPT THAT PART IN PLAN 1180-R, EXCEPT PART IN PLAN 3226 RW, VIP69907, VIP73451 AND VIP80687 Site-Specific Regulations: Notwithstanding Section 5.8 - Density Averaging of this Bylaw, for this parcel, non-strata density averaging is permitted provided that:</p> <ul style="list-style-type: none"> ▪ The smallest parcel created is not less than 2 hectares. ▪ The total number of parcels created does not exceed the number of parcels that could be created through conventional subdivision. ▪ A restrictive covenant in favour of the CVRD is registered against the title of the land at time of registration of the subdivision, prohibiting the further subdivision of any parcel created from the original parcel.

8.6. Residential – Summary of Permitted Uses

Table 25: Residential Zones Permitted Uses Summary

	R-1 Residential 1	R-2 Residential 2	R-3 Residential 3	R-4 Residential 4	R-5 Residential 5
Principal Permitted Uses					
Cluster development			✓		
Dwelling, single detached	✓	✓	✓	✓	
Manufactured home park				✓	✓
Accessory Permitted Uses					
Backyard hen and beekeeping	✓	✓	✓		
Bed and breakfast	✓	✓	✓	✓	✓
Common storage area				✓	✓
Community service facility				✓	✓
Day care	✓	✓		✓	✓
Dwelling, single detached					✓
Home-based business	✓	✓	✓	✓	✓
Horticulture	✓	✓			
Suite, attached	✓	✓	✓		
Suite, detached	✓	✓			

8.7. R-1 Residential 1 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Backyard hen and beekeeping
- (b) Bed and breakfast
- (c) Day care
- (d) Home-based business
- (e) Horticulture
- (f) Suite, attached
- (g) Suite, detached

3. Maximum Density

(a) Maximum permitted density:

- (i) 1 single detached dwelling per parcel
- (ii) 1 attached suite or 1 detached suite per parcel

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 35%
- (b) Maximum parcel coverage: 30% or 750 m², whichever is less

5. Building Height

(a) Maximum permitted height:

- (i) Principal buildings and structures: 10 m
- (ii) Accessory buildings and structures: 7.5 m

6. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 26: Minimum Setbacks for R-1 Zone

Type of Parcel Line	Residential Use	Detached Suite Use	Other Residential Accessory Use
Front	4.5 m	4.5 m	7.5 m
Interior Side	3 m	3 m	1 m
Exterior Side	4.5 m	4.5 m	4.5 m
Rear	4.5 m	4.5 m	1 m

Type of Parcel Line	Residential Use	Detached Suite Use	Other Residential Accessory Use
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m

7. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 0.2 ha
- (ii) Parcels serviced by a community water system only: 0.4 ha
- (iii) Parcels not serviced by a community water system: 1 ha

8. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 27: Site-Specific Regulations Permitted in the R-1 Zone

Electoral Area	Site-Specific Regulation
C	<p><u>Xanadu Estate - 3570 Telegraph Road</u> PID: 010-427-171 Legal Description: LOT 2, SECTION 12, RANGE 9, SHAWNIGAN DISTRICT, PLAN 46498</p> <p>Attached Suite and Detached Suite:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 8.7.3(a)(ii), 1 attached suite is permitted within the single detached dwelling and 1 detached suite is permitted on the parcel. ▪ All regulations under Sections 4.37 - Suite, Attached and Section 4.38 - Suite, Detached, other than Subsections 4.37.3 and 4.38.4, shall apply to the attached suite and the detached suite. <p>Temporary Accommodation:</p> <ul style="list-style-type: none"> ▪ Temporary accommodation is permitted within a maximum of 1 accessory building. ▪ The floor area of the temporary accommodation shall not exceed 85 m². <p>Bed and Breakfast Accommodation:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 4.6.3 - Bed and Breakfast Use and Licensing, bed and breakfast accommodation operated with a maximum of 3 sleeping units is permitted within a single detached dwelling. ▪ The floor area of a single bed and breakfast sleeping unit shall not exceed 85 m². ▪ No cooking facilities are permitted within the bed and breakfast accommodation. ▪ Food service shall be limited to the provision of 1 breakfast per day to guests of the bed and breakfast accommodation. ▪ The use of bed and breakfast and temporary accommodation shall comply with applicable senior government regulations. ▪ The use of bed and breakfast and temporary accommodation shall not produce excessive traffic or create a nuisance of any kind. <p>Landscaping:</p> <ul style="list-style-type: none"> ▪ Temporary accommodation shall be screened from view from any street or adjoining property. ▪ The front parcel line shall have a continuous landscape buffer with a minimum width of 20 m, within which no buildings or structures may be constructed.

Electoral Area	Site-Specific Regulation
C	<p><u>Holocene Distilling Project – 1134 Chapman Road</u> PID: 003-456-561 Legal Description: LOT 2, SECTIONS 10 AND 11, RANGE 7, SHAWNIGAN DISTRICT, PLAN 21445 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Alcohol production facility (brewery or distillery or both) <p>Impervious Surfaces and Parcel Coverage Limit:</p> <p>(b) Notwithstanding Subsection 8.7.3(a) - Maximum permitted density:</p> <ul style="list-style-type: none"> (i) 1 single detached dwelling per parcel (ii) 1 attached suite or 1 detached suite per parcel <ul style="list-style-type: none"> ▪ Impervious Surfaces and Parcel Coverage Limit, the parcel coverage limit for all buildings and structures is 750 m². <p>Alcohol Production Facility Regulations: The following regulations apply to the alcohol production facility:</p> <ul style="list-style-type: none"> ▪ The maximum size of a building or structure where this use is located is 225 m². ▪ Any building or structure with this use shall be set back more than 10 m from all parcel boundaries. ▪ A public tasting area for beer and liquor sales is permitted provided it comprises no more than 10% of the total floor area of building within which this use is located. ▪ This use shall only be located within a wholly enclosed permitted accessory building. ▪ This use shall be clearly subservient and incidental to the use of the dwelling unit for residential purposes and to the residential use of the parcel upon which the dwelling is located. ▪ There shall be no variation from a primarily residential appearance of the land and premises where this use is located apart from a free-standing sign visible from a road frontage, not larger than 1m² in area, that identifies the use. ▪ This use shall not produce any offensive odour, noise, dust, smoke, glare, toxic, or noxious matter, electrical interference, fire hazard, litter, floodlighting, or create a nuisance of any kind. ▪ This use shall not involve exterior storage of any material or equipment used directly or indirectly in the business. ▪ This use shall only be conducted by person who is a full-time resident on the parcel and may employ up to 2 additional persons who do not reside on the parcel. <p>Parking: In addition to any parking spaces required under PART 15 Parking Regulations, the following parking and loading provisions apply to an alcohol production facility:</p> <ul style="list-style-type: none"> ▪ In addition to any parking spaces required under PART 15 Parking Regulations, a maximum of 3 parking spaces is permitted for an alcohol production facility that has a public tasting area. ▪ 1 loading space is required for a brewery or distillery, and not more than 1 commercial vehicle with a gross vehicle weight of 5,000 kg or more shall be parked or stored outside of a building or structure.

8.8. R-2 Residential 2 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Backyard hen and beekeeping
- (b) Bed and breakfast
- (c) Day care
- (d) Home-based business
- (e) Horticulture
- (f) Suite, attached
- (g) Suite, detached

3. Conditions of Use

- (a) A suite is not permitted accessory to a dwelling unit within a manufactured home park.

4. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite or 1 detached suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 35%
- (b) Maximum parcel coverage: 30% or 750 m², whichever is less

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 28: Minimum Setbacks for the R-2 Zone

Type of Parcel Line	Residential Use	Detached Suite Use	Other Residential Accessory Use
Front	4.5 m	4.5 m	7.5 m
Interior Side	3 m	3 m	1 m
Exterior Side	4.5 m	4.5 m	4.5 m
Rear	4.5 m	4.5 m	1 m

Type of Parcel Line	Residential Use	Detached Suite Use	Other Residential Accessory Use
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 0.1 ha
- (ii) Parcels serviced by a community water system only: 0.2 ha
- (iii) Parcels not serviced by a community water system: 1 ha

9. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 29: Site-Specific Regulations Permitted in the R-2 Zone

Electoral Area	Site-Specific Regulation
A	<p><u>2524 & 2528 Mill Bay Road &</u> PID: 032-165-307 Legal Description: LOT A, DISTRICT LOT 18, MALAHAT DISTRICT, PLAN EPP133046 PID: 032-165-315 Legal Description: LOT B, DISTRICT LOTS 18 AND 47, MALAHAT DISTRICT, PLAN EPP133046 Principal Permitted Uses: Notwithstanding Subsection 8.8.1 - Principal Permitted Uses, the following principal uses and no others are permitted: <ul style="list-style-type: none"> ▪ Dwelling, single detached Accessory Permitted Uses: Notwithstanding Subsection 8.8.2 - Accessory Permitted Uses, the following principal uses and no others are permitted: <ul style="list-style-type: none"> ▪ Day care ▪ Home-based business ▪ Suite, attached Subdivision Regulations: <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 8.8.8 - Subdivision Regulations, the minimum parcel size is 700 m², provided each parcel is serviced by both a community water system and a community sewer system. </p>

8.9. R-3 Residential 3 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Cluster development
- (b) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Backyard hen and beekeeping
- (b) Bed and breakfast
- (c) Home-based business
- (d) Suite, attached

3. Conditions of Use

- (a) The minimum parcel size for a single detached dwelling is 667 m².
- (b) An attached suite is permitted accessory to a single residential dwelling on parcels that are not part of a cluster development.
- (c) The density of dwellings in a cluster development may be increased to a maximum of 30 units per hectare provided that the required protected open space is achieved, based on the entire area of the site prior to subdivision, as follows:

Table 30: Required Protected Open Space and Maximum Density in the R-3 Zone

Required Open Space	Maximum Density of Dwellings
30%	20 units per hectare
40%	25 units per hectare
50%	30 units per hectare

- (i) Open space shall be protected by a conservation covenant under Section 219 of the *Land Title Act*, at the discretion of the CVRD.
- (ii) Where present, natural features such as watercourses and environmentally sensitive areas shall be preserved as open space and formally protected.
- (iii) Open space shall include a landscape buffer with a minimum width of 5 m along all parcel lines abutting a highway, excluding the portion required for a driveway.

4. Maximum Density

- (a) Maximum permitted density for cluster development: 30 units per hectare
- (b) Maximum permitted density for single detached dwellings:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 30%

6. Building Height

(a) Maximum permitted height:

- (i) Principal buildings and structures: 10 m
- (ii) Accessory buildings and structures: 4.5 m

7. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 31: Minimum Setbacks for the R-3 Zone

Type of Parcel Line	Principal Single Detached Dwelling	Principal Cluster Dwelling	Accessory Residential Use
Front	6 m	4.5 m	4.5 m
Interior Side	1.5 m	3 m	1.5 m
Exterior Side	4 m	4.5 m	4.5 m
Rear	6 m	4.5 m	3 m
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	30 m	30 m	30 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 667 m²
- (ii) Parcels not serviced by a community water system and a community sewer system: 1 ha

8.10. R-4 Residential 4 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached
- (b) Manufactured home park

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Home-based business
- (d) Accessory to a manufactured home park only:
 - (i) Common storage area
 - (ii) Community service facility

3. Conditions of Use

- (a) Unless otherwise specified in the R-4 Zone, all manufactured home parks shall comply with the regulations set out in PART 14 | Manufactured Home Parks of this Bylaw.
- (b) Within a manufactured home park, the minimum area of a community service facility is 1,000 m².

4. Maximum Density

- (a) Maximum permitted density: 15 units per hectare of single detached dwellings and manufactured homes, combined
- (b) Maximum permitted density for single detached dwellings: 1 single residential dwelling per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 45%
- (b) Maximum parcel coverage: 35%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 7.5 m
 - (ii) Accessory buildings and structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 32: Minimum Setbacks for the R-4 Zone

Type of Parcel Line	All Buildings & Structures
Front	7.5 m

Type of Parcel Line	All Buildings & Structures
Interior Side	4.5 m
Exterior Side	4.5 m
Rear	4.5 m
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	15 m
Adjacent to the Trans-Canada Highway	7.5 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 2 ha, including strata plans
- (ii) Parcels that are not serviced by a community water system and a community sewer system cannot be subdivided.

8.11. R-5 Residential 5 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Manufactured home park

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Common storage area
- (c) Community service facility
- (d) Day care
- (e) Dwelling, single detached
- (f) Home-based business

3. Conditions of Use

- (a) Unless otherwise specified in the R-5 Zone, all manufactured home parks shall comply with the regulations set out in PART 14 | Manufactured Home Parks of this Bylaw.

4. Maximum Density

- (a) Maximum density: 15 units per hectare
- (b) Maximum permitted density for single detached dwellings: 1 single residential dwelling per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 45%
- (b) Maximum parcel coverage: 35%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 7.5 m
 - (ii) Accessory buildings and structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 33: Minimum Setbacks for the R-5 Zone

Type of Parcel Line	All Buildings & Structures
Front	7.5 m
Interior Side	4.5 m
Exterior Side	4.5 m
Rear	4.5 m

Type of Parcel Line	All Buildings & Structures
Adjacent to ALR Boundary (setback is measured from the ALR boundary on the adjacent property)	15 m
Adjacent to the Trans-Canada Highway	7.5 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by a community water system: 2 ha
- (ii) Parcels that are not serviced by a community water system cannot be subdivided.

8.12. Multi-Unit Residential – Summary of Permitted Uses

Table 34: Multi-Unit Residential Zones Permitted Uses Summary

	RM-1 Multi-Unit Residential 1	RM-2 Multi-Unit Residential 2	RM-3 Multi-Unit Residential 3
Principal Permitted Uses			
Building, mixed-use	✓	✓	✓
Dwelling, duplex	✓	✓	
Dwelling, multi-unit	✓	✓	✓
Dwelling, single detached	✓		
Accessory Permitted Uses			
Bed and breakfast	✓	✓	✓
Commercial use, neighbourhood	✓	✓	✓
Community service facility	✓	✓	✓
Day care	✓	✓	✓
Home-based business	✓	✓	✓
Suite, attached	✓	✓	

8.13. RM-1 Multi-Unit Residential 1 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Building, mixed-use
- (b) Dwelling, single detached
- (c) Dwelling, duplex
- (d) Dwelling, multi-unit

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Home-based business
- (d) Accessory to a single detached dwelling only:
 - (i) Suite, attached
- (e) Accessory to a multi-unit dwelling only:
 - (i) Community service facility
- (f) Accessory to a mixed-use building only:
 - (i) Commercial use, neighbourhood

3. Conditions of Use

- (a) Mixed-use buildings:
 - (i) Commercial uses are permitted on the ground floor only.
 - (ii) Principal entrances for commercial uses shall face a highway.
- (b) Residential uses within a mixed-use building:
 - (i) Each dwelling unit shall have a private entrance on the ground floor, oriented toward a highway, distinct from any commercial use.
 - (ii) Each dwelling unit shall be provided with a minimum private outdoor amenity area of 6 m².
- (c) Multi-unit dwelling:
 - (i) Each dwelling unit shall have a private exterior entrance on the ground floor, oriented towards a highway.
 - (ii) Each dwelling unit shall be provided with a minimum private outdoor amenity area of 6 m².
- (d) Mixed-use buildings and multi-unit dwellings:
 - (i) All parking, loading, or garbage collection facilities shall be located behind or to the side of the principal building and shall not be located between the front or exterior side parcel line and a highway.
 - (ii) No parking, loading, or garbage collection facilities shall be located within 1.5 m of any parcel line.
 - (iii) A minimum of 50% of the required off-street parking spaces shall be covered.

- (iv) A common outdoor amenity area shall be provided with a minimum size of 400 m² or 10% of the parcel area, whichever is greater, which is exclusive of the minimum private outdoor amenity area for each unit.

4. Maximum Density

- (a) Single detached dwellings and duplexes:
 - (i) 1 single detached dwelling or 1 duplex dwelling permitted per parcel
 - (ii) 1 attached suite permitted per dwelling unit
- (b) Multi-unit dwellings and mixed-use buildings:
 - (i) Minimum permitted density: 25 units per hectare
 - (ii) Maximum permitted density: 50 units per hectare

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Single detached dwelling and duplex principal uses:
 - (i) Maximum impervious surface coverage: 45%
 - (ii) Maximum parcel coverage: 35%
- (b) Multi-unit dwelling and mixed-use building principal uses:
 - (i) Maximum impervious surface coverage: 50%
 - (ii) Maximum parcel coverage: 45%

6. Building Height

- (a) Maximum permitted height of principal buildings and structures:
 - (i) Mixed-use building: 12 m
 - (ii) Multi-unit dwelling: 12 m
 - (iii) Duplex dwelling: 7.5 m
 - (iv) Single detached dwelling: 7.5 m
- (b) Maximum permitted height of accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 35: Minimum Setbacks for the RM-1 Zone

Type of Parcel Line	Principal & Accessory Use
Front	7.5 m
Interior Side	3.5 m
Exterior Side	4.5 m
Rear	7.5 m

8. Subdivision Regulations

(a) Minimum parcel size: Per Table 36:

Table 36: Minimum Parcel Sizes in the RM-1 Zone

Level of Services Connected to the Parcel	Single Detached Dwelling Use	Duplex Use	Mixed-Use Building & Multi-Unit Dwelling Uses
Community Water System + Community Sewer System	900 m ²	900 m ²	2,000 m ²
Community Water System Only	2,000 m ²	2,000 m ²	-
No Community Water System	1 ha	-	-

9. Servicing Requirements

(a) The following servicing requirements apply as a condition of use:

Table 37: Servicing Requirements in the RM-1 Zone

Level of Services Connected to the Parcel	Single Detached Dwelling Use	Duplex Use	Mixed-Use Building & Multi-Unit Dwelling Uses
Community Water System + Community Sewer System	Permitted	Permitted	Permitted
Community Water System Only	Permitted	Permitted	Prohibited
No Community Water System	Permitted	Prohibited	Prohibited

10. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 38: Site-Specific Regulations Permitted in the RM-1 Zone

Electoral Area	Site-Specific Regulation
D	<p><u>1838 Cowichan Bay Road – The Cannery</u></p> <p>Legal Description: STRATA PLAN OF LOT A, SECTION 7, RANGE 4, COWICHAN DISTRICT, PLAN EPP37048</p> <p>Site-Specific Regulations:</p> <p>Notwithstanding the regulations of the RM-1 Zone, the following regulations apply:</p> <ul style="list-style-type: none"> ▪ The maximum number of dwelling units is 25. ▪ Attached and detached suites are not permitted. ▪ The minimum parcel size is 0.4 ha if serviced by both a community water system and a community sewer system. Unserviced parcels are not eligible for subdivision. ▪ Impervious surface coverage shall not exceed 40%, of which a maximum of 30% may be parcel coverage.

8.14. RM-2 Multi-Unit Residential 2 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Building, mixed-use
- (b) Dwelling, duplex
- (c) Dwelling, multi-unit

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Home-based business
- (d) Accessory to a multi-unit dwelling only:
 - (i) Community service facility
- (e) Accessory to a mixed-use building only:
 - (i) Commercial use, neighbourhood
- (f) Accessory to a duplex only:
 - (i) Suite, attached

3. Conditions of Use

- (a) Mixed-use buildings:
 - (i) Commercial uses are permitted on the ground floor only.
 - (ii) Principal entrances for commercial uses shall face a highway.
- (b) Residential uses within a mixed-use building:
 - (i) Each dwelling unit located on the ground floor shall have a private entrance on the ground floor, distinct from any commercial use.
 - (ii) Each dwelling unit located above the ground floor shall have access to a separate entrance, or shared lobby, distinct from any commercial use.
 - (iii) Each dwelling unit shall be provided with a minimum private outdoor amenity area of 6 m².
- (c) Multi-unit dwelling:
 - (i) Each dwelling unit located on the ground floor shall have a private entrance on the ground floor.
 - (ii) Each dwelling unit shall be provided with a minimum private outdoor amenity area of 6 m².
- (d) Mixed-use buildings and multi-unit dwellings:
 - (i) All parking, loading, or garbage collection facilities shall be located behind or to the side of the principal building and shall not be located between the front or exterior side parcel line and a highway.
 - (ii) No parking, loading, or garbage collection facilities shall be located within 1.5 m of any parcel line.

- (iii) A minimum of 50% of the required off-street parking spaces shall be covered.
- (iv) A common outdoor amenity area shall be provided with a minimum size of 400 m² or 10% of the parcel area, whichever is greater, which is exclusive of the minimum private outdoor amenity area for each unit.

4. Maximum Density

- (a) Duplex dwellings:
 - (i) Maximum permitted density: 40 dwelling units per hectare, plus suites
 - (ii) 1 attached suite permitted per dwelling unit
- (b) Mixed-use buildings and multi-unit dwellings:
 - (i) Minimum permitted density: 40 dwelling units per hectare
 - (ii) Maximum permitted density: 60 dwelling units per hectare
 - (iii) Maximum FAR: 1.5

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Duplex principal uses:
 - (i) Maximum impervious surface coverage: 45%
 - (ii) Maximum parcel coverage: 40%.
- (b) Mixed-use building and multi-unit dwelling principal uses:
 - (i) Maximum impervious surface coverage: 55%
 - (ii) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height of principal buildings and structures:
 - (i) Mixed-use building: 15 m or 4 storeys, whichever is less
 - (ii) Multi-unit dwelling: 15 m or 4 storeys, whichever is less
 - (iii) Duplex dwelling: 12 m
- (b) Maximum permitted height of accessory buildings and structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 39: Minimum Setbacks for the RM-2 Zone

Type of Parcel Line	Residential & Accessory Use
Front	4.5 m
Interior Side	1.5 m
Exterior Side	4.5 m
Rear	6 m
From Watercourse or Lakeshore	15 m from any line that is identified as a streamside protection and enhancement area

Type of Parcel Line	Residential & Accessory Use
Cowichan Lakefront Setback	Notwithstanding Section 5.7 - Parcels Containing a Watercourse of this Bylaw, the setback line from the natural boundary of Cowichan Lake is 15 m or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater PLUS an additional 7.5 m or 12.5% of the average parcel depth, measured between the basic lakefront setback line and the front parcel line, whichever is greater

8. Subdivision Regulations

(a) Minimum parcel size: per Table 40:

Table 40: Minimum Parcel Sizes in the RM-2 Zone

Level of Services Connected to the Parcel	Duplex Use	Mixed-Use Building & Multi-Unit Dwelling Use
Community Water System + Community Sewer System	600 m ²	2,000 m ²
Community Water System Only	2,000 m ²	-
No Community Water System	-	-

9. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 41: Site-Specific Regulations Permitted in the RM-2 Zone

Electoral Area	Site-Specific Regulation
A	<p><u>2740 & 2746 Barry Road</u> PID: 009-488-286 Legal Description: PARCEL B (DD 74982I) OF SECTION 2 RANGE 8 SHAWNIGAN DISTRICT EXCEPT THOSE PARTS IN PLANS 7124, 15016, VIP53899 AND VIP69873 Accessory Permitted Uses: Notwithstanding Subsection 8.14.2 - Accessory Permitted Uses, the only permitted accessory uses are:</p> <ul style="list-style-type: none"> ▪ Artist studio ▪ Bakery ▪ Coffee shop, restaurant ▪ Day care ▪ Office ▪ Personal service use ▪ Retail <p>Maximum Density:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 8.14.4 - Maximum Density, up to 35 dwelling units per hectare is permitted.

8.15. RM-3 Multi-Unit Residential 3 Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Building, mixed-use
- (b) Dwelling, multi-unit

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling or duplex only:
 - (i) Bed and breakfast
 - (ii) Day care
 - (iii) Home-based business
- (b) Accessory to multi-unit dwellings only:
 - (i) Community service facility
- (c) Accessory to a mixed-use building only:
 - (i) Commercial use, neighbourhood

3. Conditions of Use

- (a) Mixed-use buildings:
 - (i) Commercial uses are permitted on the ground floor only.
 - (ii) Principal entrances for commercial uses shall face a highway.
 - (iii) A common outdoor amenity area shall be provided with a minimum size of 400 m² or 10% of the parcel area, whichever is greater, which is exclusive of the minimum private outdoor amenity area for each unit.
- (b) Residential uses within a mixed-use building:
 - (i) Each dwelling unit located on the ground floor shall have a private entrance on the ground floor, distinct from any commercial use.
 - (ii) Each dwelling unit located above the ground floor shall have access to a separate entrance, or shared lobby, distinct from any commercial use.
 - (iii) Each dwelling unit shall be provided with a minimum private outdoor amenity area of 6 m².
- (c) Multi-unit dwelling:
 - (i) Each dwelling unit located on the ground floor shall have a private entrance on the ground floor.
 - (ii) Each dwelling unit shall be provided with a minimum private outdoor amenity area of 6 m².
 - (iii) A common outdoor amenity area shall be provided with a minimum size of 400 m² or 10% of the parcel area, whichever is greater, which is exclusive of the minimum private outdoor amenity area for each unit.

4. Maximum Density

- (a) Multi-unit dwellings and mixed-use buildings:
 - (i) Minimum permitted density: 60 units per hectare
 - (ii) Maximum permitted density: 100 units per hectare
 - (iii) Maximum FAR: 2.25

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 55%
- (b) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height of principal buildings and structures:
 - (i) Mixed-use building: 16 m or 4 storeys, whichever is less
 - (ii) Multi-unit dwelling: 16 m or 4 storeys, whichever is less
- (b) Maximum permitted height of accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 42: Minimum Setbacks for the RM-3 Zone

Type of Parcel Line	Residential & Accessory Use
Front	4.5 m
Interior Side	1.5 m
Exterior Side	4.5 m
Rear	6 m
From Watercourse or Lakeshore	15 m from any line that is identified as a streamside protection and enhancement area
Cowichan Lakefront Setback	Notwithstanding Section 5.7 - Parcels Containing a Watercourse of this Bylaw, the setback line from the natural boundary of Cowichan Lake is 15 m or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater PLUS an additional 7.5 m or 12.5% of the average parcel depth, measured between the basic lakefront setback line and the front parcel line, whichever is greater

8. Subdivision Regulations

- (a) Minimum parcel size: Per Table 43:

Table 43: Minimum Parcel Sizes in the RM-3 Zone

Level of Services Connected to the Parcel	Mixed-Use Building & Multi-Unit Dwelling Use
Community Water System + Community Sewer System	2,000 m ²
Community Water System Only	-

Level of Services Connected to the Parcel	Mixed-Use Building & Multi-Unit Dwelling Use
No Community Water System	-

PART 9 | Commercial Zones

9.1. Summary of Permitted Uses

Table 44: Commercial Zones Permitted Uses Summary

	C-1 Village Commercial	C-2 General Commercial	C-3 Service Commercial	C-4 Mixed Commercial	C-5 Tourist Commercial
Principal Permitted Uses					
Assembly use	✓	✓	✓	✓	✓
Building, mixed-use	✓	✓	✓	✓	
Campground					✓
Commercial use, general		✓			
Commercial use, mixed				✓	
Commercial use, neighbourhood	✓	✓			
Commercial use, service			✓		
Cultural facility		✓		✓	✓
Industrial use, light				✓	
Institutional use	✓	✓	✓	✓	
Marina, land-based					✓
Repair services		✓		✓	
Restaurant					✓
Temporary accommodation	✓				✓
Accessory Permitted Uses					
Artist studio					✓
Dwelling, single detached				✓	✓
Food truck	✓	✓	✓	✓	✓
Home-based business	✓	✓	✓	✓	
Office					✓
Personal service use					✓
Pub or lounge					✓
Retail sales					✓
Storage, outdoor		✓	✓	✓	
Suite, caretaker					✓

9.2. C-1 Village Commercial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Building, mixed-use
- (c) Commercial use, neighbourhood
- (d) Institutional use
- (e) Temporary accommodation

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Food truck
- (b) Home-based business

3. Conditions of Use

- (a) Commercial uses shall have principal entrances on the frontage of the building.
- (b) Each dwelling unit in a mixed-use building shall have access to a separate entrance, or shared lobby, distinct from the non-residential uses.
- (c) All parking, loading, or garbage collection facilities shall be located behind or to the side of the front and exterior side building line and shall not be permitted between the front or exterior side building line and a highway.
- (d) No parking, loading, or garbage collection facilities shall be located within 1.5 m of any parcel line.
- (e) A minimum of 50% of the required off-street parking spaces shall be covered.
- (f) Any temporary accommodation having 3 or more temporary accommodation units, shall be connected to a community water system and shall be connected to a community sewer system where one is available.
- (g) All buildings with plumbing shall be connected to a community water system and shall also be connected to a community sewer system where one is available.
- (h) Each dwelling unit within a mixed-use building shall have a minimum private outdoor amenity area of 6 m².
- (i) In addition to the principal permitted uses in Subsection 9.2.1 - Principal Permitted Uses, a single detached dwelling that was a legally conforming use prior to the date of adoption of this Bylaw continues to be a legally conforming use with respect to this Bylaw.

4. Maximum Density

- (a) Minimum FAR: 0.5
- (b) Maximum FAR: 1.5
- (c) Maximum number of temporary accommodation units: 100 units per hectare

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 12 m or 4 storeys, whichever is less
 - (ii) Accessory buildings and structures: 7.5 m
- (b) Electoral Area A only: Notwithstanding Subsection 9.2.6(a)(i), the maximum permitted height of all principal buildings and structures located on the east side of the Trans-Canada Highway is 7.5 m.

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 45: Minimum Setbacks for the C-1 Zone

Type of Parcel Line	Principal & Accessory Uses
Front	6 m
Interior Side	3 m
Exterior Side	4.5 m
Rear	3 m
Adjacent to ALR	15 m

- (b) Notwithstanding Subsection 9.2.7(a), the minimum front parcel line setback may be reduced to 4.5 m to permit structures associated with a publicly accessible patio and/or outdoor seating area accessory to a principal use.

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by both a community water system and a community sewer system: 0.2 ha
 - (ii) Parcels serviced by a community water system only: 0.5 ha
 - (iii) Parcels that are not serviced by a community water system cannot be subdivided.

9. Landscaping and Landscape Screening and Buffering

- (a) Landscape areas shall be planted and maintained with trees, shrubs, and grasses, subject to the requirements of Section 4.23 - Landscaping.
- (b) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 46: Site-Specific Regulations Permitted in the C-1 Zone

Electoral Area	Site-Specific Regulation
A	<p><u>855 Shawnigan-Mill Bay Road</u> PID: 000-278-122 Legal Description: LOT A, SECTION 4, RANGE 8, SHAWNIGAN DISTRICT, PLAN 34171 EXCEPT PART IN PLAN VIP51973 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Cannabis retail store
B	<p><u>Shawnigan Garage – 2760 Shawnigan Lake Road</u> PID: 030-445-973 Legal Description: LOT 1 SECTION 2 RANGE 4 SHAWNIGAN DISTRICT PLAN EPP81359 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Gas station
D	<p><u>5203 Koksilah Frontage Road</u> PID: 004-170-687 Legal Description: LOTS 5 AND 6, BLOCK 4, SECTION 12, RANGE 7, QUAMICHAN DISTRICT, PLAN VIP 77750 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Motor vehicle sales, including accessory outdoor storage of motor vehicles
D	<p><u>5189 Koksilah Frontage Road</u> PID: 032-292-163 Legal Description: LOT A BLOCK 3 SECTION 12 RANGE 7 QUAMICHAN DISTRICT PLAN EPP136536 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Liquor retail sales <p>Setbacks:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 9.2.7 - Setbacks, the minimum interior side parcel line setback for liquor retail sales is 2 m.
D	<p><u>1530 & 1540 Cowichan Bay Road</u> PID: 000-152-412 Legal Description: LOT A, SECTION 4, RANGE 5, COWICHAN DISTRICT, PLAN 32481 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Manufactured home park

Electoral Area	Site-Specific Regulation
G	<p><u>10519 Knight Road</u> PID: 001-941-739 Legal Description: LOT A SECTION 3 OYSTER DISTRICT COMPOSITE PLAN 2512 EXCEPT PARTS IN PLANS 6635, 10278, 24222, 25586, 30203, 30204, 30299 AND 32678 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 9.2.1 - Principal Permitted Uses, the following are the only principal uses permitted on the parcel: <ul style="list-style-type: none"> ○ Pub, neighbourhood ○ Restaurant ▪ Notwithstanding Subsection 9.2.2 - Accessory Permitted Uses, the following are the only principal uses permitted on the parcel: <ul style="list-style-type: none"> ○ 1 single detached dwelling or 1 suite per parcel located on the second storey of a commercial building ▪ Notwithstanding Subsection 9.2.4 - Maximum Density, a maximum of 1 single detached dwelling and 1 suite within a commercial building is permitted. ▪ Notwithstanding Subsection 9.2.8 - Subdivision Regulations, minimum parcel size: <ul style="list-style-type: none"> ○ Parcels serviced by a community water system: 0.4 ha ○ Parcels not serviced by a community water system: 1 ha
I	<p><u>9460, 9462, & 9466 Creekside Drive</u> PID: 026-254-255 Legal Description: LOT 78 BLOCK 118 COWICHAN LAKE DISTRICT PLAN VIP78640 Prohibited Use:</p> <ul style="list-style-type: none"> ▪ Institutional use

9.3. C-2 General Commercial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Building, mixed-use
- (c) Commercial use, general
- (d) Commercial use, neighbourhood
- (e) Cultural facility
- (f) Institutional use
- (g) Repair services

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Food truck
- (b) Home-based business
- (c) Storage, outdoor

3. Conditions of Use

- (a) Outdoor storage is permitted as an accessory use to a nursery and the retail sales of agricultural and gardening supplies only.
- (b) Within a mixed-use building, all dwelling units shall:
 - (i) Be located above the first storey.
 - (ii) Have access to a separate entrance, or shared lobby, distinct from the non-residential uses.
 - (iii) Have a minimum private outdoor amenity area of 6 m².
- (c) Non-residential uses shall provide principal entrances on the frontage of the building.
- (d) All parking, loading, or garbage collection facilities shall be located behind or to the side of the front and exterior side building line and are not permitted between the front or exterior side building line and a highway.
- (e) No parking, loading, or garbage collection facilities shall be located within 1.5 m of any parcel line.
- (f) All buildings with plumbing shall be connected to a community water system and shall be connected to a community sewer system where one is available.

4. Maximum Density

- (a) Maximum FAR: 1.0

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
- (i) Principal buildings and structures: 8 m or 2 storeys, whichever is less
 - (ii) Accessory buildings and structures: 4.5 m
- (b) Electoral Area A only: Notwithstanding Subsection 9.3.6(a)(i), the maximum permitted height of all principal buildings and structures located on the east side of the Trans-Canada Highway is 7.5 m.

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 47: Minimum Setbacks for the C-2 Zone

Type of Parcel Line	Principal Use	Accessory Use
Front	6 m	6 m
Interior Side	3.5 m	3.5 m
Exterior Side	6 m	6 m
Rear	7.5 m	7.5 m
Adjacent to ALR	15 m	15 m

8. Subdivision Regulations

- (a) Minimum parcel size:
- (i) Parcels serviced by both a community water system and a community sewer system: 0.6 ha
 - (ii) Parcels serviced by a community water system only: 1 ha

9. Landscape Screening and Buffering

- (a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 48: Site-Specific Regulations Permitted in the C-2 Zone

Electoral Area	Site-Specific Regulation
A	<p>805 Deloume Road PID: 027-594-599 Legal Description: LOT A SECTION 2 RANGE 9 SHAWNIGAN DISTRICT PLAN VIP85506 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Gas station <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Car wash

Electoral Area	Site-Specific Regulation
A	<p><u>828 & 830 Deloume Road</u> PID: 017-913-896 Legal Description: LOT B, SECTIONS 1 AND 2 RANGES 8 AND 9, SHAWNIGAN DISTRICT, PLAN VIP54860 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Gas station <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Car wash
B	<p><u>1770 Shawnigan-Mill Bay Road</u> PID: 004-664-531 Legal Description: LOT 1, SECTION 2, RANGE 4, SHAWNIGAN DISTRICT, PLAN 12836, EXCEPT PART IN PLAN 1676 RW Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Retail sales of cannabis (1 store only per parcel)
D	<p><u>5301 Chaster Road (stratified business park)</u> Development Regulations:</p> <ul style="list-style-type: none"> ▪ All principal permitted uses must take place within a wholly enclosed building. ▪ Exterior storage shall not exceed 10% of the total gross non-residential floor area. ▪ Notwithstanding Subsection 9.3.8 – Subdivision Regulations, all parcels, regardless of size, are required to be serviced by a community water and a community sewer system.

Electoral Area	Site-Specific Regulation
F	<p><u>7105 Cowichan Lake Road</u> PID: 012-490-971 Legal Description: LOT 8, BLOCK 29, COWICHAN LAKE DISTRICT, PLAN 47390 Site-Specific Regulations: Notwithstanding the regulations of Section 9.3 - C-2 General Commercial Zone, only the following apply:</p> <ul style="list-style-type: none"> ▪ The only principal permitted uses include: <ul style="list-style-type: none"> ○ Dwelling, single detached, which may be attached to or above the store unit ○ Retail sales ▪ A maximum of 1 single residential dwelling is permitted. ▪ Minimum setback from all parcel lines: 4.5 m ▪ The minimum setback for interior side parcel lines shall not apply to parcels under a registered plan where there is a common wall shared with 2 or more parcels within a building. ▪ The maximum permitted height of all principal buildings and structures 10 m. ▪ The maximum parcel coverage shall not exceed 50% for all buildings and structures. ▪ Minimum parcel size: <ul style="list-style-type: none"> ○ Parcels serviced by both a community water system and a community sewer system: 0.1 ha ○ Parcels serviced by a community water system only: 0.3 ha ○ Parcels not serviced by both a community water system and a community sewer system: 1 ha

Electoral Area	Site-Specific Regulation
G	<p><u>Chemainus Road Strata</u> PID: 028-409-248 Legal Description: LOT 2 DISTRICT LOT 31 OYSTER DISTRICT PLAN VIP88492, EXCEPT PHASES ONE AND TWO STRATA PLAN EPS3701 PID: 032-016-531 Legal Description: STRATA LOT 4 DISTRICT LOT 31 OYSTER DISTRICT STRATA PLAN EPS3701 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 030-980-542 Legal Description: STRATA LOT 3 DISTRICT LOT 31 OYSTER DISTRICT STRATA PLAN EPS3701 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V Subdivision Regulations:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 9.3.8 – Subdivision Regulations, the minimum parcel size is 220 m² and must be connected to a community water system. <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ A maximum of 20 parcels that are 220 m² is permitted, applicable to all the above-noted parcels combined. ▪ Outdoor storage is not permitted. <p>Setbacks:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 9.3.7 - Setbacks, the following minimum setbacks for principal and accessory structures apply: <ul style="list-style-type: none"> ○ Front parcel line: 3 m ○ Interior side parcel line: 1 m ○ Exterior side parcel line: 1 m ○ Rear parcel line: 4.5 m
H	<p><u>13627 Cedar Road</u> PID: 003-104-818 Legal Description: LOT 1, SECTION 5, OYSTER DISTRICT, PLAN 23406 Principal Permitted Use:</p> <ul style="list-style-type: none"> ▪ Gas station <p>Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Dwelling, single residential ▪ Suite, attached <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ A maximum of 1 single detached dwelling is permitted. ▪ A maximum of 1 attached suite is permitted. ▪ No portion of the first storey of a commercial building shall be used for residential purposes, except in the case of a separate residential entrance or separate residential dwelling.

9.4. C-3 Service Commercial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Building, mixed-use
- (c) Commercial use, service
- (d) Institutional use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Food truck
- (b) Home-based business
- (c) Storage, outdoor

3. Conditions of Use

- (a) Outdoor storage shall:
 - (i) Not exceed 10% of the total gross floor area of the principal use of the commercial unit.
 - (ii) Be located behind or to the side of the front and exterior side building line.
- (b) Within a mixed-use building, all dwelling units shall:
 - (i) Be located above the first storey.
 - (ii) Have access to a separate entrance, or shared lobby, distinct from the non-residential uses.
 - (iii) Have a minimum private outdoor amenity area of 6 m².
- (c) Non-residential uses shall have principal entrances on the frontage of the building.
- (d) All parking, loading, or garbage collection facilities shall be located behind or to the side of the front and exterior side building line and shall not be permitted between the front or exterior side building line and a highway.
- (e) No parking, loading, garbage collection facilities, and outdoor storage shall be located within 1.5 m of any parcel line.
- (f) All buildings with plumbing shall be connected to a community water system and shall be connected to a community sewer system where one is available.
- (g) In addition to the principal permitted uses in Subsection 9.4.1 - Principal Permitted Uses, a single detached dwelling that was a legally conforming use prior to adoption of this Bylaw continues to be a legally conforming use with respect to this Bylaw.

4. Maximum Density

- (a) Maximum FAR: 1.0
- (b) In addition to the FAR requirements in Subsection 9.4.4(a), the following maximum residential density shall apply. All dwelling units are included in the calculation of FAR.
 - (i) 1 dwelling unit is permitted per parcel.
 - (ii) For parcels greater than 0.4 ha that are serviced by a community water system, 1 additional dwelling unit per 0.4 ha is permitted.

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 8 m or 2 storeys, whichever is less
 - (ii) Accessory buildings and structures: 4.5 m
- (b) Electoral Area A only: Notwithstanding Subsection 9.4.6(a)(i), the maximum permitted height of all principal buildings and structures located on the east side of the Trans-Canada Highway is 7.5 m.

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 49: Minimum Setbacks for the C-3 Zone

Type of Parcel Line	Principal Use	Accessory Use
Front	5 m	5 m
Interior Side	4.5 m	4.5 m
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Adjacent to ALR	15 m	15 m

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by a community water system: 0.2 ha
 - (ii) Parcels not serviced by a community water system: 1 ha

9. Landscape Screening and Buffering

- (a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

9.5. C-4 Mixed Commercial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Building, mixed-use
- (c) Commercial use, mixed
- (d) Cultural facility
- (e) Industrial use, light
- (f) Institutional use
- (g) Repair services

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached
- (b) Food truck
- (c) Home-based business
- (d) Storage, outdoor

3. Conditions of Use

- (a) Outdoor storage shall:
 - (i) Not exceed 10% of the total gross floor area of the principal use of the commercial unit.
 - (ii) Be located behind or to the side of the front and exterior side building line.
- (b) Within a mixed-use building, all dwelling units shall:
 - (i) Have access to a separate entrance, or shared lobby, distinct from the non-residential uses.
 - (ii) Have a minimum private outdoor amenity area of 6 m².
- (c) Non-residential uses shall provide principal entrances on the frontage of the building.
- (d) All parking, loading, or garbage collection facilities shall be located behind or to the side of the front and exterior side building line and shall not be permitted between the front or exterior side building line and a highway.
- (e) No parking, loading, garbage collection facilities, and outdoor storage shall be located within 1.5 m of any parcel line.
- (f) All buildings with plumbing shall be connected to a community water system and shall be connected to a community sewer system where one is available.

4. Maximum Density

- (a) Minimum FAR: 0.25
- (b) Maximum FAR: 1.0

- (c) In addition to the FAR requirements in Subsection 9.5.4(b), the following maximum residential density shall apply. All dwelling units are included in the calculation of FAR:
 - (i) 1 dwelling unit is permitted per parcel. This may be 1 single detached dwelling or 1 dwelling unit within a mixed-use building.
 - (ii) For parcels greater than 0.4 ha that are serviced by a community water system, 1 additional dwelling unit per 0.4 ha is permitted.
 - (iii) A maximum of 1 single detached dwelling is permitted per parcel.

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 12 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 50: Minimum Setbacks for the C-4 Zone

Type of Parcel Line	Principal & Accessory Uses
Front	6 m
Interior Side	3 m
Exterior Side	4.5 m
Rear	4.5 m
Adjacent to ALR	15 m

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by both a community water system and a community sewer system: 0.6 ha
 - (ii) Parcels serviced by a community water system only: 0.8 ha
 - (iii) Parcels not serviced by a community water system: 2 ha

9. Landscape Screening and Buffering

- (a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 51: Site-Specific Regulations Permitted in the C-4 Zone

Electoral Area	Site-Specific Regulation
D	<p><u>4831 Trans-Canada Highway</u> PID: 005-849-098 Legal Description: LOT 17, SECTION 8, RANGE 1, COWICHAN DISTRICT, PLAN 6495 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Warehouse <p>Prohibited Uses:</p> <ul style="list-style-type: none"> ▪ Auction ▪ Building supply sales ▪ Wholesale sales
D	<p><u>4715 Trans-Canada Highway</u> PID: 005-376-289 Legal Description: LOT 1, SECTION 6, RANGE 2, COWICHAN DISTRICT, PLAN 9697, EXCEPT PART IN PLAN 2844 RW Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Retail sales, cannabis (1 store only per parcel) <p>Maximum Density:</p> <ul style="list-style-type: none"> ▪ 2 dwelling units per parcel accessory to a principal permitted use for parcels not served by a community water system are permitted. ▪ 1 dwelling per 0.4 ha accessory to a principal permitted use for parcels serviced by a community water system is permitted.
D	<p><u>4705 Trans-Canada Highway</u> PID: 003-644-936 Legal Description: LOT 1, SECTION 6, RANGE 2, COWICHAN DISTRICT, PLAN 19918, EXCEPT PART IN PLAN 29764 Maximum Density:</p> <ul style="list-style-type: none"> ▪ 2 dwelling units per parcel accessory to a principal permitted use for parcels not served by a community water system are permitted. ▪ 1 dwelling per 0.4 ha accessory to a principal permitted use for parcels serviced by a community water system is permitted.
F	<p><u>9376 & 9344 South Shore Road</u> PID: 027-273-377 Legal Description: LOT A OF BLOCK 157 COWICHAN LAKE DISTRICT AND SECTIONS 31 AND 39 RENFREW DISTRICT PLAN VIP83937 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Equipment services ▪ Storage, outdoor

9.6. C-5 Tourist Commercial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Campground
- (c) Cultural facility
- (d) Marina, land-based
- (e) Restaurant
- (f) Temporary accommodation

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Artist studio
- (b) Dwelling, single detached
- (c) Food truck
- (d) Office
- (e) Personal service use
- (f) Pub or lounge
- (g) Retail sales
- (h) Suite, caretaker

3. Conditions of Use

- (a) The maximum gross floor area of all retail sales is 200 m².
- (b) The maximum footprint of a single residential dwelling is 225 m².
- (c) Caretaker suites are permitted as follows:
 - (i) As an accessory use to temporary accommodation and campground.
 - (ii) The maximum combined gross floor area of all caretaker suites is 150 m².
- (d) An accessory office does not include a financial institution or medical service.
- (e) A pub is permitted accessory to land-based marina use only.
- (f) A campground is permitted on parcels with a minimum parcel size of 1 ha or greater, and is subject to the regulations in Section 4.7 - Campsite Standards.

4. Maximum Density

- (a) Maximum permitted density:
 - (i) Temporary accommodation units: 115 units per hectare
 - (ii) 2 caretaker suites per parcel
 - (iii) 1 single detached dwelling per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m
- (b) Electoral Area A only: Notwithstanding Subsection 9.6.6(a)(i), the maximum permitted height of all principal buildings and structures located on the east side of the Trans-Canada Highway is 7.5 m.

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 52: Minimum Setbacks for the C-5 Zone

Type of Parcel Line	Principal & Accessory Uses	All Uses Adjacent to ALR
Front	4.5 m	7.5 m
Interior Side	6 m	15 m
Exterior Side	4.5 m	15 m
Rear	6 m	15 m

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by a community water system: 0.2 ha
 - (ii) Parcels not serviced by a community water system: 1 ha

9. Parking

- (a) No parking, loading, or storage areas shall be located within 1.5 m of any parcel line.
- (b) All parking areas and structures shall be located to the rear of the front building line.

10. Landscaping and Landscape Screening and Buffering

- (a) Landscape areas shall be planted and maintained with trees, shrubs, and grasses, subject to the requirements of Section 4.23 - Landscaping.
- (b) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

PART 10 | Industrial Zones

10.1. Summary of Permitted Uses

Table 53: Industrial Zones Permitted Uses Summary

	I-1 Light Industrial	I-2 General Industrial	I-3 Service Industrial	I-4 Heavy Industrial	I-5 Storage Industrial	I-6 Aggregate Industrial	I-7 Auto Recycling Industrial
Principal Permitted Uses							
Automobile recycling and salvage yard							✓
Automobile service shop							✓
Automobile workshop							✓
Batching plant						✓	
Building, mixed-use	✓						
Cold storage facility					✓		
Gravel processing						✓	
Industrial use, general		✓	✓	✓		✓	
Industrial use, light	✓	✓	✓				
Industrial use, heavy				✓			
Industrial use, service			✓	✓			
Storage, commercial					✓		
Storage, mini					✓		
Warehouse					✓		
Accessory Permitted Uses							
Day care	✓	✓	✓				
Day care, dog			✓				
Dwelling, single detached					✓		
Food truck	✓	✓	✓	✓			
Kennel		✓	✓				
Home-based business	✓						
Office	✓	✓	✓	✓		✓	✓

	I-1 Light Industrial	I-2 General Industrial	I-3 Service Industrial	I-4 Heavy Industrial	I-5 Storage Industrial	I-6 Aggregate Industrial	I-7 Auto Recycling Industrial
Pre-cast concrete products manufacturing						✓	
Restaurant	✓	✓	✓				
Retail sales	✓	✓	✓	✓			✓
Retail sales, outdoor		✓	✓				
Slips, docks, breakwaters, ramps, dolphins, pilings				✓			
Storage, outdoor		✓	✓	✓		✓	✓
Suite, caretaker		✓	✓	✓		✓	✓

10.2. I-1 Light Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Building, mixed-use
- (b) Industrial use, light

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Day care
- (b) Food truck
- (c) Home-based business
- (d) Office
- (e) Restaurant
- (f) Retail sales

3. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area of each industrial unit or 20% of the total gross floor area on the parcel, whichever is less.
- (b) Accessory retail sales and display of goods shall not exceed 25% of the total gross floor area of the principal use within each industrial unit.
- (c) Within a mixed-use building, a dwelling unit shall:
 - (i) Have access to a separate entrance, or shared lobby, distinct from the non-residential uses.
 - (ii) Have a minimum private outdoor amenity area of 6 m².
- (d) Non-residential uses shall have their principal entrances on the highway frontage of the building.
- (e) Garbage collection facilities shall be located behind or to the side of the front and exterior side building line and shall not be permitted between the front or exterior side building line and a highway.
- (f) No parking, loading, garbage collection facilities, or outdoor storage shall be located within 1.5 m of any parcel line.
- (g) All buildings with plumbing shall be connected to a community water system and/or to a community sewer system where one is available.

4. Maximum Density

- (a) Minimum FAR: 0.5
- (b) Maximum FAR: 1.5

- (c) The following maximum residential density shall apply. All dwelling units are included in the calculation of FAR:

Table 54: Maximum Residential Density for the I-1 Zone

Minimum Parcel Size	Minimum Level of Servicing Required	Maximum Number of Dwelling Units
≥ 1 ha	Community water system and community sewer system	4
0.8 - < 1 ha	Community water system and community sewer system	3
0.6 - < 0.8 ha	Community water system and community sewer system	2
0.2 - < 0.6 ha	Community water system and community sewer system	1
≥ 0.2 ha	No servicing	0
n/a	No servicing	0

- (d) The maximum FAR and residential units in Subsections 10.2.4(b) and 10.2.4(c) apply only to parcels that meet the minimum subdivision size and servicing requirements of this zone. Parcels smaller than the minimum subdivision size, or without the required servicing, must not exceed the residential unit limits corresponding to their parcel size and available services.

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 60%
 (b) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 (i) Principal buildings and structures: 12 m
 (ii) Accessory buildings and structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 55: Minimum Setbacks for the I-1 Zone

Type of Parcel Line	Adjacent to Another Industrial Zone Parcel	Adjacent to All Other Zones	Adjacent to ALR Boundary
Front	7.5 m	7.5 m	7.5 m
Front (where area between front face of building and front parcel line is fully landscaped and not used for parking/loading)	4.5 m	4.5 m	4.5 m
Interior Side	0 m	7.5 m	15 m
Exterior Side	4.5 m	4.5 m	4.5 m

Type of Parcel Line	Adjacent to Another Industrial Zone Parcel	Adjacent to All Other Zones	Adjacent to ALR Boundary
Rear	0 m	9 m	15 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 0.2 ha
- (ii) Parcels serviced by a community water system only: 0.4 ha
- (iii) Parcels not serviced by a community water system and a community sewer system: 5 ha

9. Landscape Screening and Buffering

(a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 56: Site-Specific Regulations Permitted in the I-1 Zone

Electoral Area	Site-Specific Regulation
C	<p><u>3605 Cobble Hill Road</u> PID: 031-684-181 Legal Description: LOT 1 SECTIONS 12 AND 13 RANGE 5 SHAWNIGAN DISTRICT PLAN EPP117240 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Building supply sales and storage ▪ Truss and structure manufacturing <p>Accessory Permitted Use:</p> <ul style="list-style-type: none"> ▪ Storage, outdoor (accessory to building supply sales and storage and truss and structure manufacturing only)
F	<p><u>Cowichan Valley Highway Site</u> PID: 012-491-012 Legal Description: LOT 10, BLOCK 29, COWICHAN LAKE DISTRICT, PLAN 47390 Subdivision Regulations:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 10.2.8 - Subdivision Regulations, the minimum parcel size is 4 ha.

10.3. I-2 General Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Industrial use, general
- (b) Industrial use, light

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Day care
- (b) Food truck
- (c) Kennel
- (d) Office
- (e) Restaurant
- (f) Retail sales
- (g) Retail sales, outdoor
- (h) Storage, outdoor
- (i) Suite, caretaker

3. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area within each industrial unit or 20% of the total gross floor area on the parcel, whichever is less.
- (b) Accessory retail sales and display of goods shall not exceed 25% of the total gross floor area of the principal use within each industrial unit.
- (c) Accessory outdoor storage shall be located at the rear of the parcel and screened from view from driveway entrances, parking areas, adjacent parcels that are not zoned for any industrial use, and adjacent highways.
- (d) All processing, fabricating, manufacturing, testing, repairing, storing (excluding outdoor storage), or wholesaling shall occur within a wholly enclosed building.

4. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 70%
- (b) Maximum parcel coverage: 60%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 12 m
 - (ii) Accessory residential structures: 4.5 m

7. Setbacks

(a) Minimum setbacks for buildings, structures, and outdoor storage areas:

Table 57: Minimum Setbacks for the I-2 Zone

Type of Parcel Line	Industrial & Accessory Uses Adjacent to Another Industrial Zone Parcel	Adjacent to All Other Zones	Adjacent to ALR Boundary	Residential & Accessory Uses
Front	9 m	9 m	9 m	9 m
Front (where area between front face of building and front parcel line is fully landscaped and not used for parking/loading)	4.5 m	4.5 m	4.5 m	n/a
Interior Side	0 m	9 m	15 m	3 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m
Rear	0 m	9 m	15 m	7 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 0.4 ha
- (ii) Parcels not serviced by both a community water system and a community sewer system: 5 ha

9. Landscape Screening and Buffering

(a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 58: Site-Specific Regulations Permitted in the I-2 Zone

Electoral Area	Site-Specific Regulation
<p>B</p>	<p><u>Stebbings Road</u> PID: 031-215-483 Legal Description: LOT 1 DISTRICT LOT 132 MALAHAT DISTRICT PLAN EPP83484 PID: 031-215-505 Legal Description: LOT 3 DISTRICT LOT 132 MALAHAT DISTRICT PLAN EPP83484 PID: 031-215-491 Legal Description: LOT 2 DISTRICT LOT 132 MALAHAT DISTRICT PLAN EPP83484 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Auction ▪ Boat building and repair ▪ Equipment services ▪ Recycling plant ▪ Storage, commercial <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ Industrial processing, manufacturing, repair, storage, and packaging must occur within a wholly enclosed building.
<p>C</p>	<p><u>3675 Ratcliffe Road</u> PID: 000-370-606 Legal Description: LOT B, SECTIONS 13, 14, AND 15, RANGE 10, SHAWNIGAN DISTRICT, PLAN 35909 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Terminal facilities for automobile, ship, truck, and rail transportation of goods, materials, or people, including storage facilities ▪ Petroleum terminal facility, including storage facilities, but excluding liquefied natural gas <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ Parcel coverage for any site-specific uses shall not exceed 20% for all buildings and structures. ▪ Notwithstanding Subsection 10.3.6 - Building Height, the maximum permitted height for any site-specific use is 15 m. ▪ Notwithstanding Subsection 10.3.7 - Setbacks, the minimum setback for any use is 30 m from any parcel line, except where a parcel line abuts a Residential Zone or Agricultural Zone, in which case buildings and structures shall be located a minimum of 45 m from a parcel line. ▪ The southern boundaries of the parcel shall have a natural leave strip area of at least 30 m in width, within which a vegetative screen shall be established and maintained against properties zoned for a principal residential use.

Electoral Area	Site-Specific Regulation
E	<p><u>Staghorn Road</u> PID: 005-848-661 Legal Description: LOT 6 SECTION 8 RANGE 1 COWICHAN DISTRICT PLAN 6495 EXCEPT PLAN 2948 RW PID: 005-848-695 Legal Description: LOT 7 SECTION 8 RANGE 1 COWICHAN DISTRICT PLAN 6495 EXCEPT PART IN PLAN VIP73527 PID: 003-790-479 Legal Description: PARCEL A (DD 389698I) OF LOT 1, SECTION 8, RANGE 1, COWICHAN DISTRICT, PLAN 18716 PID: 001-349-554 Legal Description: LOT 1, SECTION 8, RANGE 1, COWICHAN DISTRICT, PLAN 18716, EXCEPT PARCEL A (DD 389698I) THEREOF Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Cannabis retail store ▪ Cannabis, standard production and processing
F	<p><u>10200, 10201, & 10202 South Shore Road</u> PID: 000-279-595 Legal Description: THAT PART OF SECTION 13, RENFREW DISTRICT, (SITUATE IN COWICHAN LAKE DISTRICT) SHOWN COLOURED RED ON PLAN 137 RW AND LYING TO THE EAST OF THE PRODUCTION NORTH WESTERLY OF THE MOST EASTERLY BOUNDARY OF LOT 2, PLAN 3755 EXCEPT THAT PART WITHIN LOT 2, PLAN 5744 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Dry land log sorting ▪ Forest products milling, processing, and storage <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ Notwithstanding Subsection 10.3.7 - Setbacks, the minimum setback is 9 m from all parcel lines for dry land log sorting and forest products milling, processing, and storage uses and accessory uses.

10.4. I-3 Service Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Industrial use, general
- (b) Industrial use, light
- (c) Industrial use, service

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Day care
- (b) Day care, dog
- (c) Food truck
- (d) Kennel
- (e) Office
- (f) Restaurant
- (g) Retail sales
- (h) Retail sales, outdoor
- (i) Storage, outdoor
- (j) Suite, caretaker

3. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area within each industrial unit or 20% of the total gross floor area on the parcel, whichever is less.
- (b) Accessory retail sales and display of goods shall not exceed 25% of the total gross floor area of the principal use within each industrial unit.
- (c) Accessory outdoor storage shall:
 - (i) Be located at the rear of the parcel and screened from view from driveway entrances, parking areas, adjacent parcels that are not zoned for any industrial use, and adjacent highways.
 - (ii) Be associated with a principal permitted use and shall not operate independently as a stand-alone accessory use.
- (d) No loading or outdoor storage shall be located within any parcel line setback.
- (e) All processing, manufacturing, testing, design, assembling, welding, wholesale sales, servicing, printing, repair, and maintenance shall occur within a wholly enclosed building.
- (f) Commercial composting, recycling depot, and recycling plant activities shall occur within a wholly enclosed building. External storage of any kind is prohibited.

4. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 70%
- (b) Maximum parcel coverage: 60%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 12 m
 - (ii) Accessory residential structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings, structures, and outdoor storage areas:

Table 59: Minimum Setbacks for the I-3 Zone

Type of Parcel Line	Adjacent to Another Industrial Zone Parcel	Adjacent to All Other Zones	Adjacent to ALR Boundary
Front	4.5 m	4.5 m	4.5 m
Interior Side	0 m	9 m	15 m
Exterior Side	4.5 m	4.5 m	4.5 m
Rear	0 m	9 m	15 m

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by both a community water system and a community sewer system: 0.4 ha
 - (ii) Parcels not serviced by both a community water system and a community sewer system: 5 ha

9. Landscape Screening and Buffering

- (a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 60: Site-Specific Regulations Permitted in the I-3 Zone

Electoral Area	Site-Specific Regulation
<p>C</p>	<p><u>1340 Fisher Road</u> PID: 000-244-384 Legal Description: LOT C, SECTION 13, RANGE 6, SHAWNIGAN DISTRICT, PLAN 33523, EXCEPT PART IN PLAN VIP59554 Conditions of Use:</p> <ul style="list-style-type: none"> ▪ All permitted uses shall be carried out within a wholly enclosed building, except for outdoor storage, the storage of material and vehicles for processing, or the storage of garden supplies. ▪ A bottle depot and all recycling and composting activities shall occur within a wholly enclosed building or structure.
<p>E</p>	<p><u>3050 Allenby Road</u> PID: 007-674-503 Legal Description: LOT 4, SECTION 14, RANGE 6, QUAMICHAN DISTRICT, PLAN1275, EXCEPT PARTS IN PLANS 9717 AND 28381 Conditions of Use:</p> <ul style="list-style-type: none"> ▪ Industrial processing, manufacturing, repair, storage, and packaging activities shall occur within a wholly enclosed building or structure.

10.5. I-4 Heavy Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Industrial use, general
- (b) Industrial use, heavy
- (c) Industrial use, service

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Food truck
- (b) Office
- (c) Retail sales
- (d) Slips, docks, breakwaters, ramps, dolphins, and pilings necessary for the establishment and/or maintenance of a principal use
- (e) Storage, outdoor
- (f) Suite, caretaker

3. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area within each industrial unit or 20% of the total gross floor area on the parcel, whichever is less.
- (b) Accessory retail sales and display of goods shall not exceed 25% of the total gross floor area of the principal use within each industrial unit.
- (c) Accessory outdoor storage shall be located at the rear of the parcel and screened from view from driveway entrances, parking areas, adjacent parcels that are not zoned for any industrial use, and adjacent highways.
- (d) The processing and manufacturing of any food or beverage product shall occur within a wholly enclosed building.
- (e) Notwithstanding, the definitions of recycling depot and recycling plant in PART 3 | Definitions, these uses are not restricted to wholly enclosed buildings.

4. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 70%
- (b) Maximum parcel coverage: 60%

6. Building Height

- (a) Maximum permitted height:
 - (i) All buildings: 20 m
 - (ii) All structures: 15 m

7. Setbacks

(a) Minimum setbacks for buildings, structures, and outdoor storage areas:

Table 61: Minimum Setbacks for the I-4 Zone

Type of Parcel Line	Adjacent to Another Industrial Zone Parcel	Adjacent to All Other Zones	Adjacent to ALR Boundary
Front	9 m	9 m	4.5 m
Interior Side	0 m	9 m	20 m
Exterior Side	9 m	9 m	4.5 m
Rear	0 m	9 m	20 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 1 ha
- (ii) Parcels not serviced by both a community water system and a community sewer system: 7 ha

9. Landscape Screening and Buffering

(a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10.6. I-5 Storage Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Cold storage facility
- (b) Storage, commercial
- (c) Storage, mini
- (d) Warehouse

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached

3. Conditions of Use

- (a) The entire parcel shall be screened by a continuous row of evergreen vegetation or an ornamental tight board fence along any parcel line that abuts a highway or any parcel that is not zoned for any industrial use.

4. Maximum Density

- (a) Maximum permitted residential density: 1 single detached dwelling per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Single detached dwelling: 7.5 m
 - (iii) Accessory residential structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 62: Minimum Setbacks for the I-5 Zone

Type of Parcel Line	Industrial Uses	Residential and Accessory Uses
Front	10 m	7.5 m
Interior Side	10 m	3 m
Exterior Side	10 m	4.5 m
Rear	10 m	7.5 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 1 ha
- (ii) Parcels not serviced by both a community water system and a community sewer system: 2 ha

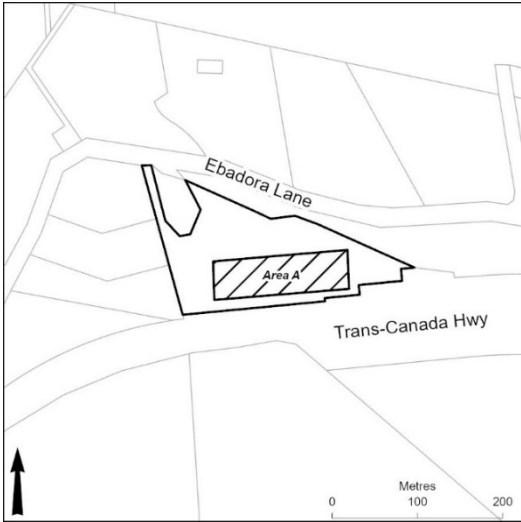
9. Landscape Screening and Buffering

(a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 63: Site-Specific Regulations Permitted in the I-5 Zone

Electoral Area	Site-Specific Regulation
A	<p>841 Ebadora Lane PID: 002-435-349</p> <p>Legal Description: THOSE PARTS OF DISTRICT LOT 130, MALAHAT DISTRICT, LYING TO THE NORTH OF PLAN 591RW EXCEPT PLANS 739-R, 29558, 38364, VIP55979, VIP61126 AND EPP39031</p> <p>Map:</p>  <p><i>Figure 25: Area A of PID 002-435-349</i></p> <p>Prohibited Uses: The following uses are prohibited on the entire parcel:</p> <ul style="list-style-type: none">▪ Storage, mini▪ Warehouse <p>Principal Permitted Uses:</p> <ul style="list-style-type: none">▪ Within Area A on the parcel, as shown Figure 25, commercial storage is a principal permitted use

Electoral Area	Site-Specific Regulation
A	<p><u>1185 Shawnigan-Mill Bay Road</u> PID: 018-263-950 Legal Description: LOT 1 SECTION 2 RANGE 7 SHAWNIGAN DISTRICT PLAN VIP56620 Prohibited Uses:</p> <ul style="list-style-type: none"> ▪ Storage, commercial ▪ Storage, outdoor
C	<p><u>1334 Fisher Road, 3345 Trans-Canada Highway & 3825 Trans-Canada Highway</u> PID: 030-957-249 Legal Description: LOT 1 BLOCK 1475 AND SECTION 13 RANGE 6 SHAWNIGAN DISTRICT PLAN EPP76827 PID: 004-505-859 Legal Description: THAT PART OF LOT D, SECTION 10, RANGE 8, SHAWNIGAN DISTRICT, PLAN 2592, LYING TO THE NORTH EAST OF PLAN 1288 OS, EXCEPT THAT PART IN PLANS 18709, PLAN 44635 AND VIP67688 PID: 000-235-032 Legal Description: LOT 1, SECTION 15, RANGE 6, SHAWNIGAN DISTRICT, PLAN 33346 Prohibited Uses:</p> <ul style="list-style-type: none"> ▪ Storage, commercial ▪ Storage, outdoor
I	<p><u>8976 Youbou Road</u> PID: 009-575-103 Legal Description: THAT PART OF SECTION 25, RENFREW DISTRICT, LYING WITHIN THE RIGHT OF WAY OF THE CANADIAN NORTHERN PACIFIC RAILWAY AS SHOWN COLOURED RED ON PLAN 196RW Prohibited Uses:</p> <ul style="list-style-type: none"> ▪ Dwelling, single detached ▪ Storage, mini ▪ Warehouse <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ Minimum setback from all parcel lines: 4.5 m

10.7. I-6 Aggregate Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Batching plant
- (b) Gravel processing
- (c) Industrial use, general

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Office
- (b) Pre-cast concrete products manufacturing
- (c) Storage, outdoor
- (d) Suite, caretaker

3. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area within each industrial unit or 20% of the total gross floor area on the parcel, or 50 m², whichever is less.
- (b) Accessory outdoor storage shall be located at the rear of the parcel and screened from view from driveway entrances, parking areas, adjacent parcels that are not zoned for any industrial use, and adjacent highways.

4. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 30%
- (b) Maximum parcel coverage: 20%

6. Building Height

- (a) Maximum permitted height:
 - (i) All industrial buildings and structures: 12 m
 - (ii) Accessory residential structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings, structures, and outdoor storage areas:

Table 64: Minimum Setbacks for the I-6 Zone

Type of Parcel Line	Industrial Buildings & Structures	Residential Buildings & Structures	Adjacent to ALR Boundary
Front	15 m	4.5 m	15 m
Interior Side	15 m	3 m	15 m

Type of Parcel Line	Industrial Buildings & Structures	Residential Buildings & Structures	Adjacent to ALR Boundary
Exterior Side	15 m	4.5 m	15 m
Rear	15 m	7 m	15 m

8. Subdivision Regulations

- (a) Minimum parcel size: 30 ha

9. Landscape Screening and Buffering

- (a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

10. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 65: Site-Specific Regulations Permitted in the I-6 Zone

Electoral Area	Site-Specific Regulation
B	<p><u>Sooke Lake Road</u> PID: 026-537-079 Legal Description: LOT 1 BLOCK 479 MALAHAT DISTRICT PLAN VIP80139 Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Service industrial use ▪ Accessory storage of petroleum products not exceeding 2,000 litres <p>Conditions of Use:</p> <ul style="list-style-type: none"> ▪ All industrial processing, manufacturing, repair, storage, and packaging must occur within a wholly enclosed building.
B	<p><u>1720 Owl Road</u> PID: 024-043-401 Legal Description: LOT A SECTIONS 5 AND 6 RANGE 4 SHAWNIGAN DISTRICT PLAN VIP66700 Building Height:</p> <ul style="list-style-type: none"> ▪ Maximum permitted height of all industrial buildings and structures: 20 m
D	<p><u>Shearing Road</u> PID: 004-710-959 Legal Description: LOT 1, SECTION 1, RANGE 6, COWICHAN DISTRICT, PLAN 13058 Prohibited Uses:</p> <ul style="list-style-type: none"> ▪ Gravel processing

10.8. I-7 Auto Recycling Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Automobile recycling and salvage yard
- (b) Automobile service shop
- (c) Automobile workshop

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Office
- (b) Retail sales
- (c) Storage, outdoor
- (d) Suite, caretaker

3. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area within each industrial unit or 20% of the total gross floor area on the parcel, or a maximum of 50 m², whichever is less.
- (b) Accessory retail sales and display of goods shall not exceed 25% of the total gross floor area of the principal use within each industrial unit.
- (c) Accessory retail sales includes the sale of new and used automobile parts and products only.
- (d) Accessory outdoor storage shall be located at the rear of the parcel and screened from view from driveway entrances, parking areas, adjacent parcels that are not zoned for any industrial use, and adjacent highways.

4. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 70%
- (b) Maximum parcel coverage: 60%

6. Building Height

- (a) Maximum permitted height:
 - (i) All industrial buildings and structures: 12 m
 - (ii) Accessory residential structures: 4.5 m

7. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 66: Minimum Setbacks for the I-7 Zone

Type of Parcel Line	Adjacent to Another Industrial Zone Parcel	Adjacent to All Other Zones	Adjacent to ALR Boundary
Front	7.5 m	7.5 m	7.5 m
Interior Side	3 m	9 m	15 m
Exterior Side	4.5 m	4.5 m	4.5 m
Rear	4.5 m	9 m	15 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 2 ha
- (ii) Parcels not serviced by both a community water system and a community sewer system: 7 ha

9. Landscape Screening and Buffering

(a) Landscape screening and buffering shall be provided in accordance with Section 4.22 - Landscape Screening and Buffering.

PART 11 | Parks and Institutional Zones

11.1. Summary of Permitted Uses

Table 67: Parks and Institutional Permitted Uses Summary

	P-1 Parks and Conservation Zone	P-2 Institutional Zone	P-3 Private School Institutional Zone	U-1 Utility Zone	T-1 Rail Transportation Zone
Principal Permitted Uses					
Academic school		✓	✓	See zone	See zone
Agriculture	✓	✓			
Assembly use			✓		
Civic use		✓			
Congregate housing		✓			
Institutional use	✓	✓	✓		
Park, public	✓				
Recreation, indoor		✓			
Recreation, outdoor		✓			
Religious facility		✓			
Accessory Permitted Uses					
Boarding facilities			✓	See zone	See zone
Dwelling, caretaker	✓	✓			
Dwelling, single detached			✓		
Dwelling, staff			✓		
Food truck		✓			
Other uses customarily incidental to academic school use			✓		
Suite, caretaker	✓	✓			

11.2. P-1 Parks and Conservation Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Institutional use
- (c) Park, public

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, caretaker
- (b) Suite, caretaker

3. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker dwelling or 1 caretaker suite per parcel

4. Building Height

- (a) Maximum permitted height:
 - (i) All principal non-agricultural buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

5. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 68: Minimum Setbacks for the P-1 Zone

Type of Parcel Line	Parks Buildings & Structures	Residential & Accessory Uses	Agricultural & Accessory Uses
Front	4.5 m	7.5 m	15 m
Interior Side	4.5 m	3 m	15 m
Exterior Side	4.5 m	4.5 m	15 m
Rear	4.5 m	7.5 m	15 m
Adjacent to ALR	15 m	15 m	15 m

6. Subdivision Regulations

- (a) Not applicable to the P-1 Zone

11.3. P-2 Public Institutional Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Academic school
- (b) Agriculture
- (c) Civic use
- (d) Congregate housing
- (e) Institutional use
- (f) Recreation, indoor
- (g) Recreation, outdoor
- (h) Religious facility

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, caretaker
- (b) Food truck
- (c) Suite, caretaker

3. Maximum Density

- (a) Maximum permitted residential density:
 - (i) 1 caretaker dwelling or 1 caretaker suite on parcels where the primary use is a private academic school, fire hall, public park, or religious facility
 - (ii) 1 caretaker suite, accessory to a non-residential principal use, on all other parcels

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Electoral Area B only: maximum parcel coverage is 15%.
- (b) All other electoral areas: maximum parcel coverage is 40%.

5. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 12 m
 - (ii) Accessory buildings and structures: 7.5 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 69: Minimum Setbacks for the P-2 Zone

Type of Parcel Line	Parks Buildings & Structures	Residential & Accessory Uses	All Other Uses
Front	4.5 m	7.5 m	7.5 m
Interior Side	4.5 m	3 m	4.5 m
Exterior Side	4.5 m	4.5 m	4.5 m

Type of Parcel Line	Parks Buildings & Structures	Residential & Accessory Uses	All Other Uses
Rear	4.5 m	7.5 m	6 m
Adjacent to ALR	15 m	15 m	30 m

7. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by both a community water system and a community sewer system: 0.2 ha
- (ii) Parcels serviced by a community water system only: 0.4 ha
- (iii) Parcels not serviced by both a community water system and a community sewer system: 1 ha

8. Site-Specific Regulations

(a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 70: Site-Specific Regulations Permitted in the P-2 Zone

Electoral Area	Site-Specific Regulation
B	<p><u>Camp Pringle – 2520 West Shawnigan Lake Road</u> PID: 028-023-897 Legal Description: LOT 1 OF LOT 103 MALAHAT DISTRICT AND SHAWNIGAN LAKE SUBURBAN LOTS, PLAN VIP87119 PID: 009-222-901 Legal Description: LOT 1, BLOCK 56, SHAWNIGAN LAKE SUBURBAN LOTS, MALAHAT DISTRICT, PLAN 218D PID: 009-223-126 Legal Description: LOT 3, BLOCK 56, SHAWNIGAN LAKE SUBURBAN LOTS, MALAHAT DISTRICT, PLAN 218D Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ 1 caretaker dwelling or 1 caretaker suite per parcel
B	<p><u>Easter Seals Camp – 2180 Shawnigan Lake Road</u> PID: 005-501-261 Legal Description: LOT 9, SHAWNIGAN LAKE SUBURBAN LOTS, MALAHAT DISTRICT, PLAN 8250 Accessory Permitted Uses:</p> <ul style="list-style-type: none"> ▪ 1 caretaker dwelling or 1 caretaker suite per parcel

Electoral Area	Site-Specific Regulation
C	<p data-bbox="488 279 1097 310"><u>Cobble Hill Fair Grounds – 3565 Watson Avenue</u></p> <p data-bbox="488 317 703 348">PID: 005-286-859</p> <p data-bbox="488 354 1284 420">Legal Description: LOT 1, SECTION 12, RANGE 6, SHAWNIGAN DISTRICT, PLAN 9375</p> <p data-bbox="488 426 813 457">Principal Permitted Uses:</p> <ul data-bbox="518 464 768 525" style="list-style-type: none"> <li data-bbox="518 464 683 495">▪ Agriculture <li data-bbox="518 495 768 525">▪ Equestrian centre

11.4. **P-3 Private School Institutional Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Academic school
- (b) Assembly use
- (c) Institutional use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Boarding facilities
- (b) Dwelling, single detached
- (c) Dwelling, staff
- (d) Other uses customarily incidental to academic school use

3. Conditions of Use

- (a) The maximum gross floor area for all staff dwelling units together is 500 m².
- (b) New staff dwelling units shall be located within or attached to a principal building and/or within a duplex or multi-unit dwelling.

4. Maximum Density

- (a) Maximum permitted residential density: 1 single detached dwelling per parcel, plus permitted staff dwellings

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage is 40%.

6. Building Height

- (a) Maximum permitted height of all buildings and structures: 12 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 71: Minimum Setbacks for the P-3 Zone

Type of Parcel Line	All Buildings & Structures
Front	4.5 m
Interior Side	4.5 m
Exterior Side	4.5 m
Rear	4.5 m
Adjacent to ALR	30 m

8. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 72: Site-Specific Regulations Permitted in the P-3 Zone

Electoral Area	Site-Specific Regulation
A	<p><u>Brentwood College School – 2735 Mt Baker Road</u> PID: 031-867-065 Legal Description: LOT A SECTIONS 2 AND 3 RANGE 9 SHAWNIGAN DISTRICT PLAN EPP113825 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ The maximum height of a fence or wall near the perimeter of a parcel is 3.6 m. ▪ Signs identifying a permitted use are permitted, provided issuance of a development permit by the CVRD prior to placement. ▪ The parking requirement is 2 spaces per classroom, plus 3 spaces per 100 m² of office space, plus a minimum of 6 bus parking spaces. ▪ Overflow parking may be permitted on playing fields. ▪ Minimum parcel size for subdivision: 19 ha
B	<p><u>Shawnigan Lake School – 1975 Renfrew Road</u> PID: 028-580-079 Legal Description: LOT 1 SECTIONS 3, 4 AND 5 RANGES 2 AND 3 SHAWNIGAN DISTRICT PLAN EPP8614 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ Minimum parcel size for subdivision: 104 ha
B	<p><u>St. John’s Academy – 2371 Shawnigan Lake Road</u> PID: 007-708-661 Legal Description: AMENDED PARCEL A (DD 171698-I) OF DISTRICT LOT 4 AND OF AN UNNUMBERED PORTION OF MALAHAT DISTRICT EXCEPT PARTS IN PLANS 6995 AND 11713 ALL IN MALAHAT DISTRICT Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ Minimum parcel size for subdivision: 1.3 ha

11.5. **U-1 Utility Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Utility, private
- (b) Utility, public
- (c) Recycling depot
- (d) Electoral Area H only:
 - (i) Management and harvesting of forest products and silviculture, excluding sawmilling, manufacturing, and dry land log sorting
 - (ii) Storage and transportation of liquified natural gas (LNG)
 - (iii) Transmission, liquefaction, vaporization, transportation, and storage of natural gas
 - (iv) Water storage
 - (v) Accessory buildings, structures, and uses customarily incidental to the operation of a liquified natural gas storage facility

2. Impervious Surfaces and Parcel Coverage Limit

- (a) Electoral Area H only:
 - (i) Maximum parcel coverage: 20%
- (b) All other electoral areas:
 - (i) Maximum parcel coverage: 50%

3. Building Height

- (a) Electoral Area H only:
 - (i) Maximum permitted height of all buildings and structures, including any liquified natural gas storage tank: 65 m from natural grade
- (b) All other Electoral Areas:
 - (i) Maximum permitted height of principal buildings and structures: 12 m
 - (ii) Maximum permitted height of accessory buildings and structures: 7.5 m

4. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 7.5 m

5. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Electoral Area I only: 2 ha
 - (ii) All other electoral areas: no minimum parcel size

6. Conditions of Use

- (a) Refuse receptacles and utility kiosks shall be:
 - (i) Fenced and landscaped to provide a visual and physical separation between adjacent parcels and highways in accordance with Section 4.13 - Fences and Retaining Walls and Section 4.22 - Landscape Screening and Buffering.

The walls and gate of the fencing shall be a minimum of 1.8 m high, to a maximum of 0.6 m above the receptacle where the receptacle is more than 1.8 m high.

- (ii) Set back a minimum of 3 m from any parcel line adjoining a parcel that is not in an Industrial Zone.
- (iii) Animal-proof and insect-proof.

7. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 73: Site-Specific Regulations Permitted in the U-1 Zone

Electoral Area	Site-Specific Regulation
F	<p><u>South Shore Road</u> PID: 031-043-500 Legal Description: LOT A DISTRICT LOT 24 RENFREW DISTRICT (SITUATE IN COWICHAN DISTRICT) PLAN EPP93674 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ All outdoor storage shall be located at the rear of the parcel and screened from view from driveway entrances, parking areas, adjacent properties, and adjacent highways. ▪ No uses are permitted which, in carrying out their operations, would give rise to a nuisance arising from noise, odour, earthborne vibrations, heat, high brightness light sources, glare, or dust, created or apparent outside an enclosed building or other emissions.
H	<p><u>Ninatti Road</u> PID: 028-335-520 Legal Description: LOT 1 BLOCK 297 BRIGHT DISTRICT PLAN VIP88325 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ A maximum of 2 liquified natural gas storage tanks shall be located on a parcel. The size of each storage tank shall not exceed a nominal volume of 70,000 m³. ▪ The following minimum setbacks from all parcel lines apply: <ul style="list-style-type: none"> ○ Liquified natural gas storage tanks: 30 m ○ All other uses: 7.5 m

11.6. **T-1 Railway Transportation Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Public trails
- (b) Railways, including passenger and freight services and light rail transit
- (c) Railway station and railway depot
- (d) Roadhouses, engine sheds, and railway vehicle maintenance facilities
- (e) Terminal facilities for passenger and freight rail services

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Restaurant, retail store, and office accessory to and within a railway station
- (b) Uses customarily incidental to the operation of a railway

3. Conditions of Use

- (a) No parcel shall be used for the burial of public utilities or pipelines if these would interfere with the use of the transportation corridor for railway use.

4. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

5. Setbacks

- (a) Minimum setback for railway station use from all parcel lines: 4.5 m

PART 12 | Water Zones

12.1. Summary of Permitted Uses

Table 74: Freshwater Permitted Uses Summary

	W-3 Freshwater Recreation Zone	W-4 Freshwater Conservation Zone	W-5 Freshwater Marina Zone	W-6 Freshwater Limited Zone
Principal Permitted Uses				
Dock, fixed	✓		✓	✓
Dock, mobile	✓		✓	✓
Marina, commercial			✓	
Moorage of watercraft			✓	
Recreation, water	✓	✓	✓	✓
Accessory Permitted Uses				
Boat shelter			✓	✓
Marine fueling station			✓	
Marine sani-dump facilities			✓	
Pub			✓ (Electoral Area I only)	
Retail sale and rental of boats and water sports equipment			✓	

12.2. W-3 Freshwater Recreation Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dock, fixed
- (b) Dock, mobile
- (c) Recreation, water

2. Building Height

- (a) Maximum permitted height of all buildings and structures: 4 m above the high-water mark

3. Conditions of Use

- (a) A fixed dock is permitted only on a lake where the lakebed is privately owned by the owner of the upland parcel, subject to compliance with Section 4.10 - Docks and all applicable provincial regulations and any other relevant environmental or water management requirements.

12.3. **W-4 Freshwater Conservation Zone**

1. **Principal Permitted Uses**

The following principal uses are permitted:

- (a) Recreation, water

2. **Site-Specific Regulations**

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 75: Site-Specific Regulations Permitted in the W-4 Zone

Electoral Area	Site-Specific Regulation
B	<p><u>Devereux Lake</u> PID: 028-429-249 Legal Description: LOT A BLOCKS 201 270 AND 281 MALAHAT DISTRICT PLAN EPP9371 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Dock, fixed ▪ Dock, mobile <p>Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ 1 mobile dock or 1 fixed dock is permitted per parcel.
E	<p><u>Keating Lake</u> PID: 009-899-634 Legal Description: SECTION 4 RANGE 9 SAHTLAM DISTRICT PID: 032-493-754 Legal Description: LOT A SECTIONS 4 AND 7 RANGES 1 AND 10 QUAMICHAN AND SAHTLAM DISTRICTS PLAN EPP132786 Principal Permitted Uses:</p> <ul style="list-style-type: none"> ▪ Dock, fixed ▪ Dock, mobile <p>Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ 1 mobile dock or 1 fixed dock is permitted per parcel.

12.4. **W-5 Freshwater Marina Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dock, fixed
- (b) Dock, mobile
- (c) Marina, commercial
- (d) Moorage of watercraft
- (e) Recreation, water

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Boat shelter
- (b) Marine fueling station
- (c) Marine sani-dump facilities
- (d) Pub (Electoral Area I only)
- (e) Retail sale and rental of boats and water sports equipment

3. Building Height

- (a) Maximum permitted height of all buildings and structures: 7.5 m

4. Conditions of Use

- (a) All docks and boat lifts shall conform to the regulations outlined in Section 4.10 - Docks and shall be licensed by the Province of B.C. and by any other designated approving agencies.
- (b) Breakwaters, dolphins and pilings, and the like, may be permitted if necessary for the establishment and/or maintenance of a principal use and are licensed by the Province of B.C. and by any other designated approving agencies.
- (c) A marine fueling station and accessory storage of petroleum products is limited to a maximum of 23,000 litres.
- (d) Residential use of docks, floats, or any type of vessel is not permitted.
- (e) Parking and loading areas shall be provided on the upland parcel of land related to the marina, in accordance with PART 15 | Parking Regulations.
- (f) Moorage of watercrafts includes ferries, fishing boats, water taxis, or similar commercial uses.

12.5. **W-6 Freshwater Limited Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dock, fixed
- (b) Dock, mobile
- (c) Recreation, water

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Boat shelter

3. Conditions of Use

- (a) Enclosed structures shall not be permitted on a dock.
- (b) Residential use of docks, floats, or any type of vessel shall not be permitted.

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 20%

5. Building Height

- (a) Maximum permitted height:
 - (i) Residential buildings and structures: 10 m
 - (ii) Residential accessory buildings and structures: 7.5 m
 - (iii) All other buildings and structures: 6.5 m above the elevation of an adjacent highway surface or 7.5 m, whichever is less

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 76: Minimum Setbacks for W-6 Zone

Type of Parcel Line	All Buildings & Structures
Front	7.5 m
Interior Side	3 m
Exterior Side	4.5 m
Rear	4.5 m

7. Site-Specific Regulations

- (a) Unless otherwise specified, in addition to the regulations of the zone, the following site-specific regulations apply:

Table 77: Site-Specific Regulations Permitted in the W-6 Zone

Electoral Area	Site-Specific Regulation
<p>B</p>	<p><u>Shawnigan Lake School – 1980 Renfrew Road</u> PID: 030-692-920 Legal Description: LOT A SHAWNIGAN LAKE SUBURBAN LOTS AND DISTRICT LOTS 12, 15, 23 AND 25 SHAWNIGAN DISTRICT PLAN EPP86296 Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ 1 single detached dwelling is permitted. ▪ Bathroom and changeroom facilities and enclosed storage that were legally conforming prior to the date of adoption of this Bylaw shall continue to be legally conforming uses under this Bylaw. ▪ Non-residential enclosed storage shall be used exclusively for boat and marine equipment only. ▪ Minimum parcel size for subdivision: 3.477 ha
<p>B</p>	<p><u>Camp Pringle</u> PID: 028-275-071 Legal Description: BLOCK 1531 MALAHAT DISTRICT, SHOWN ON PLAN EPP8045 (SEE PLAN AS TO LIMITED ACCESS) Site-Specific Regulations:</p> <ul style="list-style-type: none"> ▪ Minimum parcel size for subdivision: 1.82 ha

PART 13 | Comprehensive Development Zones

13.1. CD-A1 Sandy Beach Cottages Zone

1. Site Map

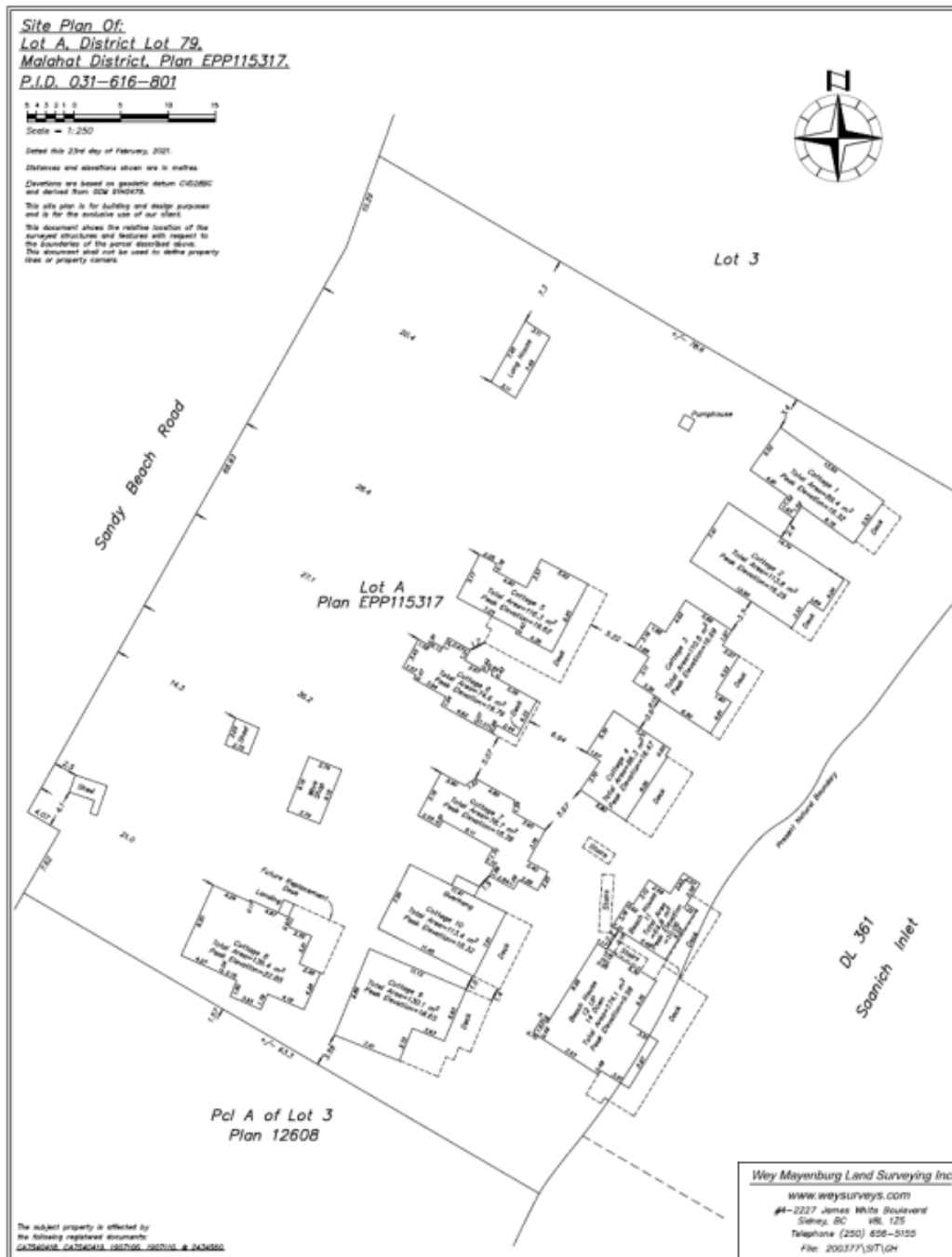


Figure 26: CD-A1 Zone Site Map

2. Definitions

Notwithstanding PART 3 | Definitions of this Bylaw, the following definition applies to the CD-A1 Zone:

- (a) “**Residential recreational cottage**” means a cottage or beach house with 1 or 2 residences, which may be used as a full-time and/or seasonal residence.

3. Principal Permitted Uses

The following principal uses are permitted:

- (a) Residential recreational cottage

4. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Short-term rental

5. Conditions of Use

- (a) The maximum ground floor area footprint, excluding decks and balconies, of each residential recreational cottage (each with a 5% allowance for possible minor additions), with the unit numbers and locations being as shown in Figure 26 in Subsection 13.1.1 - Site Map, is as follows:

Table 78: Maximum Ground Floor Area Footprint of Each Residential Cottage in the CD-A1 Zone

Unit <i>Note: Number 13 is intentionally omitted</i>	Maximum Ground Floor Area Footprint <i>Note: An additional 5% footprint is permitted</i>
Cottage 1	89.4 m ²
Cottage 2	113.8 m ²
Cottage 3	110.5 m ²
Cottage 4	86.3 m ²
Cottage 5	116.3 m ²
Cottage 6	74.6 m ²
Cottage 7	78.7 m ²
Cottage 8	136.4 m ²
Cottage 9	130.1 m ²
Cottage 10	113.4 m ²
Beach House 11	64.8 m ²
Beach House 12/14	174 m ²

- (b) The residential recreational cottages shall be located as shown in accordance with Figure 26 in Subsection 13.1.1 - Site Map, with any additions to be located completely on the subject parcel and meeting spatial separations under the *B.C Building Code*.

- (c) The location and maximum size of decks in association with any residential recreational cottage are shown on Figure 26 in Subsection 13.1.1 - Site Map.

6. Maximum Density

- (a) Maximum permitted density: 13 residential recreational cottages permitted within the entirety of the CD-A1 Zone, as shown on Figure 26 in Subsection 13.1.1 - Site Map.

7. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 30%

8. Building Height

- (a) Unless otherwise specified in Subsection 13.1.8(b), maximum permitted height of buildings and structures, other than a stairway: 6 m, as calculated from natural grade
- (b) The maximum permitted heights of residential recreational cottages, to be measured in accordance with the geodetic datum CVD28BC and derived from OCM 91H0479, as shown on Figure 26 in Subsection 13.1.1 - Site Map are as follows:

Table 79: Maximum Permitted Height Each Residential Cottage in the CD-A1 Zone

Unit <i>Note: Number 13 is intentionally omitted</i>	Maximum Permitted Height
Cottage 1	16.32 m
Cottage 2	16.25 m
Cottage 3	16.69 m
Cottage 4	16.47 m
Cottage 5	19.62 m
Cottage 6	19.79 m
Cottage 7	18.39 m
Cottage 8	22.85 m
Cottage 9	18.65 m
Cottage 10	18.32 m
Beach House 11	10.06 m, plus up to an additional 2 m
Beach House 12/14	9.59 m, plus an additional 2 m

- (c) In relation to Beach House 11 and Beach House 12/14, the additional 2 m height is only available in the event that the entire structure is to be either lifted or rebuilt to raise the ground floor level to the equivalent amount permitted under Subsection 13.1.8(b) in order to provide protection from the incursion of floodwaters.

9. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 80: Minimum Setbacks for the CD-A1 Zone

Type of Parcel Line	All Buildings & Structures
Front (Sandy Beach Road)	7.5 m
Interior Side (north)	3.4 m
Interior Side (south)	1.5 m
Rear (Saanich Inlet)	7.5 m

- (b) Notwithstanding Subsection 13.1.9(a), a shed may be located a minimum of 2.5 m from the front parcel line (Sandy Beach Road).
- (c) Notwithstanding Subsection 13.1.9(a), Beach House 11 and Beach House 12/14, may be located on the rear (Saanich Inlet) parcel line, as shown on Figure 26 in Subsection 13.1.1 - Site Map.

10. Subdivision Regulations

- (a) Minimum parcel size for subdivision: 5,000 m²

13.2. **CD-A2 Ocean Terrace Zone**

1. Principal Permitted Uses

The following principal uses are permitted on residential portions of the parcel:

- (a) Dwelling, duplex
- (b) Dwelling, multi-unit
- (c) Dwelling, single detached

The following principal uses are permitted on commercial portions of the parcel:

- (d) Academic school
- (e) Artist studio
- (f) Institutional use
- (g) Nursery
- (h) Office
- (i) Personal service use
- (j) Printing and publishing facility
- (k) Retail sales
- (l) Restaurant
- (m) Service industry
- (n) Veterinary services
- (o) Warehouse
- (p) Wholesale sales

2. Accessory Permitted Uses

The following accessory uses are permitted on residential portions of the parcel:

- (a) Bed and breakfast
- (b) Day care
- (c) Home-based business
- (d) Suite, attached

3. Conditions of Use

- (a) A minimum of 20% of the gross site area of the all parcels zoned CD-A2 shall be provided as parkland within the CD-A2 Zone and shall be transferred to the CVRD.
 - (i) The required parkland shall be transferred to the CVRD prior to final approval of the subdivision creating the first phase of development and shall be located in accordance with an overall Phased Development Plan approved by the CVRD.
- (b) A parcel suitable for an elementary, intermediate, or secondary public school shall be provided within the CD-A2 Zone.
 - (i) The school site shall be transferred to the CVRD prior to final subdivision approval creating the first phase of development.
 - (ii) The school site shall not be credited toward the parkland requirement in Subsection 13.2.3(a) (above).

- (c) Commercial development, where permitted, shall be located on contiguous parcels of land, rather than being fragmented throughout the site.

4. Maximum Density

- (a) On residential portions of the site:
 - (i) Maximum number of residential units: 438 dwelling units, excluding attached suites
 - (ii) Minimum number of multi-unit dwellings: 165 dwelling units, with the remainder being a mix of single detached, duplex, and multi-unit dwellings
 - (iii) 1 attached suite accessory to a single detached dwelling on parcels over 700 m²
- (b) On commercial portions of the site:
 - (i) Maximum site area for commercial development: 1.4 ha
 - (ii) Maximum gross floor area for commercial uses, where permitted, including outdoor storage areas:
 - 700 m² for grocery stores
 - 730 m² for other retail sales

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Single detached dwelling principal use:
 - (i) Maximum impervious surface coverage: 40%
 - (ii) Maximum parcel coverage: 35%
- (b) Duplex or multi-unit dwelling principal use:
 - (i) Maximum impervious surface coverage: 45%
 - (ii) Maximum parcel coverage: 40%
- (c) Commercial principal use:
 - (i) Maximum impervious surface coverage: 55%
 - (ii) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height of residential buildings and structures:
 - (i) Multi-unit dwelling: 10
 - (ii) Duplex dwelling: 7.5 m
 - (iii) Single detached dwelling: 7.5 m
 - (iv) Residential accessory buildings and structures: 6 m
- (b) Maximum permitted height of all commercial buildings and structures: 10 m

7. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 81: Minimum Setbacks for the CD-A2 Zone

Type of Parcel Line	RESIDENTIAL				COMMERCIAL
	Single Detached Dwelling	Duplex Dwelling	Multi-Unit Dwelling	Accessory Buildings & Structures	Principal & Accessory Buildings & Structures
Front	4 m	4 m	3 m	7.5 m	6 m
Interior Side	1.8 m	3 m	3 m	1.8 m	6 m
Exterior Side	3 m	3 m	3 m	3 m	6 m
Rear	4 m	4 m	4 m	1.5 m	6 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Single detached dwelling uses: 400 m²
- (ii) Duplex dwelling uses: 500 m²
- (iii) Multi-unit dwelling uses: 1,000 m²
- (iv) Commercial uses: 1,000 m²

9. Servicing Requirements

(a) All occupied buildings shall be serviced by a community water system and a community sewer system as a condition of use.

13.3. **CD-A3 Malahat Skywalk Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Ecological conservation
- (b) Observation tower
- (c) Recreation, outdoor

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached
- (b) Food truck
- (c) Office
- (d) Restaurant
- (e) Retail sales, specialty

3. Conditions of Use

- (a) All accessory permitted uses shall only be permitted where they are accessory to a permitted observation tower or outdoor recreation use.
- (b) Office use shall not include a financial institution or a medical service.

4. Maximum Density

- (a) Maximum permitted residential density: 1 single detached dwelling per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 5%
- (b) Maximum parcel coverage for all buildings and structures, excluding an observation tower: 850 m²

6. Building Height

- (a) Maximum permitted height:
 - (i) Observation tower: 40 m
 - (ii) Single residential dwelling: 7.5 m
 - (iii) All other buildings and structures: 10.5 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 7.5 m

8. Subdivision Regulations

- (a) Minimum parcel size: 20 ha

9. Parking

- (a) Notwithstanding PART 15 | Parking Regulations of this Bylaw, the maximum number of off-street parking spaces for observation tower use and outdoor recreation use, and any accessory uses, shall not exceed 250 spaces.

13.4. **CD-A4 Villa Eyrie Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Restaurant
- (b) Temporary accommodation

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Agriculture, limited
- (b) Alcohol production facility
- (c) Artist studio
- (d) Assembly use
- (e) Day care
- (f) Dwelling, staff
- (g) Personal service use
- (h) Retail sales, specialty
- (i) Theatre
- (j) Accessory to temporary accommodation only:
 - (i) Educational events associated with hotel or resort facilities

3. Conditions of Use

- (a) Notwithstanding the maximum density in Subsection 13.4.3, up to 10% of the total density may be re-allocated amongst permitted uses.
- (b) Parking provision shall not exceed the parking regulations in PART 15 | Parking Regulations of this Bylaw.

4. Maximum Density

- (a) Maximum permitted density for each group of land uses within the CD-A4 Zone is as follows:

Table 82: Maximum Density for Each Land Use within the CD-A4 Zone

Land Use	Maximum Density within Villa Eyrie Resort Area
Accommodation <ul style="list-style-type: none"> ▪ Temporary accommodation 	9,290 m ²
Food and Beverage <ul style="list-style-type: none"> ▪ Alcohol production facility ▪ Restaurant 	557 m ²
Wellness and Personal Services <ul style="list-style-type: none"> ▪ Artist studio ▪ Day care ▪ Personal service use ▪ Retail sales, specialty 	929 m ²

Land Use	Maximum Density within Villa Eyrie Resort Area
Indoor Events <ul style="list-style-type: none"> ▪ Assembly use ▪ Theatre 	1,486 m ²
Staff Accommodation <ul style="list-style-type: none"> ▪ Dwelling, staff 	372 m ²
TOTAL DENSITY	12,634 m ²

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 35%
- (b) Maximum parcel coverage: 20%

6. Building Height

- (a) Maximum permitted height of all buildings and structures:
 - (i) Where the roof is flat or nearly flat, with a slope of 1:12 or less: 15 m
 - (ii) Where the roof is pitched, with a slope greater than 1:12: 17 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 7.5 m
- (b) No projections of any building or structure constructed after the date of adoption of this Bylaw shall be permitted within any setback area.

8. Subdivision Regulations

- (a) Minimum parcel size: 36.14 ha

13.5. **CD-A5 Malahat Outdoor Recreation Zone**

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Club
- (b) Equestrian centre
- (c) Firearm range
- (d) Motor vehicle driver training facility

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, caretaker
- (b) Suite, caretaker

3. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker dwelling or 1 caretaker suite per parcel

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 20%

5. Building Height

- (a) Maximum permitted height of all buildings and structures: 10 m

6. Setbacks

- (a) Minimum setback for principal buildings and structures from all parcel lines: 50 m
- (b) Minimum setback for accessory buildings and structures from all parcel lines: 6 m

7. Subdivision Regulations

- (a) Minimum parcel size: 8 ha

13.6. CD-A6 Stonebridge Zone

1. Sub-Areas

Within the CD-A6 Zone, there are 6 sub-areas:

- (a) Area A – Village Mixed-Use
- (b) Area B – Village North
- (c) Area C – Village South
- (d) Area D – Village Congregate Housing
- (e) Area E – Village Commercial
- (f) Area F – Village East

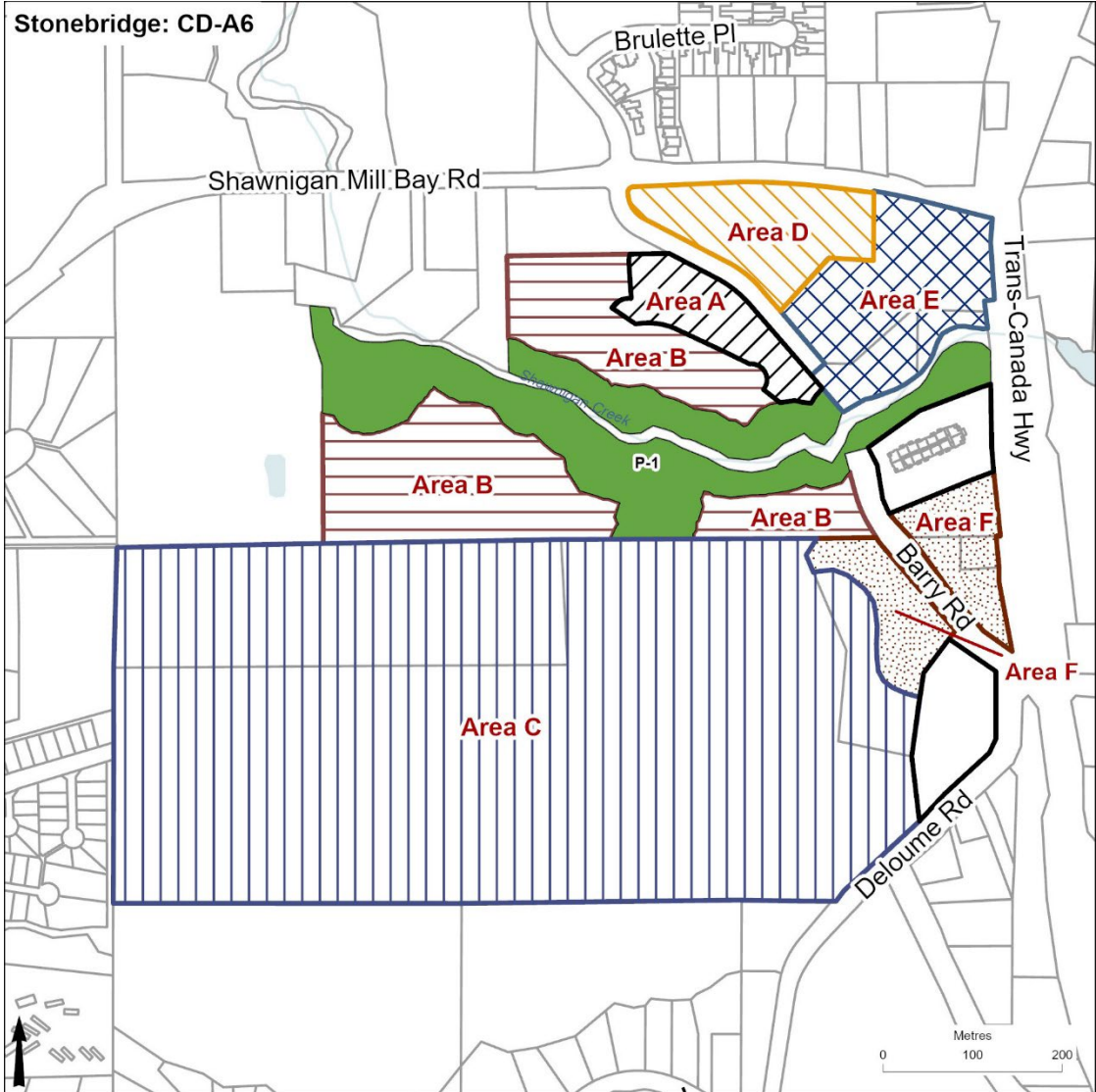


Figure 27: CD-A6 Zone Sub-Areas Map

2. Principal Permitted Uses

- (a) The following principal uses are permitted in Area A – Village Mixed-Use:
 - (i) Building, mixed-use
 - (ii) Dwelling, multi-unit
 - (iii) Commercial use, neighborhood
 - (iv) Congregate housing
 - (v) Institutional use
- (b) The following principal uses are permitted in Area B – Village North:
 - (i) Dwelling, duplex
 - (ii) Dwelling, multi-unit
 - (iii) Dwelling, single detached
- (c) The following principal uses are permitted in Area C – Village South:
 - (i) Dwelling, duplex
 - (ii) Dwelling, multi-unit
 - (iii) Dwelling, single detached
- (d) The following principal uses are permitted in Area D – Village Congregate Housing:
 - (i) Congregate housing
- (e) The following principal uses are permitted in Area E – Village Commercial:
 - (i) Commercial use, general
 - (ii) Commercial use, neighbourhood
- (f) The following principal uses are permitted in Area F – Village East:
 - (i) Building, mixed use
 - (ii) Dwelling, multi-unit

3. Accessory Permitted Uses

- (a) The following accessory uses are permitted in Area A – Village Mixed-Use:
 - (i) Day care
 - (ii) Home-based business
- (b) The following accessory uses are permitted in Area B – Village North:
 - (i) Bed and breakfast
 - (ii) Day care (accessory only to a single detached dwelling)
 - (iii) Home-based business
 - (iv) Suite, attached (1 unit and accessory only to a single detached dwelling or duplex)
- (c) The following accessory uses are permitted in Area C – Village South:
 - (i) Bed and breakfast
 - (ii) Day care (accessory only to a single detached dwelling)
 - (iii) Home-based business
 - (iv) Suite, attached (1 unit and accessory only to a single detached dwelling or duplex)

- (d) The following accessory uses are permitted in Area D – Village Congregate Housing:
 - (i) Assembly use
 - (ii) Commercial use, neighbourhood
 - (iii) Congregate housing
 - (iv) Day care
- (e) The following accessory uses are permitted in Area E – Village Commercial:
 - (i) Building, mixed-use (residential dwelling units above the ground floor of any building containing a commercial use only)
 - (ii) Home-based business
- (f) The following accessory uses are permitted in Area F – Village East:
 - (i) Bed and breakfast
 - (ii) Commercial use, neighbourhood (accessory only to a mixed-use building)
 - (iii) Day care
 - (iv) Home-based business
 - (v) Institutional use (accessory only to a mixed-use building)

4. Maximum Density

- (a) Maximum number of dwelling units within the entirety of the CD-A6 Zone: 765, allocated as follows:

Table 83: Maximum Dwelling Units for each Area in the CD-A6 Zone

Area	Maximum Dwelling Units
Area A - Village Mixed-Use	140
Area B - Village North	50
Area C - Village South	225
Area D - Village Congregate Housing	185
Area E - Village Commercial	65
Area F - Village East	100

- (b) Area D – Village Congregate Housing:
 - (i) Maximum FAR on any parcel: 0.75
 - (ii) Maximum gross floor area for any accessory building: 60 m²
 - (iii) Maximum gross floor area for any convenience store: 230 m²
- (c) Area F – Village East:
 - (i) Maximum gross floor area for any accessory building: 60 m².
 - (ii) No parking space or driveway shall be located within 3 m of windows of habitable rooms.

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Area A – Village Mixed-Use, Area B – Village North, and Area C – Village South:
 - (i) Maximum impervious surface coverage: 60%
 - (ii) Maximum parcel coverage: 55%
- (b) Area D – Village Congregate Housing:
 - (i) Maximum impervious surface coverage: 70%
 - (ii) Maximum parcel coverage: 60%
- (c) Area E – Village Commercial:
 - (i) Maximum impervious surface coverage: 55%
 - (ii) Maximum parcel coverage: 50%
- (d) Area F – Village East:
 - (i) Maximum impervious surface coverage: 65%
 - (ii) Maximum parcel coverage: is 50%

6. Building Height

- (a) Maximum permitted height in Area A – Village Mixed-Use:
 - (i) Mixed-use building: 18 m
 - (ii) Neighbourhood commercial use: 10 m
 - (iii) Accessory buildings and structures: 6 m
- (b) Maximum permitted height in Area B – Village North:
 - (i) Multi-unit dwelling: 10 m
 - (ii) Single detached dwelling: 7.5 m
 - (iii) Accessory buildings and structures: 6 m
- (c) Maximum permitted height in Area C – Village South:
 - (i) Multi-unit dwelling: 15 m
 - (ii) Single detached dwelling: 7.5 m
 - (iii) Accessory buildings and structures: 6 m
- (d) Maximum permitted height in Area D – Village Congregate Housing:
 - (i) Congregate housing: 20 m
 - (ii) Accessory buildings and structures: 7.5 m
- (e) Maximum permitted height in Area E – Village Commercial:
 - (i) Mixed-use building: 18 m
 - (ii) Commercial use: 10 m
 - (iii) Accessory buildings and structures: 7.5 m
- (f) Maximum permitted height in Area F – Village East:
 - (i) Mixed-use building: 12 m
 - (ii) Multi-unit dwelling: 12 m
 - (iii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 84: Minimum Setbacks for the CD-A6 Zone

Type of Parcel Line	Mixed-Use Building	All Other Uses	Accessory Buildings & Structures
Front – from garage door	4.5 m	5 m	5 m
Front	4.5 m	4.5 m	5 m
Interior Side	4.5 m	3 m	1 m
Exterior Side	3 m	4.5 m	3 m
Rear	4 m	4.5 m	1 m

- (b) Notwithstanding the setbacks listed in Subsection 13.6.7(a), in Area A, Area D, Area E, and Area F, setbacks from interior side parcel lines for commercial buildings and structures where the parcel adjoins a Commercial Zone, Industrial Zone, or Institutional Zone may be reduced to 0 m.
- (c) Notwithstanding the setbacks listed in Subsection 13.6.7(a), in Area E, setbacks from front parcel lines may be reduced to 0 m.

8. Parcel Dimensions

- (a) Area A – Village Mixed-Use, minimum highway frontage:
- (i) 23 m for all uses
- (b) Area B – Village North, minimum highway frontage:
- (i) 7.5 m for single detached dwellings
 - (ii) 10 m for multi-unit dwellings
- (c) Area C – Village South, minimum highway frontage:
- (i) 16 m for duplexes
 - (ii) 6 m for multi-unit dwellings
- (d) Area D – Village Congregate Housing, minimum highway frontage:
- (i) 6 m for congregate housing
 - (ii) 7.5 m for accessory buildings and structures

9. Subdivision Regulations

- (a) Minimum parcel size:
- (i) Single detached dwelling uses: 450 m²
 - (ii) Duplex dwelling uses: 700 m²
 - (iii) Multi-unit dwelling uses: 1,000 m² (2,000 m² in Area F only)
 - (iv) Commercial uses: 1,000 m² (2,000 m² in Area F only)

10. Servicing Requirements

- (a) All occupied buildings shall be serviced by a community water system and a community sewer system as a condition of use.

11. Parking Regulations

- (a) Notwithstanding the parking and loading space requirements of PART 5 | Subdivision Regulations and PART 15 | Parking Regulations of this Bylaw, the following parking and loading space regulations apply:

Table 85: Parking Regulations for the CD-A6 Zone

Use of Building	Required Parking Spaces	Required Loading Spaces
Congregate housing	1 space for every 3.3 residential units or sleeping units	1 space
Restaurant, accessory to congregate housing	1 space for every 100 m ² of GFA	0 spaces
Retail sales, accessory to congregate housing	4.5 spaces for every 100 m ² of GFA	1 space

13.7. CD-A7 Malahat Business Park Zone

1. Sub-Areas

Within the CD-A7 Zone, there are 3 sub-areas:

- (a) Area A – Agri-Forestry
- (b) Area B – Light Industrial
- (c) Area C – Agri-Light Industrial

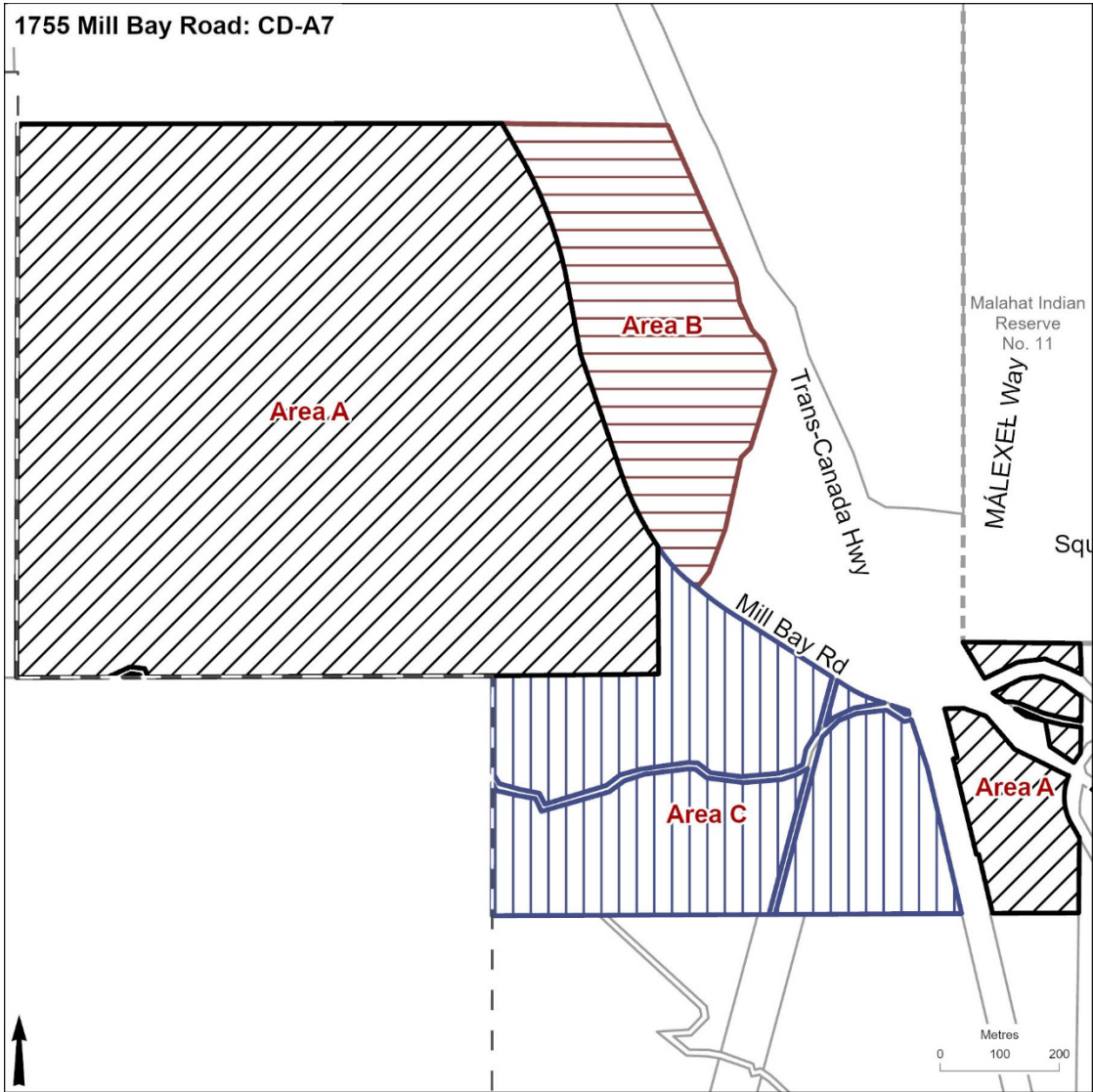


Figure 28: CD-A7 Zone Sub-Areas Map

2. Principal Permitted Uses

- (a) The following principal uses are permitted in Area A – Agri-Forestry:
 - (i) Agriculture
 - (ii) Agriculture within a controlled environment structure
 - (iii) Forestry use

- (b) The following principal uses are permitted in Area B – Light Industrial:
 - (i) Artist studio
 - (ii) Commercial use, neighbourhood
 - (iii) Industrial use, light
- (c) The following principal uses are permitted in Area C – Agri-Light Industrial:
 - (i) Agriculture within a controlled environment structure
 - (ii) Artist studio
 - (iii) Aquaculture
 - (iv) Cannabis, standard production and processing
 - (v) Industrial use, light

3. Accessory Permitted Uses

- (a) The following accessory uses are permitted in Area A – Agri-Forestry:
 - (i) Dwelling, single detached
- (b) The following accessory uses are permitted in Area B – Light Industrial:
 - (i) Office
 - (ii) Retail sales
 - (iii) Storage, outdoor
 - (iv) Suite, attached
- (c) The following accessory uses are permitted in Area C – Agri-Light Industrial:
 - (i) Office
 - (ii) Retail sales
 - (iii) Storage, outdoor
 - (iv) Suite, attached

4. Conditions of Use

- (a) An accessory office shall not exceed 20% of the total gross floor area within each industrial unit, or a maximum of 50 m², whichever is less.
- (b) Accessory retail sales and display of goods shall not exceed 25% of the total gross floor area of the principal use within each industrial unit.
- (c) All permitted uses shall be carried out within a wholly enclosed building, except for accessory outdoor storage.
- (d) Accessory outdoor storage shall be:
 - (i) Located at the rear of the property.
 - (ii) Limited to 1,000 m², or 5% of the parcel, whichever is less.
- (e) The total gross floor area of all buildings used for the production of cannabis shall not exceed 500 m², and the combined gross floor area for all buildings and structures used for cannabis processing on any parcel shall not exceed 1,000 m².
- (f) All buildings, greenhouses, and other structures used for cannabis shall be located not less than 30 m from all parcel lines, watercourses, and wells, and not less than 100 m from the foundation of any residential building not within the Agricultural Land Reserve.

5. Maximum Density

- (a) Maximum permitted residential density: 1 single detached dwelling per parcel
- (b) Maximum number of attached suites permitted on a parcel of land in the CD-A7 Zone: 3, with the following conditions:
 - (i) An attached suite may be accessory to a commercial, residential, or industrial building.
 - (ii) No building may contain more than 1 attached suite.
- (c) Where a portion of a parcel is leased for a term exceeding 3 years, the leased area shall not be considered a separate parcel for the purpose of determining maximum density.

6. Impervious Surfaces and Parcel Coverage Limit

- (a) Area A – Agri-Forestry:
 - (i) Maximum impervious surface coverage: 12%
 - (ii) Maximum parcel coverage: 10%
- (b) Area B – Light Industrial and Area C – Agri-Light Industrial:
 - (i) Maximum impervious surface coverage: 75%
 - (ii) Maximum parcel coverage: 60%

7. Building Height

- (a) Maximum permitted height:
 - (i) Principal commercial or industrial buildings and structures: 20 m
 - (ii) Principal dwelling unit buildings and structures: 10 m
 - (iii) Accessory buildings and structures: 7.5 m

8. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 86: Minimum Setbacks for the CD-A7 Zone

Type of Parcel Line	Principal Buildings & Structures	Accessory Buildings & Structures
Front	4.5 m	4.5 m
Interior Side	4.5 m	4.5 m
Exterior Side	4.5 m	4.5 m
Rear	9 m	4.5 m
Streamside Protection & Enhancement Area (SPEA)	7.5 m from the SPEA boundary	7.5 m from the SPEA boundary

9. Subdivision Regulations

- (a) Minimum parcel size in Area A – Agri-Forestry: 80 ha
- (b) Minimum parcel size in Area B – Light Industrial and Area C – Agri-Light Industrial:
 - (i) Parcels serviced by both a community water system and a community sewer system: 1,000 m²
 - (ii) Parcels that are not connected to a community water system and a community sewer system cannot be subdivided.
- (c) Where a portion of a parcel is leased for a term exceeding 3 years, the leased area shall not be considered a separate parcel for the purpose of determining compliance with subdivision regulations.

10. Servicing Requirements

- (a) All parcels in Area B and Area C of the CD-A7 Zone shall be serviced by a community water system and a community sewer system as a condition of use.

11. Landscape Screening and Buffering

- (a) The entire perimeter of the parcel shall have a landscape screen consisting of continuous evergreen vegetation with a minimum height of 2.5 m.
- (b) A landscape buffer with a minimum width of 10 m shall be established and maintained along any parcel line that abuts a highway.
- (c) Landscape screening and buffering shall be in accordance with Section 4.23 - Landscaping.
- (d) Accessory outdoor storage shall be screened and buffered from view from driveway entrances, parking areas, adjacent parcels, and adjacent highways by:
 - (i) A landscape screen with a minimum height of 2.5 m; and
 - (ii) A landscape buffer with a minimum width of 4.5 m.
 - (iii) The landscape screen and buffer may be interrupted in no more than 2 locations to provide necessary access.

12. Parking Regulations

- (a) Notwithstanding the parking and loading space requirements of PART 15 | Parking Regulations of this Bylaw, the minimum number of off-street parking spaces required on a parcel in the CD-A7 Zone is 1 space per 48 m² of gross floor area, plus 1 space per dwelling, including suites.
- (b) Loading spaces shall be provided in accordance with PART 15 | Parking Regulations of this Bylaw.
- (c) Parking areas shall be surfaced with a dust-free material, such as asphalt or concrete, or compacted gravel, and maintained to prevent dust generation.
- (d) Parking areas paved with an impervious material shall include 1 or more oil-water separators, which the landowner shall maintain in good working order, including regular removal and proper disposal of all collected oils.

13.8. CD-A8 Bamberton Light Industrial Zone

1. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definition applies to the CD-A8 Zone:

- (a) **“Lease area”** means, an area of land that is held by a lease, the boundaries of which are shown on a sketch plan or explanatory plan prepared by a B.C. Land Surveyor.

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Aquaculture, depuration of shellfish
- (c) Assembly use
- (d) Batching plant
- (e) Forestry use
- (f) Industrial use, general
- (g) Industrial use, service
- (h) Retail sales

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached, subject to Subsection 13.8.5 - Special Lease Area Regulations
- (b) Retail sales

4. Conditions of Use

- (a) The storage of propane, ethane, and methane, and related alcohols, are prohibited.
- (b) Retail sales as a principal use is limited to 250 m² in total retail floor area.

5. Special Lease Area Regulations

For any lease area applicable to the subject properties:

- (a) A maximum of 3 single detached dwellings is permitted per lease area of land, only in conjunction with a principal permitted use.
- (b) The maximum size of a convenience store is 230 m².
- (c) Areas of land of any size may be leased, including leases registered in the Land Title Office by Explanatory Plan, provided each lease area is of sufficient size to accommodate the other regulations of this zone and provided it also has a source of water and a sewage disposal system that are suitable to the Provincial authorities having jurisdiction.
- (d) The definition of **“parcel”** in PART 3 | Definitions of this Bylaw does not apply to lease areas of the subject properties.

- (e) For the purposes of the subject properties in the zone, the regulations concerning use, density, and other matters apply to each lease area.

6. Maximum Density

- (a) Dwelling units shall be permitted, in accordance with Subsection 13.8.5 - Special Lease Area Regulations.

7. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 70%
- (b) Maximum parcel coverage: 60%

8. Building Height

- (a) Maximum permitted height of all buildings and structures: 20 m

9. Setbacks

- (a) Minimum setback for buildings and structures from any lease area boundary or parcel line that abuts a non-industrial zone: 7.5 m

10. Subdivision Regulations

- (a) Minimum parcel size: 80 ha
- (b) Notwithstanding the required minimum parcel size of 80 ha, where a subdivision is proposed to follow a land use zone boundary on an existing parcel that is split-zoned, including the CD-A8 Zone, a subdivision to any parcel size is permitted insofar as it would only create new parcels where zone boundaries pass through the parent parcel, with the resultant subdivision only isolating the entirety of the different zones present on the parent parcel.

11. Parking Regulations

- (a) Notwithstanding the parking and loading space requirements in PART 15 | Parking Regulations of this Bylaw, the minimum number of off-street parking spaces required is 1 space per 48 m² of gross floor area, plus 1 space per accessory dwelling.

13.9. **CD-B1 Malahat Forest Estates Zone**

1. **Sub-Areas**

Within the CD-B1 Zone, there are 4 sub-areas:

- (a) Area A – Conservation/Eco-Forestry
- (b) Area B – Rural Residential 1
- (c) Area C – Rural Residential 2
- (d) Area D – Mixed-Use

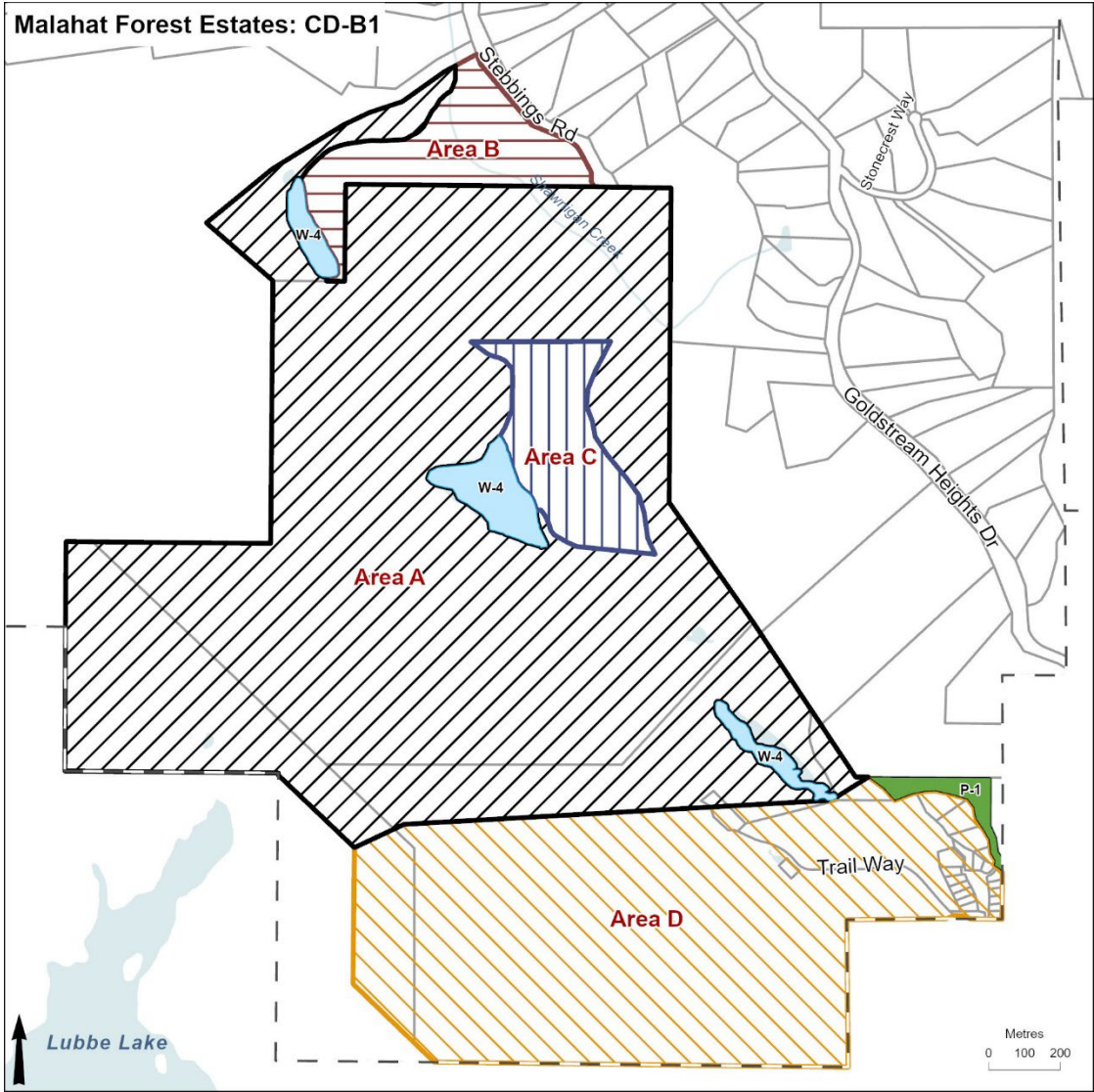


Figure 29: CD-B1 Zone Sub-Areas Map

2. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definitions apply to all of the Areas of the CD-B1 Zone:

- (a) **“Agro-forestry”** means an intensive land management system that optimizes the benefits from the biological interaction created when trees and shrubs are intentionally combined with crops as an integrated agro-system.
- (b) **“Eco-forestry”** means a system of forest management that manages human activities in such a way that supports ecological integrity, its composition, structure, and function is maintained at all spatial and temporal scales and in accordance with the range of natural variability.
- (c) **“Eco-forestry covenant”** means a legal mechanism for the protection, maintenance, and restoration of ecosystem composition, structure, and function (process), including biodiversity and ecosystem services, while allowing ecologically determined levels of forest product harvesting.

3. Conditions of Use

- (a) When any parcel in the CD-B1 Zone is subdivided, an eco-forestry covenant shall be registered on the title of any new parcel and any remainder parcel to ensure that the use, density, and building size requirements of this Zone are complied with.

CD-B1-Area A – Conservation/Eco-Forestry

The following regulations apply to Area A of the CD-B1 Zone:

4. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Agro-forestry
- (c) Ecological conservation, including ecological education
- (d) Eco-forestry-based silviculture, including portable sawmills not in a building

5. Maximum Density

- (a) Maximum GFA of each individual ecological education structure: 40 m²
- (b) Maximum GFA of all ecological education structures combined: 160 m²

6. Building Height

- (a) Maximum permitted height of all buildings and structures: 12 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 15 m

8. Subdivision Regulations

- (a) Minimum parcel size: 80 ha

CD-B1-Area B – Rural Residential 1

The following regulations apply to Area B of the CD-B1 Zone:

9. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Agro-forestry
- (c) Dwelling, single detached
- (d) Ecological conservation, including ecological education
- (e) Eco-forestry, including sawmills not in a building
- (f) Wood products processing and manufacturing

10. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Bed and breakfast
 - (ii) Home-based business
 - (iii) Suite, attached
 - (iv) Suite, detached

11. Conditions of Use

- (a) The maximum gross floor area of a single detached dwelling is 400 m².
- (b) A maximum of 500 m² of total gross floor area on all parcels may be used for agricultural processing and wood products processing and manufacturing.

12. Maximum Density

- (a) Maximum permitted density:
 - (i) 5 single detached dwellings, not including attached suites or detached suites, permitted within the entirety of Area B of the CD-B1 Zone
 - (ii) 1 attached suite or 1 detached suite per single detached dwelling, up to a maximum of 5 suites, being either attached or detached
 - (iii) A maximum of 5 parcels may be created for residential purposes.

13. Building Height

- (a) Maximum permitted height of all buildings and structures: 12 m

14. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 5 m

15. Subdivision Regulations

- (a) Minimum parcel size: 1 ha
- (b) Maximum parcel size for parcels on which a single detached dwelling is a permitted use: 1.5 ha

CD-B1-Area C – Rural Residential 2

The following regulations apply to Area C of the CD-B1 Zone:

16. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Agro-forestry
- (c) Dwelling, single detached
- (d) Ecological conservation
- (e) Eco-forestry, including sawmills not in a building
- (f) Wood products processing and manufacturing

17. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Bed and breakfast
 - (ii) Home-based business
 - (iii) Suite, attached
 - (iv) Suite, detached

18. Conditions of Use

- (a) The maximum gross floor area of a single detached dwelling is 400 m².
- (b) A maximum of 500 m² of total gross floor area on all parcels may be used for agricultural processing and wood products processing and manufacturing.

19. Maximum Density

- (a) Maximum permitted density:
 - (i) 8 single detached dwellings, not including attached suites or detached suites, permitted within the entirety of Area C of the CD-B1 Zone
 - (ii) 1 single detached dwelling per parcel
 - (iii) 1 attached suite or 1 detached suite per single detached dwelling, up to a maximum of 8 suites, being either attached or detached

20. Building Height

- (a) Maximum permitted height of all buildings and structures: 12 m

21. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 5 m

22. Subdivision Regulations

- (a) Minimum parcel size: 1 ha
- (b) Maximum parcel size for parcels on which a single detached dwelling is a permitted use: 1.5 ha

CD-B1-Area D – Mixed-Use

The following regulations apply to Area D of the CD-B1 Zone:

23. Principal Permitted Uses

The following principal uses are permitted:

- (a) Academic school
- (b) Agriculture
- (c) Agro-forestry
- (d) Community centre
- (e) Convenience store
- (f) Day care
- (g) Dwelling, duplex
- (h) Dwelling, multi-unit
- (i) Dwelling, single detached
- (j) Ecological conservation
- (k) Eco-forestry, including portable sawmill not in a building
- (l) Equestrian centre
- (m) Guest house, including tree top canopy suites and accessory spa/wellness centre
- (n) Wood products processing and manufacturing

24. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Bed and breakfast
 - (ii) Home-based business
 - (iii) Suite, attached
 - (iv) Suite, detached

25. Conditions of Use

- (a) The following limitations to the total gross floor area for specific uses shall apply:
 - (i) The total gross floor area of all buildings and structures associated with wood products processing and manufacturing, eco-forestry, agro-forestry, and ecological conservation is 3,000 m².
 - (ii) The total gross floor area for guest house use, including all tree top canopy suites, spa and wellness centre, and other accessory uses is 2,500 m².
 - (iii) The total gross floor area for a convenience store is 100 m².

- (b) The following maximum gross floor area and building footprint limits apply to all buildings and structures on a parcel, unless otherwise specified by a covenant:

Table 87: Maximum GFA and Building Footprint Limits for Area D of the CD-B1 Zone

Building Use	Maximum GFA	Maximum Building Footprint
Single Detached Dwelling, or Single Detached Dwelling with Attached Suite	400 m ²	200 m ²
Duplex	400 m ²	300 m ²
Agricultural Buildings	100 m ² or 50% of the parcel area, whichever is greater	-

- (c) A treetop canopy suite shall not contain a kitchen or kitchenette.
 (d) Treetop canopy suites on parcels under 1 ha in area shall not be connected to a community water and a community sewer system.

26. Maximum Density

- (a) Maximum number of dwelling units within the entirety of the CD-B1 Zone: 97, not including attached suites or detached suites
 (b) Minimum number of duplex or multi-unit dwellings: 8
 (c) Suites:
 (i) 1 attached or 1 detached suite permitted accessory to a single detached dwelling.
 (ii) An attached or detached suite shall not be permitted on the same parcel as a duplex or multi-unit dwelling.

27. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 30%

28. Building Height

- (a) Maximum permitted height of all buildings and structures: 12 m

29. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 88: Minimum Setbacks for Area D of the CD-B1 Zone

Type of Parcel Line	All Buildings & Structures
Front	4.5 m
Interior Side	1.5 m
Exterior Side	4.5 m
Rear	4.5 m

30. Subdivision Regulations

- (a) Residential Uses:
 - (i) Minimum parcel size for parcels serviced by both a community water system and a community sewer system: 1,500 m²
 - (ii) Minimum parcel size for parcels not serviced by both a community water system and a community sewer system: 1 ha
 - (iii) Maximum parcel size: 1.5 ha
- (b) Wood Products Processing and Manufacturing Uses:
 - (i) Minimum parcel size for parcels serviced by both a community water system and a community sewer system: 500 m²
 - (ii) Minimum parcel size for parcels not serviced by both a community water system and a community sewer system: 1 ha
- (c) Agriculture Uses:
 - (i) Minimum parcel size: 1,000 m²
- (d) Guest House Uses:
 - (i) Minimum parcel size for parcels serviced by both a community water system and a community sewer system: 1 ha
 - (ii) Minimum parcel size for parcels not serviced by both a community water system and a community sewer system: 20 ha

31. Maximum Number of Parcels

- (a) The maximum number of parcels for each use in Area D of the CD-B1 Zone is:

Table 89: Maximum Number of Parcels in Area D of the CD-B1 Zone

Use	Maximum Number of Parcels
Single Detached Dwelling, Duplex	97
Guest House	1
Multi- Unit Dwelling	1
Convenience Store	1
Equestrian Centre	1
Wood Products Processing and Manufacturing	10
Community Centre	2
Total Number of Parcels	113

13.10. CD-B2 Clearwater Resort Zone

1. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definition applies to the CD-B2 Zone:

- (a) **“Seasonal cabin”** means a building or structure, other than a principal residence, that may contain cooking, eating, living, and sleeping facilities, that is not serviced by a community water system or community sewer system, that has a self-contained sanitary system and a source of potable water, and is only used for temporary accommodation.

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Restaurant
- (b) Seasonal cabin

3. Conditions of Use

- (a) The maximum gross floor area of a seasonal cabin is 74 m².

4. Maximum Density

- (a) Maximum permitted density: 25 seasonal cabins per hectare

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 30%
- (b) Maximum parcel coverage: 20%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 6 m
 - (ii) Accessory buildings and structures: 4.5 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 4.5 m

8. Subdivision Regulations

- (a) Minimum parcel size: 1 ha

13.11. **CD-B3 Trestle Estates Zone**

1. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definition applies to the CD-B3 Zone:

- (a) **“Farm gate sales”** means the accessory sale of farm products that are produced on the farm where the sales take place.

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Dwelling, single detached

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Bed and breakfast
 - (ii) Day care
 - (iii) Home-based business
 - (iv) Suite, attached
- (b) Accessory to agriculture only:
 - (i) Farm gate sales

4. Conditions of Use

- (a) A maximum of 28 parcels may be created by subdivision on the subject lands in the CD-B3 Zone.

5. Maximum Density

- (a) Maximum permitted residential density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite per parcel

6. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 20% or 500 m², whichever is less

7. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

8. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 90: Minimum Setbacks for the CD-B3 Zone

Type of Parcel Line	Residential & Accessory Uses	Agricultural Uses
Front	7.5 m	15 m
Interior Side	3 m	15 m
Exterior Side	4.5 m	15 m
Rear	4.5 m	15 m

9. Subdivision Regulations

(a) Minimum parcel size: 1 ha

13.12. CD-B4 OUR Ecovillage Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Dwelling, single detached
- (c) Educational use

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory residential uses, including a kitchen facility
- (b) Bed and breakfast
- (c) Campground
- (d) Farm retail sales
- (e) Home-based business
- (f) Short-term rental

3. Conditions of Use

- (a) The maximum floor area of each single detached dwelling is 235 m².
- (b) Notwithstanding Subsection 13.12.3(a), 1 dwelling may have an unlimited floor area and may contain a bed and breakfast accommodation.
- (c) The total number of bedrooms permitted on the parcel is 25.
- (d) Educational activities shall be only be permitted as an accessory use to a permitted residential use on the parcel and shall be limited to a maximum of 30 non-resident participants at any one time.
- (e) Educational activities shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
- (f) A maximum of 1 home-based business is permitted per parcel.
- (g) A maximum of 1 bed and breakfast is permitted per parcel.
- (h) A campground shall have a maximum of 6 campsites and shall only be permitted accessory to educational use.
- (i) A maximum of 1 short-term rental unit is permitted per parcel.

4. Maximum Density

- (a) Maximum permitted density: 1 single detached dwelling per hectare

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 10%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 7.5 m

8. Subdivision Regulations

- (a) Minimum parcel size: 10 ha

13.13. CD-C1 Arbutus Ridge Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Common storage area
- (b) Community service facility
- (c) Maintenance yard
- (d) Utility, private
- (e) Accessory to a single detached dwelling only:
 - (i) Suite, attached

3. Conditions of Use

- (a) Common storage areas shall be used exclusively for the exterior storage of boats and RVs, and similar recreational vehicles. Such storage shall be for non-commercial purposes only and shall be limited to the residents of the CD-C1 Zone.
- (b) A maximum of 2.4 ha shall be set aside for community service facility use, and a maximum of 0.82 ha shall be set aside for private utility, maintenance yard, and common storage areas. A maximum of 1 separate contiguous block of land shall be set aside for each.

4. Maximum Density

- (a) Maximum permitted residential density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite per parcel
- (b) Maximum number of single detached dwelling units in the entire CD-C1 Zone: 646, plus a maximum of 1 attached suite per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height:
 - (i) Single detached dwelling: 7.5 m
 - (ii) Residential accessory buildings and structures: 7.5 m
 - (iii) Community service facility building: 10 m

- (b) Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the maximum permitted building height as specified in Subsection 13.13.6(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 m.

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 91: Minimum Setbacks for the CD-C1 Zone

Type of Parcel Line	Residential Use	Accessory Use
Front	6 m	6 m
Interior Side	2 m from one side parcel line and 1.4 m from the other	1.5 m from one side parcel line and 0 m from the other
Exterior Side	4.5 m	4.5 m
Exterior Side (strata lots only)	3 m	3 m
Rear	4.5 m	4.5 m
Adjacent to ALR	15 m	15 m

8. Subdivision Regulations

- (a) Minimum parcel size for parcels on which a single detached dwelling is a permitted use: 900 m²

13.14. CD-C2 Chapman Road Commercial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Automobile sales and rental
- (b) Automobile service shop
- (c) Boat building and repair
- (d) Office
- (e) Storage, outdoor
- (f) Storage, mini
- (g) Temporary accommodation
- (h) Temporary accommodation, mini golf, and accessory gift shop
- (i) Warehouse

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached
- (b) Gift shop, accessory to temporary accommodation
- (c) Mini golf
- (d) Retail sales

3. Conditions of Use

- (a) Automobile sales includes the sale, rental, or servicing of agricultural equipment.
- (b) Outdoor storage is limited to storage of recreational vehicles, mobile homes, and boats.
- (c) A warehouse shall be wholly contained within a building.
- (d) Retail sales are limited to the sale of new and used parts for automobiles, boats, recreational vehicles, mobile homes, and agricultural equipment.

4. Maximum Density

- (a) Maximum permitted density for single detached dwelling use: 1 single detached dwelling per parcel, accessory to a principal permitted use
- (b) Maximum permitted density for temporary accommodation use:
 - (i) 4 temporary accommodation units per 1,000 m² of total parcel area where a parcel is serviced by both a community water system and a community sewer system.
 - (ii) 1 temporary accommodation unit per 1,000 m² of total parcel area where a parcel is not serviced by a community water system and a community sewer system.

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 35%
- (b) Maximum parcel coverage: 30%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 92: Minimum Setbacks for the CD-C2 Zone

Type of Parcel Line	All Buildings & Structures
Front	7.5 m
Interior Side	6 m
Exterior Side	4.5 m
Rear	6 m

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by both a community water system and a community sewer system: 0.2 ha
 - (ii) Parcels serviced by a community water system only: 0.4 ha
 - (iii) Parcels not serviced by a community water system: 1 ha

9. Recreational Vehicle Occupancy

- (a) Notwithstanding any other provision of this Bylaw, a maximum of 6 recreational vehicles may be occupied overnight at any one time.

10. Prohibition

- (a) No portion of the parcel shall be used for a junkyard or for the storage, collection, or accumulation of all or part of any automobile wreck, or all or part of any motor vehicle which is not:
 - (i) Validly registered and licensed in accordance with the Motor Vehicle Act.
 - (ii) Capable of operation under its own power.

13.15. CD-C3 Galliers Road East Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, duplex
- (b) Dwelling, multi-unit
- (c) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Home-based business
- (b) Accessory to a single detached dwelling or duplex dwelling only:
 - (i) Bed and breakfast
- (c) Accessory to a single detached dwelling only:
 - (i) Day care
 - (ii) Suite, attached

3. Maximum Density

- (a) Maximum number of dwelling units that can be created in the entire CD-C3 Zone, including any remainder parcel:
 - (i) 35 single detached dwellings; or
 - (ii) 45 dwelling units provided that at least 10 of the dwelling units are in a duplex or multi-unit configuration.
- (b) Suites permitted:
 - (i) 1 attached suite per parcel, accessory to a single detached dwelling on parcels that are greater than 600 m²

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Single detached dwelling principal use:
 - (i) Maximum impervious surface coverage: 40%
 - (ii) Maximum parcel coverage: 35%
- (b) Duplex dwelling or multi-unit dwelling principal use:
 - (i) Maximum impervious surface coverage: 50%
 - (ii) Maximum parcel coverage: 45%

5. Building Height

- (a) Maximum permitted height:
 - (i) Multi-unit dwelling: 10 m
 - (ii) Single detached dwelling: 7.5 m
 - (iii) Duplex dwelling: 7.5 m
 - (iv) Accessory buildings and structures: 6 m

6. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 93: Minimum Setbacks for the CD-C3 Zone

Type of Parcel Line	Single Detached Dwellings & Duplexes	Multi-Unit Dwellings	Accessory Buildings & Structures
Front	4.5 m	5 m	4.5 m
Interior Side	1.8 m	3 m	1 m
Exterior Side	4.5 m	4.5 m	4.5 m
Rear	4 m	4 m	1 m

7. Subdivision Regulations

(a) Minimum parcel size:

- (i) Single detached dwelling uses: 600 m² and density averaging is permitted
- (ii) Duplex dwelling uses: 650 m²
- (iii) Multi-unit dwelling uses: 800 m²

8. Servicing Requirements

(a) All occupied buildings shall be serviced by a community water system and a community sewer system as a condition of use.

9. Landscaping and Screening

(a) A fully treed landscape screen and buffer shall be maintained on all parcels or portions of parcels that are located within 50 m of LOT 1, PLAN 29581, SECTION 13, RANGE 6, SHAWNIGAN DISTRICT.

13.16. CD-E1 Boal Road Mixed-Use Zone

1. Sub-Areas

Within the CD-E1 Zone, there are 3 sub-areas:

- (a) Area A – Accommodation/Institutional
- (b) Area B – Business Park
- (c) Area C – Residential



Figure 30: CD-E1 Zone Sub-Areas Map

2. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definitions apply to all sub-areas of the CD-E1 Zone:

- (a) **“Custom workshop”** means a workshop where the production, sales, and servicing of specialized goods or services, including home cabinets, signs, window coverings, and furniture occurs.
- (b) **“Guest lodge”** means a building with a maximum of 1 kitchen, used for the overnight accommodation of transient, temporary paying guests.
- (c) **“Historical centre”** means a building or structure used to preserve, protect, and display historical artifacts and which is maintained and operated by a non-profit society or a local government.
- (d) **“Office”** means the occupancy or use of a building for the purpose of carrying out business, training, or professional activities, excluding a financial institution and medical service.
- (e) **“Training centre”** means a building or structure used to host seminars and workshops and to conduct training but does not include public or private schools.

3. Principal Permitted Uses

- (a) The following principal uses are permitted in Area A – Accommodation/ Institutional:
 - (i) Art gallery
 - (ii) Bed and breakfast
 - (iii) Day care
 - (iv) Guest lodge
 - (v) Historical centre
 - (vi) Hostel
 - (vii) Training centre
- (b) The following principal uses are permitted in Area B – Business Park:
 - (i) Catering
 - (ii) Custom workshop
 - (iii) Contractor services and storage yard
 - (iv) Food and beverage processing
 - (v) Horticulture
 - (vi) Office
 - (vii) Repair services
- (c) The following principal uses are permitted in Area C – Residential:
 - (i) Dwelling, duplex
 - (ii) Dwelling, multi-unit
 - (iii) Dwelling, single detached

4. Accessory Permitted Uses

- (a) The following accessory uses are permitted in Area B – Business Park:
 - (i) Retail sales

- (b) The following accessory uses are permitted in Area C – Residential:
 - (i) Home-based business
 - (ii) Horticulture

5. Conditions of Use

- (a) The following conditions of use apply in Area A – Accommodation/Institutional:
 - (i) A maximum of 8-bedroom accommodation units shall be used for guest sleeping accommodation in a guest lodge or hostel.
 - (ii) A guest lodge or hostel shall be limited to a maximum occupancy of 20 persons at any one time.
 - (iii) Within a guest lodge, the sale or provision of food to non-overnight patrons is prohibited.
 - (iv) Within a guest lodge, bed and breakfast, or hostel, no person shall occupy a bedroom accommodation unit for more than 10 weeks in a calendar year.
- (b) The following conditions of use apply in Area B – Business Park:
 - (i) All uses must be carried on within an enclosed building, except for storage of material as permitted under Subsection 13.16.5(b)(iii).
 - (ii) A maximum of 4 buildings is permitted, with a total combined building footprint not exceeding 505 m².
 - (iii) Outdoor storage, accessory to the business park, shall not exceed 10% of the total gross floor area of buildings.

6. Maximum Density

- (a) Maximum permitted residential density: 23 dwelling units per hectare
- (b) Maximum GFA for a single detached dwelling: 55 m²
- (c) Maximum GFA for a dwelling unit within a multi-unit dwelling building: 90 m²
- (d) Number of single detached dwellings permitted per parcel: 6
- (e) Number of residential accessory buildings permitted per dwelling unit: 1

7. Impervious Surfaces and Parcel Coverage Limit

- (a) First hectare of parcel area, or portion thereof:
 - (i) Maximum impervious surface coverage: 45%
 - (ii) Maximum parcel coverage: 40%
- (b) For each additional hectare of parcel area above 1 hectare, parcel coverage may be increased as follows:
 - (i) Additional impervious surface coverage: 5%
 - (ii) Additional parcel coverage: 10%
 - (iii) Such additional coverage is calculated on a pro rata basis relative to the additional parcel area.

8. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 6 m

9. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 94: Minimum Setbacks for the CD-E1 Zone

Type of Parcel Line	Residential & Accessory Uses	All Other Uses
Front	7.5 m	7.5 m
Interior Side	3 m 1 m where the abutting parcel is zoned P1	3 m where the abutting parcel is zoned Industrial, Institutional, or Commercial 6 m where the abutting parcel is zoned Residential or Agricultural
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	3 m where the abutting parcel is zoned Industrial, Institutional, or Commercial 6 m where the abutting parcel is zoned Residential or Agricultural

10. Subdivision Regulations

(a) Minimum parcel size: 1 ha

11. Parking

- (a) On-site parking requirements are specified in PART 15 | Parking Regulations.
- (b) For the purposes of providing adequate parking, shared parking areas may be provided on the subject parcel.

13.17. CD-E2 Appaloosa Way Residential Zone

1. Sub-Areas

Within the CD-E2 Zone, there are 2 sub-areas:

- (a) Area A – Caromar Residential
- (b) Area B – Appaloosa Residential

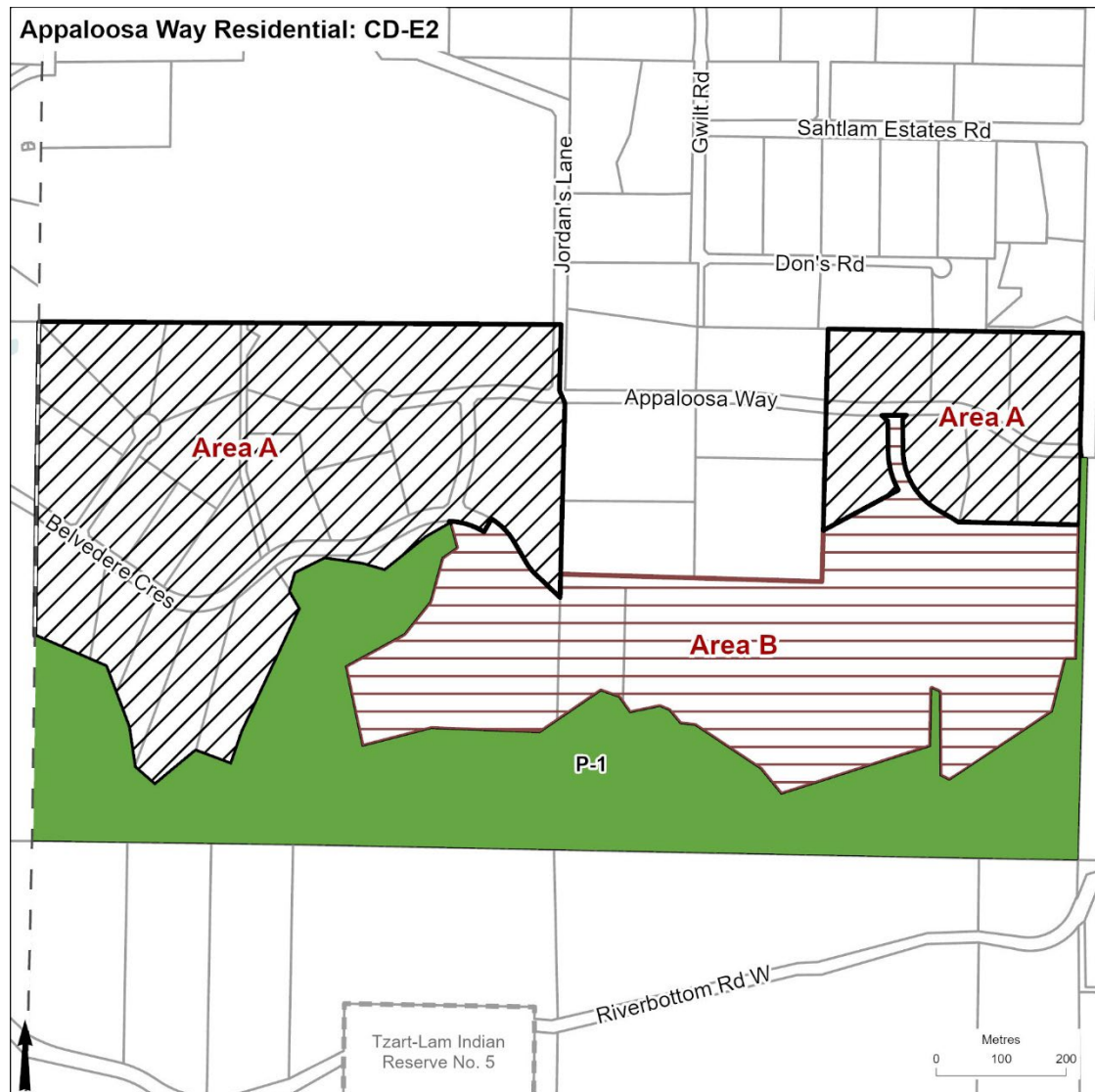


Figure 31: CD-E2 Zone Sub-Areas Map

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Dwelling, single detached
- (c) Equestrian centre

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Bed and breakfast
 - (ii) Day care
 - (iii) Home-based business
 - (iv) Suite, attached
 - (v) Suite, detached

4. Conditions of Use

- (a) An equestrian centre is permitted only on parcels 3 ha or greater.

5. Maximum Density

- (a) Maximum permitted residential density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite or 1 detached suite per parcel

6. Impervious Surfaces and Parcel Coverage Limit

- (a) First hectare of parcel area, or portion thereof:
 - (i) Maximum impervious surface coverage: 25%
 - (ii) Maximum parcel coverage: 20%
- (b) For each additional hectare of parcel area above 1 hectare, parcel coverage may be increased as follows:
 - (i) Additional impervious surface coverage: 5%
 - (ii) Additional parcel coverage: 10%
 - (iii) Such additional coverage is calculated on a pro rata basis relative to the additional parcel area.

7. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

8. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 95: Minimum Setbacks for the CD-E2 Zone

Type of Parcel Line	Single Detached Dwelling	Residential Accessory Buildings & Structures	Agricultural & Equestrian Centre Buildings & Structures
Front	7.5 m	7.5 m	30 m
Interior Side	3 m	1 m	15 m
Exterior Side	4.5 m	4.5 m	15 m

Type of Parcel Line	Single Detached Dwelling	Residential Accessory Buildings & Structures	Agricultural & Equestrian Centre Buildings & Structures
Rear	4.5 m	1 m	15 m

9. Subdivision Regulations

(a) Area A:

- (i) Maximum number of parcels that may be created by subdivision in Area A of the CD-E2 Zone: 27 including any remainder parcel
- (ii) Minimum parcel size: 1 ha

(b) Area B:

- (i) Maximum number of parcels that may be created by subdivision in Area B of the CD-E2 Zone: 3 including any remainder area.
- (ii) Minimum parcel size: 1 ha
- (iii) In the case of a bare-land strata, the minimum average parcel size may be reduced to 0.4 ha, provided that all parcels in the strata are serviced by a private utility for water.

13.18. CD-E3 Culverton Road Residential Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached
- (b) Horticulture

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Day care
 - (ii) Home-based business

3. Conditions of Use

- (a) Buildings shall not exceed a single storey.
- (b) Single detached dwellings shall not exceed a gross floor area of 120 m².
- (c) Accessory buildings shall not exceed a combined gross floor area of 30 m².

4. Maximum Density

- (a) Maximum permitted residential density: 1 single residential dwelling per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 35%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 6 m
 - (ii) Accessory buildings and structures: 4.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 96: Minimum Setbacks for the CD-E3 Zone

Type of Parcel Line	Principal Buildings & Structures	Accessory Buildings & Structures
Front	5.5 m	5.5 m
Interior Side	2 m	1 m
Exterior Side	3 m	2 m
Rear	4.5 m	1 m

8. Subdivision Regulations

- (a) Minimum parcel size: 1 ha

9. Servicing Requirements

- (a) All parcels shall be connected to a community water system and a community sewer system as a condition of use.

13.19. CD-E4 Sahtlam Shooting Range Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached
- (b) Firearm range
- (c) Recreation, outdoor

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Assembly use

3. Conditions of Use

- (a) Notwithstanding any other provisions in this Bylaw, only the following buildings and structures are permitted:
 - (i) 1 clubhouse
 - (ii) 4 trap fields, which may include shooting bunkers
 - (iii) 2 skeet shooting towers, which may consist of high and low skeet houses
 - (iv) 1 single detached dwelling
 - (v) Accessory buildings and structures for storage and shelter
- (b) A firearm range is permitted outdoors only.
- (c) Fencing and signage must be installed and maintained to discourage public access on any portion of the parcel abutting a Park Zone or a Residential Zone to discourage public access onto the parcel.
 - (i) The fencing referenced in Subsection 13.19.3(c), shall be low impact page wire, with a minimum height of 1.2 m.
- (d) A forested buffer of at least 60 m shall be maintained from all parcel boundaries.
- (e) A firearm range is only permitted to have shooting between the hours of 6:00 p.m. and 9:00 p.m. on Tuesday evenings and between the hours of 10:00 a.m. and 6:00 p.m. on not more than 2 weekend days in any calendar month which may not be consecutive days.

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

5. Building Height

- (a) Maximum permitted height of all buildings and structures: 7.5 m

6. Setbacks

- (a) Minimum setbacks from all parcel lines:
 - (i) Single detached dwelling: 7.5 m
 - (ii) Trap and skeet fields, shooting bunkers, and shooting towers: 100 m

7. Subdivision Regulations

- (a) Lands within the CD-E4 Zone may not be subdivided but may be subdivided from land in other zones.

8. Parking

- (a) On-site parking requirements are specified in PART 15 | Parking Regulations at the rate required for recreational uses.

9. Special Event Temporary Use Regulations

- (a) Temporary uses not permitted by this Bylaw may be permitted by a special events temporary use permit as follows:
 - (i) Outdoor recreational shot gun shooting between the hours of 6:00 p.m. and 9:00 p.m. on a weekday other than Tuesday that is specified in the temporary use permit, which need not be the same day of the week in every week, provided that not more than 1 weekday in any calendar week is used for recreational shooting on the premises.
 - (ii) Outdoor recreational shot gun shooting on 2 consecutive weekend days specified in the temporary use permit, between the hours of 9:00 a.m. and 6:00 p.m.
 - (iii) Outdoor recreational shot gun shooting on weekend days in excess of 2 weekend days per calendar month that are specified in the temporary use permit, between the hours of 9:00 a.m. and 6:00 p.m.
- (b) A special events temporary use permit may specify any condition that the Regional Board considers appropriate for managing the impact of the temporary use on residents of the surrounding area.

13.20. CD-E5 Restricted Light Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Manufacturing, repair, and storage of agricultural equipment
- (b) Manufacturing, repair, and storage of lawn and garden equipment
- (c) Retail sale of agricultural supplies, feed, and seed

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached
- (b) Office
- (c) Retail and wholesale sales of agricultural equipment
- (d) Retail sale, rental, and repair of household equipment
- (e) Wholesale sales

3. Conditions of Use

- (a) The total gross floor area of an accessory office shall not exceed 20% of the total gross floor area on the parcel.
- (b) Automobile, truck, recreational vehicle, and boat sales and servicing are prohibited.

4. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 accessory office per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

6. Building Height

- (a) Maximum permitted height of all buildings and structures: 10 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 9 m

8. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Parcels serviced by both a community water system and a community sewer system: 0.2 ha
 - (ii) Parcels serviced by a community water system only: 0.4 ha
 - (iii) Parcels not serviced by a community water system: 1 ha

13.21. CD-F1 Paldi Zone

1. Sub-Areas

- (a) Within the CD-F1 Zone, there shall be High Density Residential Areas, Low Density Residential Areas, Parkland Areas, Commercial Areas, Institutional Areas, Community Service Areas, and Green Space. The exact locations of these will be determined through a development permit process.
- (b) Within the CD-F1 Zone, a minimum of 7% of the lands shall be dedicated as parkland to the CVRD (not including trail corridors), and an additional minimum 7% of the land, including all streamside protection and enhancement areas, shall be dedicated as environmental protection areas to the CVRD. The exact locations of these will be determined through a development permit process.
- (c) Within the CD-F1 Zone there shall be a future community amenity site, with a minimum land area of 0.2 ha, used as a firehall, school, neighbourhood police station, or other community facility.

Commercial Development Area

The following regulations shall apply in the Commercial Development Areas of the CD-F1 Zone:

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Building, mixed-use
- (c) Civic use
- (d) Community service facility
- (e) Day care
- (f) Gas station
- (g) Laundromat
- (h) Office
- (i) Park, public
- (j) Personal service use
- (k) Pub
- (l) Restaurant
- (m) Retail sales
- (n) Temporary accommodation

3. Conditions of Use

- (a) Commercial development is permitted on a maximum site area of 7.4 ha. The exact locations of commercial uses will be determined through a development permit process.
- (b) Commercial development shall be located on contiguous parcels of land, forming a pedestrian-oriented village centre concept, and not fragmented throughout the site.

- (c) A maximum of 50 temporary accommodation units is permitted.
- (d) A maximum of 1 gas station is permitted.
- (e) A dwelling in a mixed-use building is only permitted above the first storey, provided the first storey is used for commercial purposes.
- (f) The maximum gross floor area for commercial businesses, including outdoor storage areas, is:
 - (i) 1,000 m² for grocery stores
 - (ii) 700 m² for other retail outlets
 - (iii) 1,000 m² for a pub
- (g) The total commercial floor area for the entire CD-F1 Zone shall not exceed 10,000 m².

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

5. Building Height

- (a) Maximum permitted height:
 - (i) Retail commercial buildings and structures: 10 m
 - (ii) Hotel/motel buildings and structures: 15 m or 3 storeys, whichever is less
 - (iii) Pub building: 12 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 97: Minimum Setbacks for the Commercial Development Area in the CD-F1 Zone

Type of Parcel Line	All Buildings & Structures in the Commercial Development Area
Front	0 m where the abutting parcel is Commercial 6 m where the abutting or adjacent parcel is Residential
Interior Side	0 m where the abutting parcel is Commercial 6 m where the abutting or adjacent parcel is Residential
Exterior Side	4.5 m
Rear	0 m where the abutting parcel is Commercial 6 m where the abutting or adjacent parcel is Residential

7. Servicing Requirements

- (a) All commercial development shall be serviced by a community water system and a community sewer system as a condition of use.

Residential Development Areas

The following regulations shall apply in Residential Development Areas of the CD-F1 Zone:

8. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, duplex

- (b) Dwelling, multi-unit
- (c) Dwelling, single detached

9. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Day care
- (c) Equestrian centre
- (d) Home-based business
- (e) Suite, attached

10. Maximum Density

- (a) Maximum number of principal dwelling units in the entire CD-F1 Zone: 500, plus 1 attached suite for single detached dwelling units on appropriately sized parcels
 - (i) A minimum of 20% and a maximum of 60% of all dwelling units shall be single detached dwellings on small parcels (a maximum parcel size of 1,000 m²) or residential units above commercial uses in mixed-use buildings.
 - (ii) A minimum of 40% of all dwelling units shall be single detached dwelling units on parcels larger than 1,000 m².
- (b) A maximum of 1 dwelling is permitted on a parcel under 1,000 m². For parcels 1,000 m² or greater, 1 attached suite is also permitted.

11. Impervious Surfaces and Parcel Coverage Limit

- (a) Small lot (patio home) single detached dwelling, duplex, or multi-unit dwelling principal use:
 - (i) Maximum parcel coverage: 40%
- (b) Single detached dwelling principal use:
 - (i) Maximum parcel coverage varies by parcel size as follows:

Parcel Size	Parcel Coverage
Less than 1,000 m ²	40%
1,000 m ² to 4,000 m ²	25%
Greater than 4,000 m ²	15%

12. Building Height

- (a) Maximum permitted height:
 - (i) Multi-unit dwelling: 12 m
 - (ii) Duplex dwelling: 10 m
 - (iii) Single detached dwelling on parcels 1,000 m² or more in size: 10 m
 - (iv) Single detached dwelling on parcels up to 1,000 m² in size: 7.5 m
 - (v) Accessory buildings and structures: 7.5 m
 - (vi) Agricultural buildings and structures: 10 m

13. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 98: Minimum Setbacks the Residential Development Area in the CD-F1 Zone

Type of Parcel Line	Single Detached Dwellings	Duplex & Multi-Unit Dwellings	Accessory Buildings & Structures	Agricultural Buildings
Front	4.5 m	4 m	7.5 m	15 m
Interior Side	1.8 m	3 m	1.8 m	15 m
Exterior Side	4.5 m	3 m	3 m	15 m
Rear	3 m	4 m	1.5 m	15 m

14. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by a community water system: 0.4 ha
- (ii) Parcels not serviced by a community water system: 2 ha

13.22. CD-F2 Lakefront Mixed-Use Zone

1. Sub-Areas

Within the CD-F2 Zone, there are 4 sub-areas:

- (a) Area A
- (b) Area B
- (c) Area C
- (d) Area D

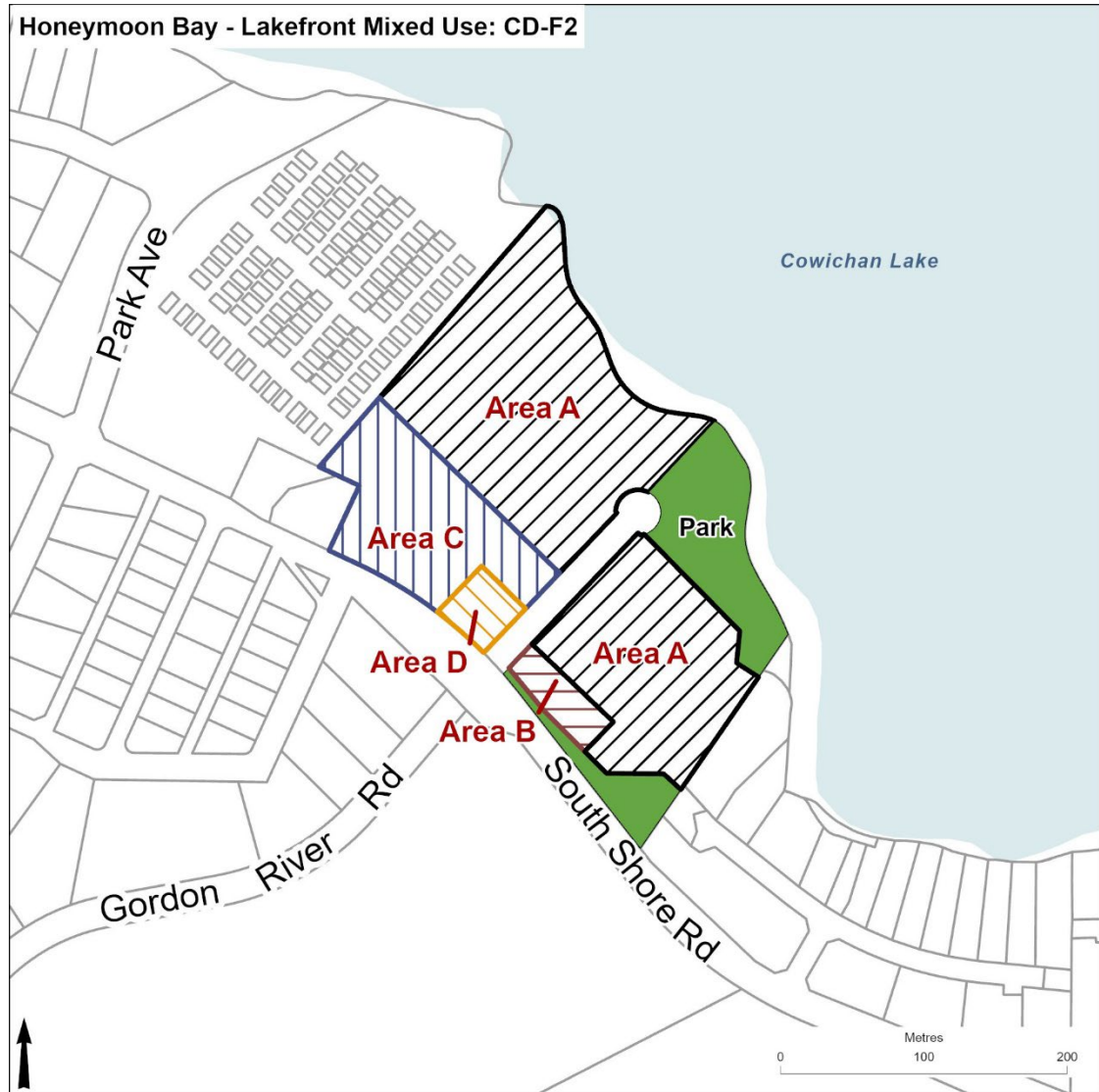


Figure 32: CD-F2 Zone Sub-Areas Map

2. Principal Permitted Uses

- (a) The following principal uses are permitted in Area A:
 - (i) Dwelling, single detached

- (b) The following principal uses are permitted in Area B:
 - (i) Dwelling, duplex
- (c) The following principal uses are permitted in Area C:
 - (i) Dwelling, multi-unit
 - (ii) Dwelling, single detached
- (d) The following principal uses are permitted in Area D:
 - (i) Artist studio
 - (ii) Assembly use
 - (iii) Building, mixed-use
 - (iv) Community care facility
 - (v) Day care
 - (vi) Dwelling, single detached
 - (vii) Hotel
 - (viii) Institutional use
 - (ix) Office
 - (x) Pub
 - (xi) Restaurant
 - (xii) Retail sales
 - (xiii) Personal service use

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling or duplex only:
 - (i) Bed and breakfast
 - (ii) Home-based business
 - (iii) Short-term rental
- (b) Accessory to a single detached dwelling in Area A only:
 - (i) Suite, attached

4. Conditions of Use

- (a) All occupied buildings shall be serviced by a community water system and a community sewer system.
- (b) No commercial use, multi-unit, or duplex dwelling units are permitted on a parcel with frontage along Cowichan Lake.

5. Maximum Density

- (a) Maximum number of dwelling units for the entire CD-F2 Zone: 96, with the following requirements:
 - (i) Maximum number of single detached dwelling waterfront parcels: 11
 - (ii) Maximum number of multi-unit dwellings in Area C: 14
 - (iii) Maximum of dwelling units in Area D: 4
 - (iv) Maximum number of dwelling units per building: 6

6. Building Height, Unit Size, Parcel Coverage, and Subdivision Regulations

(a) The following regulatory conditions apply to each area and use:

Table 99: Regulatory Conditions for Areas and Uses in the CD-F2 Zone

	Area A	Area A,C,D	Area B	Area C	Area D
Regulatory Condition	Waterfront Single Detached Dwelling	Single Detached Dwelling (not waterfront)	Duplex Dwelling	Multi-unit Dwelling	Commercial Unit
Maximum Permitted Height (Principal Building)	7.5 m	7.5 m	7.5 m	10 m	10 m
Maximum Permitted Height (Accessory Building)	6 m	6 m	6 m	6 m	6 m
Maximum Unit Size (gross floor area)	175 m ²	160 m ²	100 m ²	40 m ²	n/a
Maximum Parcel Coverage	25%	35%	35%	45%	45%
Minimum Parcel Size	600 m ²	450 m ²	700 m ²	2,000 m ²	2,000 m ²

7. Minimum Parcel Frontage and Depth Requirements

- (a) Minimum parcel frontage and depth requirements for waterfront parcels:
- (i) Minimum parcel frontage: 15 m
 - (ii) Minimum lake frontage: 15 m
 - (iii) Minimum parcel depth: 40 m
- (b) Minimum highway frontage for all commercial/residential mixed-use parcels: 10% of the total parcel perimeter

8. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 100: Minimum Setbacks for the CD-F2 Zone

Type of Parcel Line	Single Detached Dwelling, Duplex Dwelling & Accessory Buildings	Commercial & Multi-unit Dwelling Buildings & Structures
Front	6 m	6 m
Interior Side	2 m	3 m
Exterior Side	4.5 m	4.5 m

Type of Parcel Line	Single Detached Dwelling, Duplex Dwelling & Accessory Buildings	Commercial & Multi-unit Dwelling Buildings & Structures
Rear	6 m	3 m
Lake Natural Boundary	17 m	n/a
Setback from SPEA	5 m	5 m

9. Parking Regulations

- (a) Off-street parking and loading spaces shall be provided in accordance with PART 15 | Parking Regulations of this Bylaw.
- (b) Notwithstanding Section 15.10 - Recreational Vehicle and Boat Trailer Storage Parking, no recreational vehicles, boats, or boat trailers shall be parked or stored on any parcel.
- (c) Parking spaces and driveways associated with a commercial or multi-unit dwelling use shall be set back a minimum of 3 m from any building wall containing a window to a habitable room.

10. Special Regulations for Commercial and Multi-Unit Dwelling Development

- (a) A minimum of 30% of the parcel area of a commercial or multi-unit parcel shall be dedicated to landscaped open space, of which a minimum of 50% must be dedicated and designed for private open space for residential occupants.
- (b) A landscape buffer, consisting of trees and shrubs and low fencing, with a minimum width of 3 m, shall be provided along the entire length of any parcel line abutting a residential use, highway, or strata access route.
- (c) Parking areas for commercial and multi-unit uses shall be buffered from all adjacent uses, highways, and strata access routes by a landscape buffer with a minimum width of 1.5 m.
- (d) Storage, solid waste, and recycling and service areas shall be set back a minimum 1.5 m from any parcel line and 3 m from any parcel line abutting a highway or strata access route, and shall be fenced and have a landscape screen.
- (e) Where residential units are within a mixed commercial/residential area, they shall be confined to the principal building and located at the rear of the building or above a commercial use.

13.23. CD-F3 Comprehensive Recreation Park Zone

1. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definitions apply to the CD-F3 Zone:

- (a) **"Animal trials centre"** means an area of land for the purpose of animal training and competitions involving trained animals.
- (b) **"Motorsports facility"** means land, buildings, air, and structures for the purpose of racing automobiles, motorcycles, boats, and other watercraft, remote-controlled and other motorized vehicles, and racing, including advanced driver training and vehicle testing, on a drag strip, racing circuit, sports car track, skidpad, off-road course, and other uses and facilities customarily incidental to motor vehicle racing.

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Animal trials centre
- (c) Campground
- (d) Equestrian centre
- (e) Motorsports facility

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Automobile service shop
- (b) Dwelling, single detached
- (c) Industrial use, light

4. Maximum Density

- (a) Maximum permitted density: 1 single detached dwelling per 10 ha

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 20%

6. Building Height

- (a) Maximum permitted height of all buildings and structures: 20 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 20 m

8. Subdivision Regulations

- (a) Minimum parcel size: 40 ha

13.24. CD-F4 Neighbourhood Mixed-Use Zone

1. Sub-Areas

Within the CD-F4 Zone, there are 2 sub-areas:

- (a) Area A – Mixed Residential
- (b) Area B – Mixed Commercial Residential

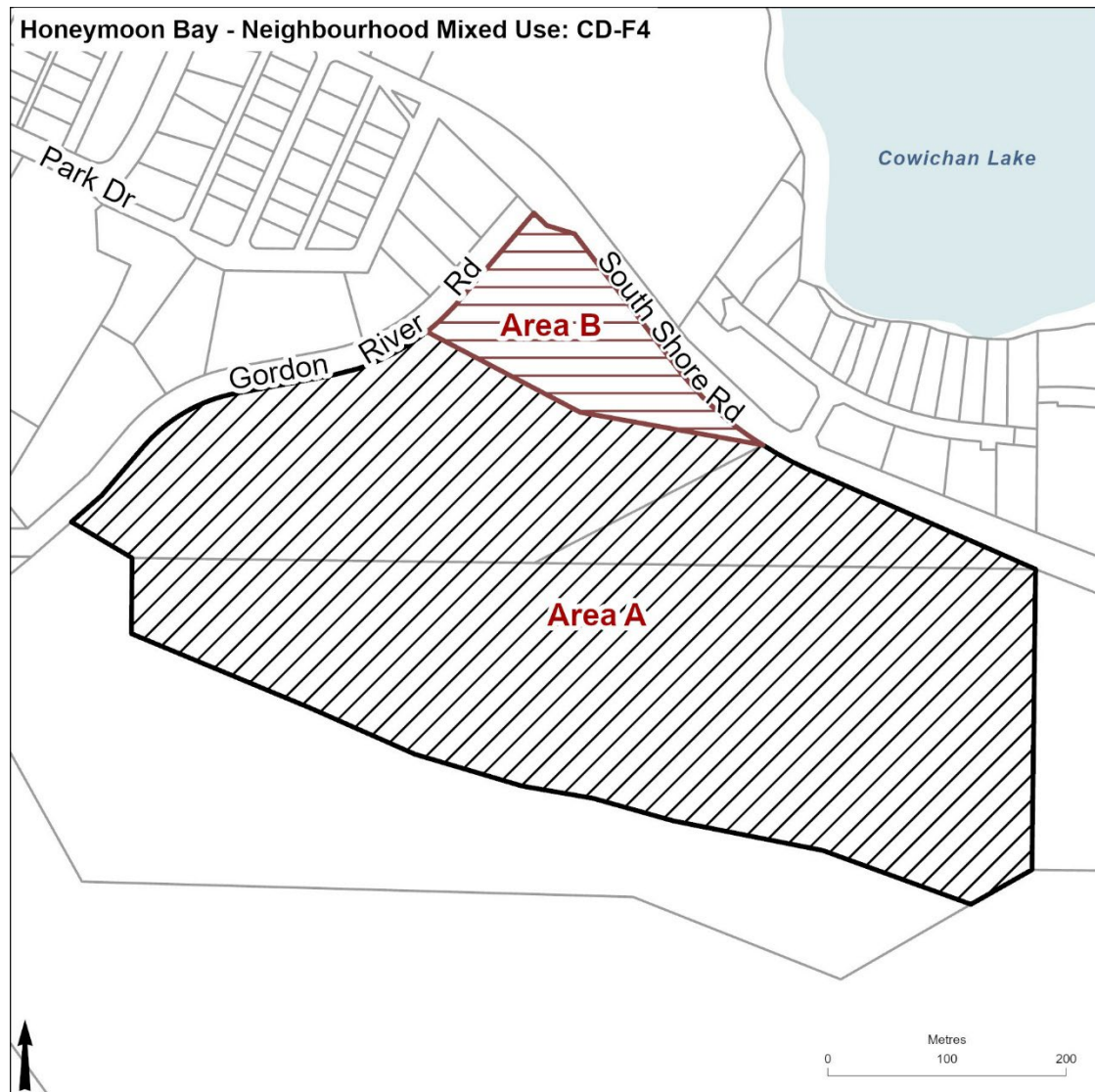


Figure 33: CD-F4 Zone Sub-Areas Map

CD-F4-Area A – Mixed Residential

The following regulations apply to Area A of the CD-F4 Zone:

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, duplex

- (b) Dwelling, multi-unit
- (c) Dwelling, single detached

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Home-based business
- (c) Suite, attached
- (d) Suite, detached

4. Conditions of Use

- (a) Notwithstanding Section 4.37 - Suite, Attached and Section 4.38 - Suite, Detached, an attached or detached suite is only permitted where it complies with the following:
 - (i) Only 1 attached suite or 1 detached suite is permitted per parcel.
 - (ii) The single detached dwelling and the attached suite or detached suite shall both be connected to a community water system and a community sewer system.
 - (iii) 1 additional off-street parking space with a minimum space length of 5 m shall be provided for an attached suite or detached suite.
 - (iv) The attached suite or detached suite shall not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act*.
 - (v) A minimum 14 m² of private open space shall be provided at finished grade for an attached suite or detached suite.
 - (vi) The attached suite or detached suite shall be constructed and inspected in accordance with the *B.C. Building Code* and the CVRD Building Bylaw.
- (b) Notwithstanding Section 4.37 - Suite, Attached, an attached suite shall comply with the following:
 - (i) The attached suite shall be located in or attached to a single detached dwelling and not within a duplex or multi-unit dwelling.
 - (ii) The maximum size of an attached suite is 90 m².
- (c) Notwithstanding Section 4.38 - Suite, Detached, a detached suite shall comply with the following:
 - (i) The detached suite shall be located on the same parcel as a single detached dwelling and not a duplex or multi-unit dwelling.
 - (ii) The detached suite shall have a maximum floor area of 50 m², except that the maximum floor area may be increased by up to 4.6 m² for the purpose of storage, located at grade and with no access from the interior of the building.
 - (iii) The detached suite shall be located in the rear yard, either free-standing or attached to an accessory building that does not contain another dwelling.
 - (iv) The detached suite may not be a mobile home, recreational vehicle, or park model recreation vehicle.

- (d) A minimum of 14 m² of private open space shall be provided per dwelling unit of a duplex dwelling or multi-unit dwelling and shall comply with the following:
 - (i) Private open space shall be provided at finished grade for ground floor units.
 - (ii) For above-ground units of a multi-unit dwelling, private open space shall be provided either at finished grade or via balcony or roof decks.
 - (iii) Private open space shall be bordered by fencing and landscaping.

5. Maximum Density

- (a) Maximum permitted density in Area A for single detached dwelling and duplex uses:
 - (i) 1 single residential dwelling or 1 duplex dwelling permitted per parcel
 - (ii) 1 attached suite or 1 detached suite permitted per parcel, accessory to a single detached dwelling
 - (iii) Maximum floor area of a single detached dwelling: 210 m²
 - (iv) Maximum floor area of a duplex: 420 m²
 - (v) Notwithstanding Subsections 13.24.5(a)(iii) and 13.24.5(a)(iv), the maximum floor area of a single detached dwelling or duplex may be increased by 42 m² for an attached garage.
- (b) Maximum permitted density in Area A for multi-unit dwelling uses:
 - (i) Maximum FAR of a multi-unit dwelling with 3 units: 0.6
 - (ii) Maximum FAR of a multi-unit dwelling with 4 or more units: 0.65
 - (iii) Notwithstanding Subsection 13.24.5(b)(i), the maximum floor area of a multi-unit dwelling with 3 units may be increased by 63 m² for an attached garage.
 - (iv) Notwithstanding Subsection 13.24.5(b)(ii), the maximum floor area of a multi-unit dwelling with 4 or more units may be increased by 84 m² for an attached garage.

6. Impervious Surfaces and Parcel Coverage Limit

- (a) Single detached dwelling or duplex dwelling principal use:
 - (i) Maximum impervious surface coverage: 50%
 - (ii) Maximum parcel coverage: 45%
- (b) Multi-unit dwelling principal use:
 - (i) Maximum impervious surface coverage: 55%
 - (ii) Maximum parcel coverage: 50%

7. Building Height

- (a) Maximum permitted height, measured from natural grade, for buildings and structures having a roof slope with a pitch less than 3 in 12:
 - (i) Multi-unit dwelling: 7.3 m
 - (ii) Duplex dwelling: 7.3 m
 - (iii) Single detached dwelling: 7.3 m
 - (iv) Detached suite: 5.5 m
 - (v) Accessory buildings and structures: 3.7 m

- (b) Maximum permitted height, measured from natural grade, for buildings and structures having a roof slope with a pitch of 3 in 12 or greater over at least 80% of all roof surfaces:
- (i) Multi-unit dwelling: 11 m
 - (ii) Duplex dwelling: 11 m
 - (iii) Single detached dwelling: 11 m
 - (iv) Detached suite: 7 m
 - (v) Accessory buildings and structures: 4.6 m
- (c) Notwithstanding Subsections 13.24.7(a) and 13.24.7(b) the building wall below the first storey may be exposed on one side of the building where it is located on a sloping parcel.

8. Setbacks

- (a) Minimum setbacks for single detached dwelling and duplex dwelling principal uses in Area A:

Table 101: Minimum Setbacks for Single Detached Dwelling and Duplex Dwelling Principal Uses in Area A of the CD-F4 Zone

Type of Parcel Line	Single Detached Dwelling & Duplex	Detached Suite	Attached Accessory Buildings & Structures (attached to or sited less than 1.6 m from a building for residential use)	Attached Accessory Off-street Parking Buildings & Structures (attached to or sited less than 1.6 m from a building for residential use)	Detached Accessory & Accessory Off-street Parking Buildings & Structures (sited 1.6 m or more from a building for residential use)
Front	4.5 m	See Subsections 13.24.8(g), 13.24.9(a)(vi)	5.5 m	6 m See Subsection 13.24.9(a)(ii)	See Subsections 13.24.8(f), 13.24.9(a)(i)
Interior Side	2 m	2 m	2 m	2 m	2 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
Rear	6.2 m	2 m	6.2 m	6.2 m	2 m

(a) Minimum setbacks for multi-unit dwelling principal uses in Area A:

Table 102: Minimum Setbacks for Multi-Unit Dwelling Principals Uses in Area A of the CD-F4 Zone

Type of Parcel Line	Multi-Unit Dwelling	Accessory Off-street Parking Buildings & Structures (attached to or sited less than 1.6 m from a building for residential use)	Detached Accessory & Accessory Off-street Parking Buildings & Structures (sited 1.6 m or more from a building for residential use)
Front	7.5 m	7.5 m See Subsection 13.24.9(b)	7.5 m See Subsection 13.24.9(b)
Interior Side	2 m	2 m	2 m
Exterior Side	4.5 m	7.6 m	4.5 m
Rear	7.6 m	7.6 m	2 m

- (b) The siting distance is measured from the outermost limit of the building, excluding eaves.
- (c) The setbacks may be reduced by 0.6 m from 1 interior parcel line for chimneys, bay windows, heating or venting equipment, ornamental features, and unglazed alcoves, however no such unglazed projections into the setback other than chimneys may extend beyond a single storey in height.
- (d) The setbacks may be reduced by 0.6 m from front, exterior side, and rear parcel lines for awnings, balconies, canopies, porches, steps, and support columns that project beyond the face of the building.
- (e) Covered porches are permitted to project by up to 1.7 m into the front yard setback provided that:
 - (i) The porch has a usable floor space with dimensions that are no less than 1.5 m by 3 m.
 - (ii) The porch is open on at least 2 sides or protected by guardrails, the height of which do not exceed the minimum specified in the *B.C. Building Code*.
 - (iii) The porch is located at the basement or first storey.
 - (iv) The porch is limited to a single storey in height and its height does not exceed 4 m, measured from the porch floor to the underside of the porch ceiling.
- (f) A minimum separation distance of 6 m is required between the outermost projection of any single detached dwelling or duplex and any detached accessory building or accessory off-street parking building or structure.
- (g) A minimum separation distance of 8 m is required between the outermost projection of the rear face of any single detached dwelling, excluding sun decks or stairs, and a building that contains a detached suite.

- (h) A minimum separation distance of 6 m is required between any multi-unit dwelling and any detached accessory building or accessory off-street parking building or structure.

9. Location of Uses

- (a) Single detached dwelling and duplex dwelling principal uses shall comply with the following:
 - (i) All detached accessory buildings shall be located in the rear yard.
 - (ii) Where a lane is provided, all accessory off-street parking buildings or structures shall be located in the rear yard, and access to accessory off-street parking spaces shall be from the lane.
 - (iii) The first storey of the principal building, including covered porches meeting the requirements under Subsection 13.24.8(e) and attached to the main front door entrance, shall be a minimum of 35% of the width of the building with structures facing the front parcel line and located at least 1 m nearer the front parcel line than any garage door(s).
 - (iv) No more than 2 accessory off-street parking spaces shall be contained within the principal building.
 - (v) Accessory off-street parking spaces shall not be permitted within an exterior side parcel line setback, access driveway, or front yard, except for unenclosed parking for an attached suite which must not be within 6 m of the exterior parcel corner.
 - (vi) A detached suite must be located in the rear yard.
- (b) Multi-unit dwelling principal uses shall comply with the following:
 - (i) All detached and accessory off-street parking buildings and structures shall be located in the rear yard.
 - (ii) For parcels where a lane is provided, access to off-street parking spaces shall be from the lane.
 - (iii) Where a lane is not provided, all buildings or structures or portions thereof used for accessory off-street parking shall be located not less than 10 m from the front parcel line and not less than 5 m from an exterior parcel line.

10. Building Size

- (a) The uppermost storey of a principal building shall be set back from the main floor front exterior wall so that the floor area of the uppermost storey is no more than 85% of the floor area of the storey immediately below the uppermost storey.
 - (i) If the storey immediately below the uppermost storey is the first storey and includes a front covered porch, the floor area of the front covered porch measured to the outside edge of the posts supporting the covered porch roof is added to the first storey floor area for this calculation.
 - (ii) If the storey immediately below the uppermost storey is the first storey and includes an enclosed garage, the floor area of the garage is added to the first storey floor area for this calculation.

- (b) The maximum length of any wall of a building or structure used for an accessory use or an accessory off-street parking use, including a detached suite, is as follows:
- (i) Principal use: Single Detached Dwelling: 9.2 m
 - (ii) Principal use: Duplex Dwelling: 12.4 m
 - (iii) Principal use: Multi-Unit Dwelling: 10 m

11. Subdivision & Parcel Dimension Regulations

- (a) Minimum parcel size: 600 m²
- (b) Parcel size, frontage, and depth requirements:

Table 103: Subdivision & Parcel Dimensions for Area A of the CD-F4 Zone

Use	Minimum Parcel Size	Minimum Parcel Frontage	Minimum Frontage on a cul-de-sac	Minimum Parcel Frontage with Exterior Side Parcel Line	Minimum Parcel Depth
Single Detached Dwelling	600 m ²	15 m	12.5 m	17 m	30 m
Single Detached Dwelling with Detached Suite	800 m ² or 700 m ² for a corner parcel	18 m or 17 m for a corner parcel	n/a	n/a	30 m
Duplex	800 m ²	18 m	n/a	20 m	30 m
Multi-Unit Dwelling (3 units)	1,000 m ²	21 m	n/a	n/a	30 m
Multi-Unit Dwelling (4 or more units)	1,200 m ² only permitted on a corner parcel or internal parcel with a lane	n/a	n/a	n/a	n/a

12. Servicing Requirements

- (a) All parcels shall be serviced by a community water system, community sewer system, fire service area, and CVRD drainage control area as a condition of use.
- (b) Parcels that are not serviced by all of the services listed in Subsection 13.24.12(a) cannot be subdivided.

13. Parking Regulations

- (a) Off-street parking and loading spaces shall be provided in accordance with PART 15 | Parking Regulations of this Bylaw.

- (b) Notwithstanding Section 15.10 - Recreational Vehicle and Boat Trailer Storage Parking, no recreational vehicles, boats, or boat trailers shall be parked or stored on any parcel.
- (c) Buildings for residential vehicle parking shall accommodate a maximum of 2 vehicle spaces.

14. Refuse Receptacles

- (a) Garbage, recycling, and composting receptacles for multi-use dwelling uses shall be fenced and screened in accordance with Section 4.13 - Fences and Retaining Walls and Section 4.22 - Landscape Screening and Buffering to provide both visual and physical separation between adjacent parcels and highways.

CD-F4-Area B – Mixed Commercial Residential

The following regulations apply to Area B of the CD-F4 Zone:

15. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definitions apply to Area B the CD-F4 Zone:

- (a) **“Live/work studio”** means a dwelling unit which includes space for a professional office, artist studio, repair shop, custom workshop, and the like.

16. Principal Permitted Uses

The following principal uses are permitted:

- (a) Artist studio
- (b) Community centre
- (c) Cultural facility
- (d) Day care
- (e) Dwelling, multi-unit
- (f) Financial institution
- (g) Office
- (h) Pub
- (i) Restaurant
- (j) Retail sales
- (k) Veterinary clinic

17. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Home-based business
- (c) Live/work studio

18. Conditions of Use

- (a) Except for live/work studio, office, and home-based business uses, non-residential uses are prohibited above the ground floor and no floor may contain a mix of residential and non-residential uses. Live/work studios are permitted on all floors of a building.
- (b) The maximum combined gross floor area for all commercial uses shall not exceed 2,700 m². Only 1 commercial rental unit is permitted with a maximum gross floor area of up to 1,000 m². All other commercial rental units shall not exceed 325 m² in gross floor area.
- (a) A minimum of 14 m² of private open space shall be provided per dwelling unit of a duplex dwelling or multi-unit dwelling and shall comply with the following:
 - (i) Private open space shall be provided at finished grade for ground floor units.
 - (ii) For above-ground units of a multi-unit dwelling, private open space shall be provided either at finished grade or via balcony or roof decks.
 - (iii) Private open space shall be bordered by fencing and landscaping.

19. Maximum Density

- (a) Maximum permitted density in Area B:
 - (i) Maximum FAR where a parcel includes both commercial and residential uses: 0.45
 - (ii) Maximum FAR where a parcel includes residential use only: 0.35
 - (iii) Notwithstanding Subsection 13.24.19(a)(ii), the maximum density on a parcel used only for residential purposes shall not exceed 20 units per hectare.

20. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 104: Minimum Setbacks in Area B of the CD-F4 Zone

Type of Parcel Line	For All Uses Where the Adjacent Parcel is Zoned Anything Other Than Industrial
Front	Minimum: 4.5 m Maximum: 7.5 m
Interior Side	3 m
Exterior Side	4.5 m
Rear	4.5 m

- (b) Notwithstanding Subsection 13.24.20(a):
 - (i) For all uses where the adjacent parcel is in a Residential Zone, all buildings must be set back a minimum of 7.5 m from any parcel line that directly abuts a residential use.
 - (ii) Where only 1 principal building exists on the parcel, no more than 50% of the front face of the building façade shall be set back beyond the maximum permitted front yard setback.

- (iii) Where more than 1 principal building exists on the parcel, a minimum of 50% of the parcel frontage shall have a building front face located within the maximum front yard setback area.

21. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum impervious surface coverage: 70%
- (b) Maximum parcel coverage: 60%

22. Building Height

- (a) Maximum permitted height, measured from natural grade, for buildings and structures having a roof slope with a pitch less than 4 in 12:
 - (i) Use of a parcel for both commercial and residential uses: 9 m
 - (ii) Use of a parcel solely for commercial uses: 7 m
 - (iii) Use of a parcel solely for residential uses: 7 m
 - (iv) Residential accessory buildings and structures: 3.7 m
- (b) Maximum permitted height, measured from natural grade, for buildings and structures having a roof slope with a pitch of 4 in 12 or greater over at least 80% of all roof surfaces:
 - (i) Use of a parcel for both commercial and residential uses: 12 m
 - (ii) Use of a parcel solely for commercial uses: 10 m
 - (iii) Use of a parcel solely for residential uses: 10 m
 - (iv) Residential accessory buildings and structures: 4.6 m

23. Subdivision & Parcel Dimension Regulations

- (a) Minimum parcel size: 1,000 m², subject to the servicing requirements in Subsection 13.24.24 - Servicing Requirements.
- (b) Minimum parcel frontage: 12 m
- (c) Minimum parcel depth: 25 m

24. Servicing Requirements

- (a) All parcels shall be serviced by a community water system, community sewer system, fire service area, and CVRD drainage control area as a condition of use.
- (b) Parcels that are not serviced by all of the services listed in Subsection 13.24.24(a) cannot be subdivided.

25. Parking Regulations

- (a) Off-street parking shall be provided in accordance with PART 15 | Parking Regulations of this Bylaw.
- (b) Notwithstanding Section 15.10 - Recreational Vehicle and Boat Trailer Storage Parking, no recreational vehicles, boats, or boat trailers shall be parked or stored on any parcel.

26. Landscape Screening and Buffering & Fencing

- (a) All parcels, or portions of a parcel, that abut a Residential Zone, shall have a landscape buffer with a minimum width of 10 m established and maintained, and subject to the requirements of Section 4.23 - Landscaping.
- (b) A mixture of native deciduous and evergreen species of varying ages and heights shall be required within the landscape buffer to replicate natural layered plant communities.
- (c) The required landscape buffer as per 13.24.26(a), may include and incorporate existing healthy trees and shrubs that are protected during construction.
- (d) Where existing trees and shrubs are retained, they shall be protected during construction to the furthest extent of the drip line, and the finished grade of the parcel shall not vary from the natural grade around the drip line more than 20 cm vertically, unless an arborist report indicates to the satisfaction of the CVRD that a greater variance will not harm the existing trees and shrubs.
- (e) All trees provided in a landscape buffer shall be protected on all sides with a minimum of 1 m of clearance between the tree and an adjacent barrier, curb, wheel stop, or other protection from vehicle overhangs, if any.
- (f) No fence shall be composed or partly composed of electrified wire, razor wire, ribbon wire, barbed wire, ultra-barrier wire, or any other material intended to produce a sensation of or cause injury to any person or animal having contact with the fence.
- (g) Chain linked fences shall be covered in a weather-resistant black coating.

27. Refuse Receptacles & Utility Kiosks

- (a) Refuse receptacles and utility kiosks shall be:
 - (i) Fenced and landscaped to provide a visual and physical separation between adjacent parcels and highways in accordance with Section 4.13 - Fences and Retaining Walls and Section 4.22 - Landscape Screening and Buffering. The walls and gate of the fencing shall be a minimum of 1.8 m high, to a maximum of 0.6 m above the receptacle where the receptacle is more than 1.8 m high.
 - (ii) Set back a minimum of 3 m from any parcel line adjoining a parcel that is not in an Industrial Zone.
 - (iii) Animal-proof and insect-proof.

13.25. CD-11 Laketown Ranch Recreation Zone

1. Definitions

Notwithstanding PART 3 | Definitions of this Bylaw, the following definitions apply to the CD-B1 Zone. Where a definition in PART 3 | Definitions would conflict with the definitions under this Subsection 13.25.1, the definitions under this Subsection shall prevail:

- (a) **“Festival camping”** means camping in tents, trailers, RVs, and similar accommodations, excluding cabins, in very close quarters, in association with an assembly event or a music festival.
- (b) **“Music festival”** means an event at which amplified music will be performed before the public, on one main stage and other secondary stages, and where the musical performance is the principal reason that people are in attendance.
- (c) **“Minor musical performance”** means an event at which amplified or acoustic music will be performed before the public, on secondary stages only (not the main stage), where the musical performance is the principal reason that people are in attendance.
- (d) **“Music ancillary to an assembly use”** means music that takes place in association with another principal use.

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Dwelling, single detached
- (c) Festival camping
- (d) Music festival
- (e) Minor musical performance
- (f) Festival camping
- (g) Lounge
- (h) Restaurant

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Retail sales
- (b) Retail sales, liquor
- (c) Music ancillary to an assembly use

4. Conditions of Use

- (a) Festival camping use permitted under Subsection 13.25.2(f), is exempt from all provisions of Section 4.7 - Campsite Standards of this Bylaw.
- (b) For festival camping, the organizer of the festival shall make suitable arrangements for the provision of quantities of potable water and portable toilet facilities sufficient to adequately service the number of people expected at the event.

- (c) Notwithstanding the definition of Recreational Vehicle (RV) in PART 3 | Definitions of this Bylaw, for the purposes of the CD-I1 Zone, a Park Model (CSA Z241 RV) is considered to be a recreational vehicle.
- (d) Liquor retail sales is not permitted as an accessory use to a single detached dwelling.
- (e) For the “music festival” use permitted under Subsection 13.25.2(d), the following conditions of use apply:
 - (i) A music festival is permitted for a maximum duration of 15 days per calendar year.
 - (ii) In addition to Subsection 13.25.4(e)(i), should a parcel be used for a music festival for less than 15 days in a calendar year, a maximum of 3 days may be transferred to the following calendar year, such that the maximum number of music festival days for that following year may be as high as 18.
 - (iii) No music festival shall include musical performances between the hours of 1:00 a.m. and 9:00 a.m. on any day.
 - (iv) A traffic management plan is required for any music festival at which more than 1,000 attendees are expected.
- (f) Temporary uses not permitted by this Bylaw may be permitted by a special events temporary use permit as follows:
 - (i) Music festival that is in addition to the limit under Subsection 13.25.4(e)(i), subject to a public meeting being held at which the merits of the additional music festival events can be considered.
 - (ii) Other commercial uses not permitted in Subsection 13.25.2, subject to a public meeting being held at which the merits of the proposed temporary commercial use can be considered.
 - (iii) A special events temporary use permit may specify any condition that the CVRD Board considers appropriate for managing the impact of the temporary use on residents of the surrounding area.
- (g) For the “minor musical performance” use permitted under Subsection 13.25.2(e), the following conditions of use apply:
 - (i) No minor musical performance shall include performances between the hours of 12:00 a.m. (midnight) and 12:00 p.m. (noon) on any day.
 - (ii) No minor musical performance shall exceed 65 dB at “point of reception” at or beyond the parcel boundary.
 - (iii) CVRD Bylaw No. 3723 - Noise Control Bylaw, 2013, or any successor bylaw, applies to minor musical performance uses.
 - (iv) A minor musical performance shall not use the main stage.
- (h) For the “music ancillary to an assembly use” permitted under Subsection 13.25.3(c), the following conditions of use apply:
 - (i) No music ancillary to assembly use shall include performances between the hours of 11:00 p.m. and 12:00 p.m. (noon) on any day, with the following exceptions: Public outdoor community celebrations for special events such as New Year’s Eve, Canada Day, and Lake Days may be permitted to continue to 12:30 a.m. the following day without the requirement for a variance.

- (ii) No music ancillary to an assembly use shall exceed 65 dB at “point of reception” at or beyond the parcel boundary.
- (iii) CVRD Bylaw No. 3723 - Noise Control Bylaw, 2013, or any successor bylaw, applies to music ancillary to an assembly use, as well as the assembly use itself.

5. Maximum Density

- (a) Maximum permitted density: 1 single detached dwelling per parcel
- (b) Maximum number of campsites: 175

6. Setbacks

- (a) Minimum setback for buildings, structures, and campsites from all parcel lines: 10 m
- (b) Notwithstanding Subsection 13.25.6(a), the minimum setback for 1 formal site entrance feature located at the main access driveway is 4.5 m from any parcel line.
- (c) Minimum setback for a stage for musical performances: 300 m from Youbou Road.

7. Subdivision Regulations

- (a) Minimum parcel size: 40 ha

8. Servicing Requirements

- (a) A parcel in the CD-I1 Zone shall have the following provisions for water and sewer:
 - (i) For festival camping, an on-site holding tank waste system capable of receiving effluent from recreational vehicles and trailers that have on-board toilet facilities.
 - (ii) A source of potable water sufficient for the number of people in attendance at any event, supplemented where possible or necessary by the provision of potable well water.
 - (iii) For any event on the site, a sufficient number of portable toilets to accommodate the number of people in attendance at any event, additional to any permanent toilet facilities that may be installed on the parcel.

13.26. CD-I2 Laketown Residential Zone

1. Sub-Areas

Within the CD-I2 Zone, there are 3 sub-areas:

- (a) Area A – RV Resort/Camping Area
- (b) Area B – Manufactured Home Area
- (c) Area C – Mixed Cabin/Manufactured Home Area

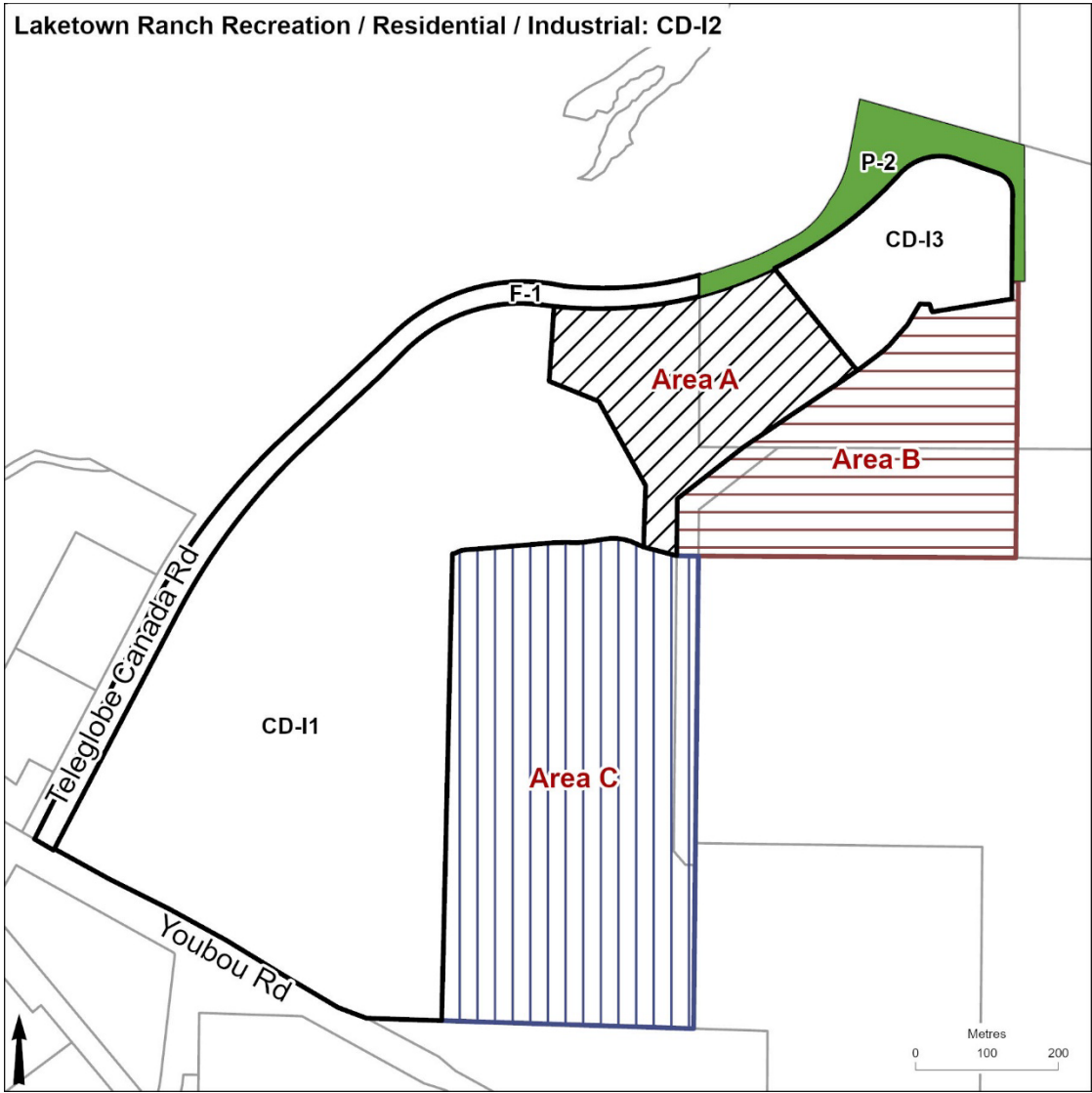


Figure 34: CD-I2 Zone Sub-Areas Map

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Campground
- (b) Dwelling, single detached

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Communal washroom
- (b) Community service facility
- (c) Laundry facilities
- (d) Office
- (e) Recreation, indoor
- (f) Recreation, outdoor
- (g) Retail sales
- (h) Restaurant
- (i) Sani-dump

4. Conditions of Use

- (a) The use layout will be as shown in the Subsection 13.26.1 - Sub-Areas.
- (b) Notwithstanding Section 4.7 - Campsite Standards of this Bylaw, for campground use, the following regulations apply:
 - (i) The campground may be used year-round, as temporary accommodation for the travelling public.
 - (ii) Minimum size of a camping space: 50 m²
 - (iii) Toilet and sanitary facilities for camping use shall be a minimum of 5 toilets, 4 showers, and 2 sinks for the men's washroom, and 5 toilets, 4 showers, and 3 sinks for the women's washroom.
 - (iv) Laundry facilities shall consist of at least 2 wash tubs and a total of 4 washer units and 4 dryer units.
 - (v) For those areas identified as campground, no skirting, accessory structures, or other evidence of permanency shall be permitted within the campground's campsites.
 - (vi) Notwithstanding the definition of Recreational Vehicle (RV) in PART 3 | Definitions of this Bylaw, for the purposes of the CD-I2 Zone, a Park Model (CSA Z241 RV) is considered to be a recreational vehicle.

5. Maximum Density

- (a) Maximum permitted density: 30 units per hectare of residential parcel area
- (b) Maximum number of dwelling units in the entire CD-I2 Zone: 235, distributed as follows:
 - (i) 3 single detached dwellings that may be used as caretaker units
 - (ii) 50 cabins
 - (iii) 182 manufactured home units

6. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 10%

7. Building Height

(a) Maximum permitted height:

- (i) Principal buildings and structures: 7.5 m, with the exception of up to 2 community service buildings, which have a maximum permitted height of 9 m
- (ii) Accessory buildings and structures: 4.5 m

8. Subdivision Regulations

(a) Minimum parcel size: 30 ha

9. Servicing Requirements

(a) All buildings and structures with plumbing shall either be connected to:

- (i) Both a community water system and a community sewer system; or
- (ii) A sewage treatment and disposal system approved under the *Sewerage System Regulation* under the Public Health Act and a water system approved by the applicable provincial authority.

10. Garbage Facilities

(a) Solid waste management facilities shall be located a maximum of 60 m from any residential or camping site and shall be animal-proof.

13.27. CD-13 Laketown Industrial Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Automobile service shop
- (b) Automobile workshop
- (c) Boat building and repair
- (d) Cannabis, standard production and processing
- (e) Car wash
- (f) Retail sales, cannabis
- (g) Equipment services
- (h) Manufacturing and sales of pre-fabricated homes, components, and structures
- (i) Nursery
- (j) Production studio
- (k) Storage, outdoor
- (l) Telecommunications facility
- (m) Warehouse

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached
- (b) Accessory to outdoor storage only:
 - (i) Automobile sales and rental

3. Maximum Density

- (a) Maximum permitted density: 1 single detached dwelling per parcel

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 50%

5. Building Height

- (a) Maximum permitted height of all buildings and structures: 10 m
- (b) Notwithstanding Subsection 13.27.5(a), any satellite dish or telecommunications tower lawfully existing on the parcel prior to the adoption of this Bylaw may exceed the maximum height otherwise permitted.

6. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 105: Minimum Setbacks in the CD-I3 Zone

Type of Parcel Line	Principal & Accessory Uses	Principal & Accessory Uses Abutting an Industrial Zone Parcel	Principal & Accessory Uses Abutting a Residential Zone or CD Zone Parcel
Front	9 m	9 m	9 m
Interior Side	9 m	0 m	30 m
Exterior Side	9 m	9 m	9 m
Rear	9 m	0 m	30 m

(b) Notwithstanding the setbacks in Subsection 4.8.4(a) - Commercial Cannabis, the minimum setback for a structure used for the production of cannabis in the CD-I3 Zone shall be 50 m from the foundation of any dwelling. The setback area shall include a landscape buffer and a landscape screen in accordance with Section 4.23 - Landscaping to provide visual screening and attenuation for potential nuisances.

7. Subdivision Regulations

(a) Minimum parcel size:

- (i) Parcels serviced by a community water system and a community sewer system: 0.2 ha
- (ii) Parcels serviced by a community water system only: 0.4 ha

13.28. CD-14 Bald Mountain Recreation Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, duplex
- (b) Dwelling, multi-unit
- (c) Dwelling, single detached
- (d) Marina, private
- (e) Retail sales

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Community service facility
- (b) Home-based business

3. Conditions of Use

- (a) Maximum gross floor area of all retail sales: 50 m²
- (b) Boat repair and refueling services are not permitted.

4. Maximum Density

- (a) Maximum number of dwelling units permitted in the entire CD-14 Zone: 118, subject to the following:
 - (i) 1 dwelling unit maximum on a single detached dwelling parcel
 - (ii) 2 dwelling unit maximum on a duplex dwelling parcel
 - (iii) 20 units per hectare maximum on a multi-unit dwelling parcel
- (b) Maximum FAR: 0.40 for all multi-unit dwelling buildings and structures

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Single detached dwelling or duplex principal use:
 - (i) Maximum parcel coverage: 35%
- (b) Overall combined parcel coverage for all lands within the CD-14 Zone: 20%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 6 m

7. Setbacks

(a) Minimum setbacks for buildings and structures:

Table 106: Minimum Setbacks in the CD-I4 Zone

Type of Parcel Line	Single Detached Dwelling & Duplex	Multi-Unit Dwelling	Commercial Uses & All Accessory Buildings & Structures
Front	6 m	10 m	10 m
Interior Side	1.5 m	5 m	2 m
Exterior Side	3 m	5 m	2 m
Rear	6 m	6 m	6 m
Lakefront	15 m	15 m	15 m

8. Subdivision Regulations

(a) Minimum parcel size:

- (i) Single detached dwelling use: 400 m²
- (ii) Duplex dwelling use: 600 m²
- (iii) Multi-unit dwelling use: 8,000 m²

9. Servicing Requirements

(a) All parcels shall be connected to both a community water system and a community sewer system as a condition of use.

13.29. CD-15 Bald Mountain Residential Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Home-based business
- (c) Suite, attached

3. Maximum Density

- (a) Maximum number of single detached dwellings: 8
- (b) Maximum number of attached suites: 1 per single detached dwelling
- (c) Maximum gross floor area for all combined buildings and structures in the CD-15 Zone: 4,000 m²

4. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 30%

5. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

6. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 107: Minimum Setbacks in the CD-15 Zone

Type of Parcel Line	All Buildings & Structures
Front	7.5 m
Interior Side	7.5 m
Exterior Side	7.5 m
Rear	15 m
Lakefront	15 m

7. Subdivision Regulations

- (a) Minimum parcel size: 16 ha
- (b) Maximum parcel size: 21 ha

13.30. CD-16 Lakeview Recreational Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached
- (b) Short-term rental

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Community service facility
- (b) Home-based business
- (c) Suite, attached

3. Conditions of Use

- (a) The maximum footprint of a single detached dwelling on a parcel in the CD-17 Zone shall be 105 m², plus a covered, unenclosed deck attached thereto, which may have a maximum area of 31 m² and shall not extend more than 3.7 m from a foundation wall.

4. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite per parcel
- (b) Both the single detached dwelling and the attached suite may be used as a short-term rental, allowing up to 2 short-term rental units per parcel

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 20%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 6 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 4.5 m

8. Subdivision Regulations

- (a) Minimum parcel size: 1,600 m²

9. Servicing Requirements

- (a) All parcels shall be connected to a community water system and a community sewer system as a condition of use.

13.31. CD-17 Youbou Recreational Zone

1. Principal Permitted Uses

The following principal uses are permitted:

- (a) Agriculture
- (b) Dwelling, single detached
- (c) Campground

2. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Accessory to a single detached dwelling only:
 - (i) Bed and breakfast
 - (ii) Home-based business

3. Conditions of Use

- (a) Maximum building footprint of a single detached dwelling: 112 m²
- (b) Maximum gross floor area of a single detached dwelling: 224 m²
- (c) Maximum gross floor area of an accessory building: 60 m²

4. Maximum Density

- (a) Maximum permitted density: 1 single detached dwelling per parcel
- (b) Campsites:
 - (i) On a parcel where a single detached dwelling exists, 1 campsite permitted
 - (ii) On a parcel where a single detached dwelling does not exist, 2 campsites permitted

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 5%

6. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 7.5 m

7. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 108: Minimum Setbacks in the CD-17 Zone

Type of Parcel Line	Principal & Accessory Buildings & Structures
Front	7.5 m
Interior Side	6 m
Exterior Side	6 m
Rear	6 m

Type of Parcel Line	Principal & Accessory Buildings & Structures
Cowichan Lake Natural Boundary	20 m

8. Subdivision Regulations

- (a) Minimum parcel size: 1 ha

9. Servicing Requirements

- (a) Every single detached dwelling, recreational vehicle, park model, and accessory building with sanitary facilities shall be serviced by a sewage disposal system compliant with the *Sewage System Regulation* or otherwise authorized by Island Health.

13.32. CD-18 Meditation Retreat Zone

1. Definitions

In addition to PART 3 | Definitions of this Bylaw, the following definitions apply to the CD-18 Zone:

- (a) **“Institutional retreat use”** means non-profit buildings or operations, which are open to the public or intended to service the public.
- (b) **“Sleeping unit”** means a room or group of rooms which does not contain cooking facilities, used for the temporary accommodation of any person.

2. Principal Permitted Uses

The following principal uses are permitted:

- (a) Assembly use
- (b) Common kitchen and dining hall
- (c) Institutional retreat use

3. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, caretaker
- (b) Dwelling, single detached

4. Conditions of Use

- (a) Institutional retreat use is limited to the non-profit teaching of meditation.
- (b) A sleeping unit may be accessed from outside the dwelling unit.
- (c) Principal and accessory buildings are permitted to have plumbing fixtures that are required for common and private washroom facilities and for common kitchen and dining facilities.
- (d) 1 single detached dwelling or 1 caretaker’s residence is permitted.
- (e) Maximum number of sleeping units permitted: 75

5. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 20%

6. Building Height

- (a) Maximum permitted height of all buildings and structures: 10 m

7. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 6 m

8. Subdivision Regulations

- (a) Minimum parcel size: 80 ha

13.33. CD-I9 Youbou Lands Zone

1. Sub-Areas

Within the CD-I9 Zone, there are 12 sub-areas:

- (a) Area A – Residential 1
- (b) Area B – Residential 2
- (c) Area C – Residential 3
- (d) Area D – Residential 4
- (e) Area E – Residential 5
- (f) Area F – Village Core
- (g) Area G – Marina
- (h) Area H – Institutional and Community Facility
- (i) Area I – Light Industrial
- (j) Area J – Parks 1
- (k) Area K – Parks 2
- (l) Area L – Community Utility

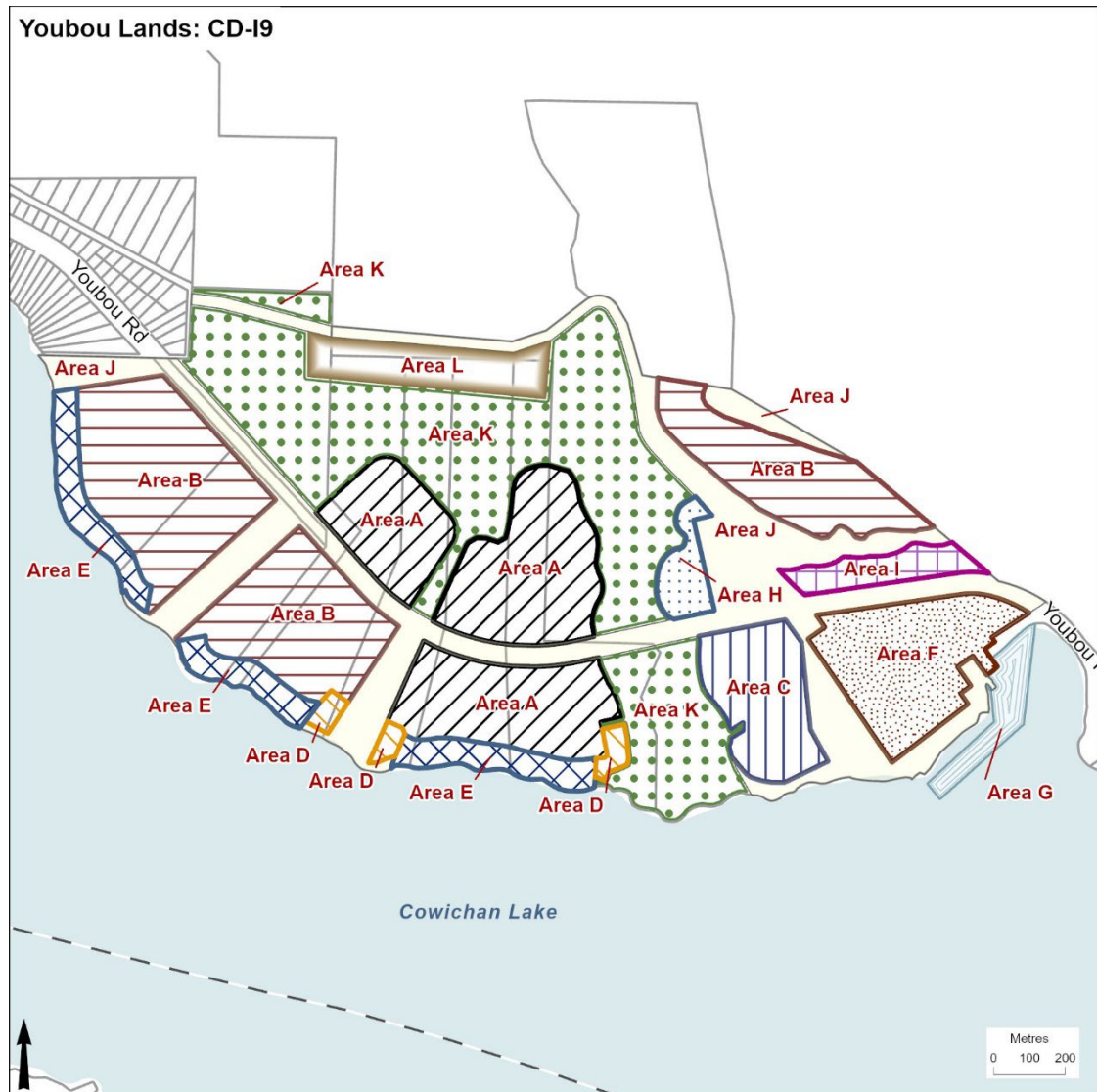


Figure 35: CD-I9 Zone Sub-Areas Map

2. Definitions

- (a) Notwithstanding PART 3 | Definitions of this Bylaw, the following definitions apply to the CD-I9 Zone only:
- (i) **“Environmental conservation”** means activities directed towards the protection of natural areas and reduction of natural hazards, including habitat enhancement and the development of trails and associated facilities, to allow the public to better understand the importance of protecting such areas.
 - (ii) **“Home office”** means a use accessory to a residential use, to conduct only the administrative affairs of a business, profession, or service.
 - (iii) **“Passive recreation”** means outdoor recreation activities which do not involve the use of buildings or structures.

3. Servicing Requirements

- (a) All parcels in the CD-19 Zone shall be connected to a community water system and a community sewer system as a condition of use.
- (b) All buildings with plumbing in the CD-19 Zone shall be connected to a community water system and a community sewer system as a condition of use.

CD-19-Area A – Residential 1

4. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

5. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Home-based business
- (b) Suite, attached

6. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite per parcel

7. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 35%

8. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 6 m

9. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 109: Minimum Setbacks for Area A in the CD-19 Zone

Type of Parcel Line	Principal & Accessory Buildings & Structures
Front	6 m
Interior Side	1.5 m
Exterior Side	4.5 m
Rear not Abutting a Lane	7.5 m
Rear Abutting a Lane (accessory building only)	1 m

10. Subdivision Regulations

- (a) Minimum parcel size: 650 m²
- (b) Notwithstanding Subsection 13.33.10(a), density averaging is permitted, provided that the smallest parcel in any subdivision plan has a minimum parcel size of 450 m² or more, and the largest parcel is no larger than 750 m². For clarity, highways and parks dedicated by subdivision and riparian areas are excluded from density averaging calculations.

11. Parcel Frontage

- (a) Minimum parcel frontage:
 - (i) Where there is no highway behind the parcel: 15 m
 - (ii) Where motor vehicle access to the parcel is from a highway behind the parcel: 12 m

CD-I9-Area B – Residential 2

12. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

13. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Home office
- (b) Suite, attached

14. Maximum Density

- (a) Maximum permitted residential density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite per parcel

15. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 30%

16. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 6 m

17. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 110: Minimum Setbacks for Area B in the CD-I9 Zone

Type of Parcel Line	Principal & Accessory Buildings & Structures
Front	6 m

Type of Parcel Line	Principal & Accessory Buildings & Structures
Interior Side	2.5 m
Exterior Side	4.5 m
Rear not Abutting a Lane	7.5 m
Rear Abutting a Lane (accessory building only)	1 m
Parcel line adjacent to CD-I9 Area J or Area K	5 m

18. Subdivision Regulations

- (a) Minimum parcel size: 925 m²
- (b) Notwithstanding Subsection 13.33.18(a), density averaging is permitted, provided that the smallest parcel in any subdivision plan has a minimum parcel size of 650 m² or more, and the largest parcel is no larger than 1,100 m². For clarity, highways and parks dedicated by subdivision and riparian areas are excluded from density averaging calculations.

19. Parcel Frontage

- (a) Minimum parcel frontage:
 - (i) Where there is no highway behind the parcel: 18 m
 - (ii) Where motor vehicle access to the parcel is from a highway behind the parcel: 15 m

CD-I9-Area C – Residential 3

20. Principal Permitted Uses

The following principal uses are permitted:

- (a) Community care facility
- (b) Dwelling, duplex
- (c) Dwelling, multi-unit
- (d) Dwelling, single detached

21. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Community service facility
- (b) Home office

22. Conditions of Use

- (a) A community care facility is only permitted on parcels with a minimum parcel area of 0.2 ha.

23. Maximum Density

- (a) Maximum permitted density:
 - (i) Multi-unit dwelling principal use: 37 units per hectare
 - (ii) Single detached dwelling principal use: 1 single detached dwelling per parcel
 - (iii) Duplex dwelling principal use: 1 duplex dwelling per parcel
- (b) Maximum FAR: 0.8 for all multi-unit dwelling buildings and structures

24. Impervious Surfaces and Parcel Coverage Limit

- (a) Multi-unit dwelling principal use:
 - (i) Maximum parcel coverage: 40%
- (b) Single detached dwelling or duplex dwelling principal use:
 - (i) Maximum parcel coverage: 30%

25. Building Height

- (a) Maximum permitted height:
 - (i) Multi-unit dwelling: 16 m or 4 storeys, whichever is less
 - (ii) Single detached dwellings and duplex dwellings: 7.5 m
 - (iii) Accessory buildings and all other structures: 6 m

26. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 111: Minimum Setbacks for Area C in the CD-I9 Zone

Type of Parcel Line	Single Detached & Duplex Dwellings & Accessory Buildings	Multi-Unit Dwellings & Accessory Buildings
Front	6 m	6 m
Interior Side	1.5 m	6 m
Exterior Side	4.5 m	6 m
Rear (non-waterfront parcels)	5 m	5 m
Primary Lakefront Setback	15 m, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater	
Supplementary Lakefront Setback (measured from the primary lakefront setback)	An additional 7.5 m or 12.5% of the average parcel depth, measured between the primary lakefront setback line and the front parcel line, whichever is greater	

27. Subdivision Regulations

- (a) Minimum parcel size:
 - (i) Single detached dwelling uses: 450 m²
 - (ii) Duplex dwelling uses: 600 m²
 - (iii) Multi-unit dwelling uses: 2,000 m²

28. Parcel Frontage

- (a) For parcels under 2,000 m², the parcel line that is contiguous with or parallel to the shore of Cowichan Lake shall be a minimum length of 22 m, as measured by a straight line drawn between the 2 side parcel lines perpendicular to their intersection with the natural boundary of Cowichan Lake.

CD-I9-Area D – Residential 4

29. Principal Permitted Uses

The following principal uses are permitted:

- (a) Community care facility
- (b) Dwelling, multi-unit

30. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Community service facility
- (b) Home office

31. Maximum Density

- (a) Maximum permitted density: 30 units per hectare
- (b) Maximum FAR: 0.8 for all buildings and structures

32. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 40%

33. Building Height

- (a) Maximum permitted height:
 - (i) Multi-unit dwelling: 12 m or 3 storeys, whichever is less
 - (ii) Accessory buildings and all other structures: 6 m

34. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 112: Minimum Setbacks for Area D in the CD-I9 Zone

Type of Parcel Line	Principal & Accessory Buildings & Structures
Front	6 m
Interior Side	6 m
Exterior Side	6 m
Rear (non-waterfront parcels)	5 m
Primary Lakefront Setback	15 m, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater

Type of Parcel Line	Principal & Accessory Buildings & Structures
Supplementary Lakefront Setback (measured from the primary lakefront setback)	An additional 7.5 m or 12.5% of the average parcel depth, measured between the primary lakefront setback line and the front parcel line, whichever is greater

35. Subdivision Regulations

- (a) Minimum parcel size: 5,000 m²

CD-I9-Area E – Residential 5

36. Principal Permitted Uses

The following principal uses are permitted:

- (a) Dwelling, single detached

37. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Bed and breakfast
- (b) Home office
- (c) Suite, attached
- (d) Suite, detached

38. Maximum Density

- (a) Maximum permitted density:
 - (i) 1 single detached dwelling per parcel
 - (ii) 1 attached suite or 1 detached suite per parcel

39. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 30%

40. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 11 m
 - (ii) Accessory buildings and structures: 6 m

41. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 113: Minimum Setbacks for Area E in the CD-I9 Zone

Type of Parcel Line	Principal & Accessory Buildings & Structures
Front	10 m
Interior Side	3 m
Exterior Side	4.5 m

Type of Parcel Line	Principal & Accessory Buildings & Structures
Primary Lakefront Setback	15 m, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater
Supplementary Lakefront Setback (measured from the primary lakefront setback)	An additional 7.5 m or 12.5% of the average parcel depth, measured between the primary lakefront setback line and the front parcel line, whichever is greater

42. Subdivision Regulations

- (a) Minimum parcel size: 1,600 m²
- (b) Notwithstanding 13.33.42(a), density averaging is permitted, provided that the smallest parcel in any subdivision plan has a minimum parcel size of 1,000 m² or more and the largest parcel is no larger than 2,200 m². For clarity, highways and parks dedicated by subdivision and riparian areas are excluded from density averaging calculations.

43. Parcel Frontage

- (a) The parcel line of all parcels in Area E that is contiguous with or parallel to the shore of Cowichan Lake shall be a minimum of 22 m in length, as measured by a straight line drawn between the 2 side parcel lines perpendicular to the where the 2 parcel lines intersect the natural boundary.

CD-I9-Area F – Village Core

44. Principal Permitted Uses

The following principal uses are permitted:

- (a) Academic school
- (b) Assembly use
- (c) Day care
- (d) Dwelling, duplex
- (e) Dwelling, multi-unit
- (f) Dwelling, single detached
- (g) Equipment services
- (h) Gas station
- (i) Laundromat
- (j) Marina, commercial
- (k) Nursery
- (l) Office
- (m) Personal service use
- (n) Pub
- (o) Restaurant
- (p) Retail sales
- (q) Retail sales, liquor

- (r) Temporary accommodation

45. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Community service facility
- (b) Accessory to single detached dwelling or duplex dwelling only:
 - (i) Home-based business
- (c) Home office
- (d) Accessory to temporary accommodation only:
 - (i) Boat rental and servicing associated with a commercial marina

46. Conditions of Use

- (a) A hotel use may include a resort and guest cottage accommodation.

47. Maximum Density

- (a) Maximum permitted density: 80 dwelling units per hectare
- (b) Maximum FAR: 2.0 for all buildings and structures

48. Impervious Surfaces and Parcel Coverage Limit

- (a) Hotel and resort buildings and structures:
 - (i) Maximum parcel coverage: 35%
- (b) All other buildings and structures:
 - (i) Maximum parcel coverage: 60%

49. Building Height

- (a) Maximum permitted height:
 - (i) Hotel principal buildings and structures: 24 m
 - (ii) All other principal buildings and structures: 17 m
 - (iii) Accessory buildings and structures: 6 m

50. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 114: Minimum Setbacks for Area F in the CD-19 Zone

Type of Parcel Line	Hotel Buildings & Structures	All Other Buildings & Structures (excluding hotel)
Front	8 m	3 m
Interior Side	8 m	0 m
Exterior Side	8 m	4.5 m
Rear	8 m	5 m
Primary Lakefront Setback	15 m, or any line that is identified as a streamside protection and enhancement area in a development permit, whichever is greater	

Type of Parcel Line	Hotel Buildings & Structures	All Other Buildings & Structures (excluding hotel)
Supplementary Lakefront Setback (measured from the primary lakefront setback)	An additional 7.5 m or 12.5% of the average parcel depth, measured between the primary lakefront setback line and the front parcel line, whichever is greater	

51. Subdivision Regulations

- (a) Minimum parcel size: 0.5 ha

CD-I9-Area G – Marina

52. Principal Permitted Uses

The following principal uses are permitted:

- (a) Environmental conservation
- (b) Marina, commercial
- (c) Marina, private
- (d) Moorage facilities for water taxi, ferry, fishing boats, or similar commercial uses
- (e) Passive recreation
- (f) Sales and rental of boats and sporting equipment
- (g) Yacht club

53. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Boat shed or shelter
- (b) Marina fueling station and storage of petroleum products up to 23,000 litre capacity
- (c) Office
- (d) Pub
- (e) Retail sales
- (f) Restaurant
- (g) Sewage pump-out station

54. Conditions of Use

- (a) The residential use of floats, piles, or vessels of any kind is expressly prohibited.

55. Building Height

- (a) Maximum permitted height of all buildings and structures: 7.5 m above the natural boundary

56. Parking

- (a) Where an upland parcel is zoned for marina use, parking and loading shall be provided in accordance with PART 15 | Parking Regulations.

- (b) If the parcel zoned for marina use is only on a foreshore area, parking and loading areas shall be provided on the upland parcel of land that is related to the marina use.

CD-I9-Area H – Institutional and Community Facility

57. Principal Permitted Uses

The following principal uses are permitted:

- (a) Civic use
- (b) Dwelling, multi-unit
- (c) Institutional use

58. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Community service facility
- (b) Home office

59. Maximum Density

- (a) Maximum permitted density: 30 dwelling units per hectare
- (b) Maximum FAR: 0.8 for all buildings and structures

60. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 40%

61. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 12 m
 - (ii) Accessory buildings and structures: 6 m

62. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 6 m

63. Subdivision Regulations

- (a) Minimum parcel size: 2,000 m²

CD-I9 - Area I – Business Park Light Industrial

64. Principal Permitted Uses

The following principal uses are permitted:

- (a) Artist studio
- (b) Automobile sales and rental
- (c) Automobile service shop
- (d) Building supply sales
- (e) Car wash, including trucks

- (f) Construction, repair, sales, service, storage, and rental of boats, watercraft, and related equipment, including fuel sales
- (g) Food and beverage processing
- (h) Laboratory
- (i) Manufacturing and sales of modular, log, and pre-fabricated homes, components, and structures
- (j) Manufacturing within a wholly enclosed building
- (k) Nursery
- (l) Printing and publishing establishment
- (m) Restaurant
- (n) Secondary wood products manufacturing and sales
- (o) Soil and aggregate sales
- (p) Storage, mini
- (q) Warehouse
- (r) Wood product manufacturing, including cabinet and furniture manufacturing and sawmilling

65. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, single detached

66. Maximum Density

- (a) Maximum permitted residential density: 1 single detached dwelling, accessory to a principal permitted use
- (b) Maximum FAR: 0.75 for all buildings and structures

67. Impervious Surfaces and Parcel Coverage Limit

- (a) Maximum parcel coverage: 75%

68. Building Height

- (a) Maximum permitted height:
 - (i) Principal buildings and structures: 10 m
 - (ii) Accessory buildings and structures: 6 m

69. Setbacks

- (a) Minimum setbacks for buildings and structures:

Table 115: Minimum Setbacks for Area G in the CD-I9 Zone

Type of Parcel Line	Industrial & Accessory Buildings & Structures	Residential & Accessory Buildings & Structures
Front	10 m	7.5 m
Interior Side	3 m	3 m
Exterior Side	10 m	4.5 m
Rear	10 m	5 m

70. Subdivision Regulations

- (a) Minimum parcel size: 2,500 m²

CD-I9-Area J – Parks 1

71. Principal Permitted Uses

The following principal uses are permitted:

- (a) Park, public

72. Accessory Permitted Uses

The following accessory uses are permitted:

- (a) Dwelling, caretaker

73. Maximum Density

- (a) Maximum permitted residential density: 1 caretaker dwelling per parcel

74. Building Height

- (a) Maximum permitted height of all buildings and structures: 10 m

75. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 6 m

CD-I9-Area K – Parks 2

76. Principal Permitted Uses

The following principal uses are permitted:

- (a) Environmental conservation

77. Subdivision Regulations

- (a) Minimum parcel size: 5 ha

CD-I9-Area L – Community Utility

78. Principal Permitted Uses

The following principal uses are permitted:

- (a) Community sewer treatment facility
- (b) Sewage drainfields

79. Setbacks

- (a) Minimum setback for buildings and structures from all parcel lines: 4 m

80. Subdivision Regulations

- (a) Minimum parcel size: 2 ha

PART 14 | Manufactured Home Parks

14.1. Application

1. This Part applies to all parcels on which a manufactured home park is a permitted use.
2. No person shall establish, construct, alter, expand, or use land as a manufactured home park except in accordance with this Bylaw.
3. No manufactured home shall be placed or located within a manufactured home park except on a designated manufactured home site.
4. A maximum of 1 manufactured home shall be located on a manufactured home site.

14.2. Manufactured Home Park Regulations

1. Maximum Density

- (a) Maximum permitted density: 15 manufactured home sites per hectare, or the maximum permitted by the applicable zone, whichever is less

2. Parcel Layout

- (a) No manufactured home park shall be laid out such that any portion of the manufactured home park is separated from another portion by a highway or intervening parcel of land.

3. Manufactured Home Site Size & Frontage

- (a) Minimum area and width of each manufactured home site:
 - (i) 325 m² for a site intended to accommodate a single-wide manufactured home, with a minimum site width of 12 m.
 - (ii) 460 m² for a site intended to accommodate a double-wide manufactured home, with a minimum site width of 14.5 m.
- (b) Minimum manufactured home site frontage:
 - (i) 12 m where abutting a collector street or a minor street.
 - (ii) Notwithstanding Subsection 14.2.3(b)(i), a manufactured home site abutting a cul-de-sac may have a minimum site frontage of 7.6 m, provided that the required minimum site area and width are maintained.

4. Impervious Surfaces and Site Coverage Limit

- (a) The maximum site coverage for a manufactured home and any additions shall be 35% of the manufactured home site area.
- (b) For the purposes of this Section, site coverage shall be calculated based on the floor area of all buildings and structures, including open vestibules, but excluding the area of steps and eaves.

5. Setbacks

- (a) Within a manufactured home site, the following minimum setbacks apply for any manufactured home, addition, single detached dwelling, or accessory use:

Table 116: Minimum Setbacks for Manufactured Home Sites

Type of Manufactured Home Site Setback Line	All Buildings & Structures
Front – Manufactured Home Site (from roadway allowance)	6 m
Side – Manufactured Home Site	3 m from one side and 6 m from the opposite side
Rear – Manufactured Home Site	4.5 m
Landscape Buffer Line	1.5 m

6. Parking Requirements

- (a) 1 level off-street parking space shall be provided on each manufactured home site.
- (b) 1 visitor parking space shall be provided within the manufactured home park for every 4 manufactured home sites.

7. Internal Roadway Access

- (a) All manufactured home sites, owner’s residential plot, common storage areas, service buildings, and other facilities requiring access, shall be served by the internal roadway within the manufactured home park.
- (b) The internal roadway standards within a manufactured home park shall be as follows:

Table 117: Internal Roadway Standards within a Manufactured Home Park

Street Type	Minimum Right-of-Way Width	Minimum Pavement Width
Collector Streets*	12 m	7 m
Minor Streets	9 m	6.5 m

*Collector streets serve as the principal vehicle access for multiple manufactured home sites and connect minor streets within a manufactured home park.

- (c) Where a manufactured home park contains 50 or more sites, a second access to a public highway shall be provided a minimum of 60 m from the first access, up to a maximum of 3 accesses.

8. Landscape Screening and Buffering

- (a) Landscape screening and buffering shall be provided as per Section 4.22 - Landscape Screening and Buffering.

- (b) No manufactured home, manufactured home site, site manager residential plot, building, structure, amenity area, service area, or common storage area shall be located within a landscape buffer except:
 - (i) Identification signage as permitted under PART 16 | Signage Regulations, placed a minimum of 4.5 m from the front parcel line.
 - (ii) Internal roadways crossing the buffer at or near right angles to provide access to an abutting highway.
 - (iii) A well and associated pumping facilities (excluding reservoirs).
 - (iv) Underground servicing works.

9. Amenity Area

- (a) A minimum of 1 common amenity area shall be provided.
- (b) The total amenity area shall be a minimum of 10% of the manufactured home park area, excluding landscape buffers and internal roadways.

10. Common Storage Area

- (a) An outdoor common storage area shall be provided at a minimum of 27 m² per manufactured home site. The storage area shall be for the exclusive use of the residents of the manufactured home park and shall not be used for commercial purposes.
- (b) The common storage area shall not be located within a required landscape buffer or amenity area.
- (c) Carports may be provided within the common storage area but shall not exceed a maximum of 50% of the total common storage area.

11. Site Manager Residential Plot

- (a) A residential plot for a single detached dwelling or manufactured home for a site manager is permitted within a manufactured home park.
- (b) The minimum plot area shall be:
 - (i) 695 m² where the dwelling is connected to a community sewer system or approved sewage disposal system of the manufactured home park.
 - (ii) 695 m² plus the area required for an on-site sewage disposal system where the dwelling is not connected to a community sewer system or approved sewage disposal system of the manufactured home park.
- (c) The plot shall abut an internal collector street with a minimum right-of-way width of 12 m.
- (d) 1 off-street parking space shall be provided and located within the site manager residential plot.

12. Servicing Requirements

- (a) Every manufactured home park shall be:
 - (i) Connected to a community sewer system; or
 - (ii) Serviced by a sewage treatment and disposal system approved pursuant to the *Sewerage System Regulation* under the *Public Health Act*.

- (b) Every manufactured home park shall be:
 - (i) Connected to a community water system; or
 - (ii) Serviced by a water supply system approved by the applicable provincial authority.
- (c) Every manufactured home park shall provide service buildings and other sanitary facilities, as required to adequately serve the park.
- (d) Service buildings shall be located a minimum of 6 m from any manufactured home site.
- (e) Potable water shall be provided to:
 - (i) Each manufactured home site.
 - (ii) The dwelling on the site manager residential plot.
 - (iii) Each service building.
 - (iv) Hydrants placed in accordance with any Regional District bylaw enacted under s. 506 of the *Local Government Act*.

13. Garbage Disposal

- (a) The owner of a manufactured home park shall provide for the deposit of all garbage and recyclable materials in bear-proof metal containers in ample number at convenient locations within the manufactured home park.
- (b) All garbage containers shall be maintained so that they do not become foul-smelling or unsightly.
- (c) The owner of the manufacture home park shall store and dispose of all garbage and recycling materials in accordance with applicable CVRD solid waste management bylaws and regulations.

PART 15 | Parking Regulations

15.1. Application

1. Except as otherwise specified in this Bylaw, space for the off-street parking and loading of motor vehicles and the parking of bicycles shall be provided and maintained in accordance with the regulations of this Section.
2. Where a design is proposed that is different from the requirements in this Section it will be designed and approved by a professional engineer, to the satisfaction of the CVRD.
3. No person shall use or permit the use of land or a building or structure or the surface of water unless the off-street parking and loading requirements for that use have been provided and are made available in accordance with this Bylaw.
4. The parking regulations in this Section apply to each of the following:
 - (a) A new building, structure, or development.
 - (b) Increases of 100 m² or more to the gross floor area of a principal or accessory use.
 - (c) Requirements by the *B.C. Building Code*.
 - (d) A change in Occupancy Classification as per the *B.C. Building Code*, resulting from a change in use.
5. The parking requirements established in this Section do not apply to a permitted building or use existing prior to the adoption date of this Bylaw, provided there is no change, expansion, or addition to the building or use that requires more parking spaces than were required for the existing building or use when this Bylaw was adopted. If there is an expansion or addition to an existing use or building, then the provisions of this Section apply to the expansion or addition.

15.2. Unlawful Uses

1. No person shall use any required off-street parking or loading space for repair, service, display, or sales of motor vehicles except as expressly permitted in this Bylaw.
2. No person shall use any off-street parking space that is required for a designated building or use under this Bylaw as a commercial parking space, where a fee is charged for the use of the parking space.

15.3. Location and Access of Parking Spaces

1. All off-street parking and loading spaces shall be located on the same parcel which they serve.
2. Notwithstanding Subsection 15.3.1, where all required parking spaces cannot be located on the same parcel as the building or use which they serve, such spaces may be situated on another parcel provided:
 - (a) The parcel is located a maximum of 100 m from the building or use for which it is intended to serve, measured along a pedestrian path or vehicle access route.

- (b) All required parking for the building or use is provided on the parcel where the additional parking is proposed.
- 3. A covenant shall be registered in the name of the CVRD against the title of both the parcel containing the building or use requiring parking and the parcel on which the parking is provided. The covenant shall restrict the use of the parking parcel, or any portion thereof, to parking purposes solely associated with the benefitting parcel. The covenant must be registered prior to issuance of a development permit or Building Permit, whichever is applicable first.
- 4. All off-street parking and loading spaces shall be set back a minimum of 1 m from all parcel lines.
- 5. Parking driveways shall be located 15 m or more from the nearest point of intersection of 2 highways.
- 6. Except in the case of a single detached dwelling or duplex dwelling principal use:
 - (a) No parking space shall gain direct access to a highway.
 - (b) All off-street parking and loading spaces shall be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles.

15.4. Surfacing, Drainage and Grading

- 1. All vehicular parking and loading areas for multi-unit dwellings, mixed-use buildings, Commercial Zones, Industrial Zones, and Institutional Zones shall:
 - (a) Be surfaced with asphalt, concrete, permeable pavers, or similar pavement so as to provide a surface that is durable and dust-free.
 - (b) Include 1 or more oil-water separators. It shall be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal.
 - (c) Be constructed and graded such that surface drainage is directed to a community sewer or drainage system, if applicable, or to an approved planting area. In no case shall surface drainage be permitted to flow onto a highway.
 - (d) Have a maximum slope of 6% for an access aisle or parking space, unless otherwise specified in this Bylaw.
 - (e) Have a maximum slope of 15% for a driveway.

15.5. Pedestrian Circulation

- 1. Where 30 or more vehicle parking spaces are provided, a pedestrian walkway with a minimum width of 1.8 m shall extend through the entire parking area to provide direct access to the primary entrance of the principal use.
- 2. All pedestrian walkways shall include clearly marked and signed pedestrian crosswalks where they cross a driveway, access aisle, or strata access route.
- 3. All pedestrian walkways shall be visibly and physically distinguished from the vehicle driving and parking surfaces through the use of special pavers, scored/stamped coloured concrete, or similar material.

15.6. Parking Calculation

1. Where a parcel contains more than one use, the total number of off-street parking and loading spaces required is the cumulative total of the requirements for each use.
2. Where the calculation of the required off-street parking or loading space results in a fraction, the required spaces shall be rounded up to the nearest whole number.
3. Where seating accommodation is the basis for a unit of measurement under this Section and consists of benches, pews, booths, or similar multi-person seating accommodation, each 0.5 m² of seating area shall be deemed to be 1 seat.
4. Where more than one requirement applies to a use, the more stringent requirement applies.
5. For single detached dwellings and duplex dwellings, no vehicle parking space located within a garage or carport shall be counted toward the minimum number of off-street parking spaces.

15.7. Off-Street Vehicle Parking

1. Number of Required Off-Street Vehicle Parking Spaces

- (a) The number of required off-street vehicle parking spaces shall be calculated in accordance with Table 118.
- (b) With respect to a use permitted under this Bylaw which is not specifically referred to in Table 118, the number of off-street parking spaces is calculated on the basis of the requirements for the most similar use that is listed in Table 118.

Table 118: Minimum Number of Required Parking Spaces by Use

Use	Minimum Vehicle Parking Spaces	
	Note: GFA = Gross Floor Area	
Residential Uses		
Dwelling, duplex	2 spaces per dwelling unit	
Dwelling, single detached		
Dwelling, multi-unit Building, mixed-use	Bachelor	1 space per dwelling unit
	1 bedroom	1.25 space per dwelling unit
	2+ bedroom	2 space per dwelling unit
	Plus 0.25 spaces per dwelling unit visitor parking	
Manufactured home park	1 space per manufactured home site	
Congregate housing	0.3 spaces per dwelling or sleeping unit	
Dwelling, caretaker	1-2 bedrooms	1 space
Dwelling, staff		
Suite, attached	3+ bedroom	2 spaces
Suite, caretaker		
Suite, detached		

Use	Minimum Vehicle Parking Spaces	
	Note: GFA = Gross Floor Area	
Commercial Uses		
Convenience store	<400 m ² GFA	1 space per 30 m ² GFA
Market	400 m ² to 4,000 m ² GFA	1 space per 35 m ² GFA
Retail sales		
Shopping centre	>4,000 m ² GFA	1 space per 40 m ² GFA
Automobile service shop	2 spaces per service bay	
Day care (principal use)	1 space per 4 persons licensed to receive care plus 1 space per employee	
Funeral services	1 space per 4 seats of total capacity of assembly area	
Office	1 space per 25 m ² GFA	
Gas station	1 space per 35 m ² GFA	
Financial institution		
Laundromat		
Personal service use		
Veterinary clinic		
Temporary accommodation (hotel, motel, inn, resort)	1 space per sleeping unit, plus 1 space per 20 m ² of meeting room floor area, plus 1 space per 3 seats in restaurant or licensed premises For 10+ sleeping units, plus 5 spaces	
Restaurant	1 space per 20 m ² GFA or 1 space per 3 seats, whichever is greater	
Café		
Bakery		
Pub		
Lounge		
Industrial Uses		
Industrial use, light	1 space per 40 m ² of GFA used for retail sale, rental, or office, plus 1 space per 100 m ² of GFA for all other uses	
Industrial use, general		
Industrial use, heavy		
Commercial use, mixed		
Storage, commercial	1 space per 40 m ² of GFA used for retail sale, rental, or office, plus 1 space per 800 m ² of GFA for all other uses	
Storage, mini		
Storage, outdoor		
Institutional & Recreational Uses		
Academic school, elementary	2 spaces per each classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room	
Academic school, secondary/post-secondary	4 spaces per each classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room	

Use	Minimum Vehicle Parking Spaces Note: GFA = Gross Floor Area
Assembly use Club Lodge	1 space per 15 m ² GFA/site area used for assembly
Cultural facility	1 space per 50 m ² GFA plus 1 space per 4 persons of total capacity
Campground	1 space per sleeping unit/space plus 2 spaces for campground office
Civic use Trade or technical school	1 space per 20 m ² GFA
Golf course Golf driving range	4 spaces per hole, plus 1 space per golf driving range tee
Indoor recreation facility	1 space per 15 m ² GFA
Hospital Licensed care facility	1 space per 4 beds, plus 1 space per 2 employees
Marina, commercial	2 spaces, plus 1 space per 2 berths
Religious facility	1 space per 4 seats of total capacity of assembly area
Transportation terminal, depot, facilities	1 space per 10 m ² of waiting room or lobby area
Accessory Uses (parking requirements in addition to principal use requirements)	
Agri-tourism accommodation Short-term rental Bed and breakfast	1 space per sleeping unit or guest room
Day care	2 spaces plus 1 space per 100 m ² GFA
Day care, dog	1 space for drop-off/pick-up
Equestrian centre	1 space per 6 horse stalls
Home-based business	1 space per business
Kennel	1 space per 9 kennel enclosures (runs, cages, pens) or 1 space per 80 m ² GFA where no runs, pens, or cages are provided

2. Off-Street Vehicular Parking Space Dimensions

- (a) Table 119 and Figure 36 establish minimum dimensions and layout for standard size off-street parking spaces as required in this Bylaw.

Table 119: Standard Vehicle Parking Stall Dimensions

Parking Angle	Stall Width (A)	Stall Length (B)	Depth to Curb (C)	Aisle Width (D)	Total Module (E)
0° Parallel	2.5 m	6.7 m	2.5 m	3.7 m (1-way) 6.4 m (2-way)	8.7 m (1-way) 11.4 m (2-way)
30° Angle	2.6 m	5.5 m	5.0 m	4.0 m (1-way)	14 m (1-way)
45° Angle	2.6 m	5.5 m	5.8 m	4.6 m (1-way)	16.2 m (1-way)
60° Angle	2.6 m	5.5 m	6.1 m	5.5 m (1-way) 7.0 m (2-way)	17.7 m (1-way) 19.2 m (2-way)
90°	2.6 m	5.5 m	5.5 m	7.6 m (2-way)	18.6 m (2-way)



Figure 36: Off-Street Vehicular Parking Dimension Areas

- (b) Where a parking space abuts an obstruction, including but not limited to a wall, column, fence, curb, or parcel line, the parking space shall include:
 - (i) An additional 0.3 m in width where it abuts an obstruction on one side.
 - (ii) An additional 0.6 m in width where it abuts an obstruction on both sides.

3. Accessible Parking Spaces

- (a) For congregate housing and hospitals, 15% of all required vehicle parking spaces shall be provided as accessible parking.
- (b) For all other uses, the minimum number of required accessible parking spaces is established in Table 120.

Table 120: Required Number of Accessible Parking Spaces

Total Number of Off-Street Parking Spaces Provided	Minimum Number of Accessible Spaces Required
1 - 20	1
21 - 40	2
41 - 60	3
61+	1 additional space per each additional 25 parking spaces

- (c) Dimensions for each accessible parking space:
 - (i) Minimum width: 3.7 m
 - (ii) Minimum depth: 6 m
 - (iii) Minimum adjacent accessible aisle width: 1.5 m, marked with a diagonal hatched pavement marking. 2 adjacent accessible parking spaces may share a single accessible aisle
 - (iv) Maximum slope: 2%

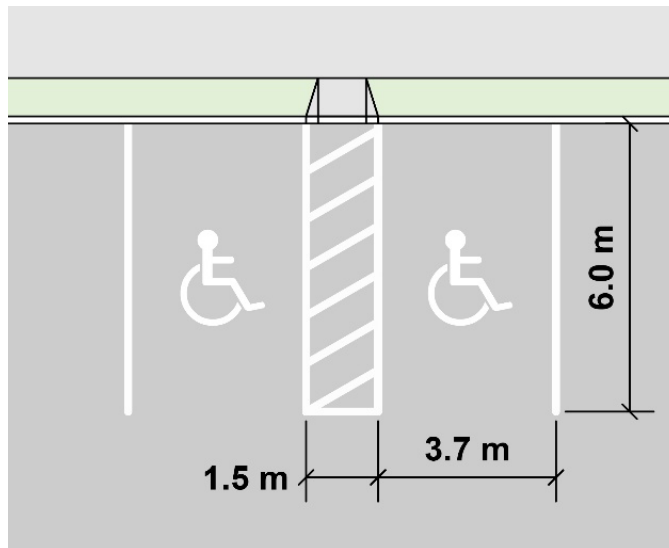


Figure 37: Accessible Parking Spaces

- (d) Where an accessible parking space abuts an obstruction, including but not limited to a wall, column, fence, curb and parcel line, the parking space shall include:
 - (i) An additional 0.3 m in width where it abuts an obstruction on one side.
 - (ii) An additional 0.6 m in width where it abuts an obstruction on both sides.
- (e) Each accessible parking space shall:
 - (i) Be located within close and convenient access to an accessible entrance of the building or use that is intended to serve.
 - (ii) Include a fully accessible route free of barriers, upright curbs, or grades that may impede wheelchair access, conforming to design standards under the *B.C. Building Code*.
 - (iii) Have a firm, level, and slip-resistant surface.
 - (iv) Be clearly marked with the International Symbol of Access (ISA).

4. Electric Vehicle (EV) Parking Spaces

- (a) The owner and/or occupier of any land or building or other structure, for each use present on the land or in the building or other structure, must provide energized EV outlets for parking spaces in accordance with Table 121.

Table 121: Required Number of EV Parking Spaces

Use	Minimum Number of Energized Electric Vehicle (EV) Outlets
Residential use with 3 or more dwelling units	<ul style="list-style-type: none"> ▪ 1 energized EV outlet for a minimum of 25% of all required off-street parking spaces, including visitor spaces ▪ 1 set of EV supply equipment for all remaining parking spaces
Commercial, Industrial, and Institutional uses with common parking areas	<ul style="list-style-type: none"> ▪ 1 energized EV outlet for every 10 required off-street parking spaces

- (b) A minimum of 50% of accessible parking spaces, or a minimum of 1 accessible parking space, whichever is greater, shall include an energized EV outlet.
- (c) All energized EV outlets must:
 - (i) Provide, at a minimum, Level 2 Charging (AC 240V) as defined by the Society of Automotive Engineers (SAE) International's *J1772* or the *SAE J3400 Standard*.
 - (ii) Be labelled for the intended use of electric vehicle charging.
 - (iii) Be assigned to an individual vehicle parking space and located no further than 1 m from that stall. No more than 1 energized EV outlet may be assigned to an individual vehicle parking space.

15.8. Off-Street Loading Spaces

1. Number of Required Loading Spaces

- (a) The minimum number of required off-street loading spaces is established in Table 122.
- (b) For school uses, in addition to the requirement identified in Table 122, an appropriate number of loading spaces shall be provided for the use of school buses.

Table 122: Required Number of Loading Spaces

Use	Building Gross Floor Area (GFA)	Required Number of Loading Spaces
Retail Store, Shopping Centre, Industrial Uses, or similar use	Up to 299 m ²	0
	300 m ² to 499 m ²	1
	500 m ² to 2,500 m ²	2
	Each additional 2,500 m ²	+1
Office, Hospital, School, Post Secondary Institution, Assembly Use, or similar use	Up to 999 m ²	0
	1,000 m ² to 4,000 m ²	1
	Each additional 4,000 m ²	+1
Residential – multi-unit dwelling, mixed-use building, or congregate housing consisting of 10 or more units		1

2. Loading Space Dimensions & Regulations

- (a) Dimensions for each loading space shall be:
 - (i) Minimum length: 9 m
 - (ii) Minimum width: 3.7 m
 - (iii) Minimum vertical clearance: 4 m
 - (iv) Maximum slope: 6%

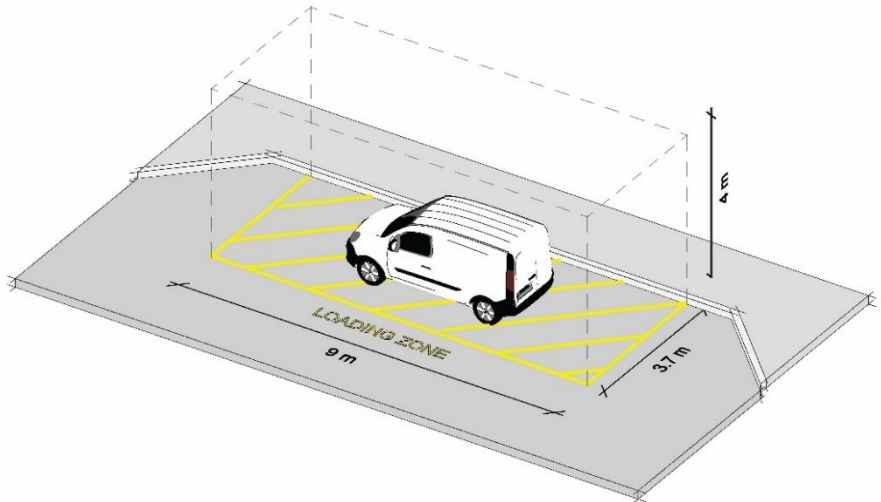


Figure 38: Loading Space Dimensions

- (b) Loading spaces shall be reserved for intended use and may not be used as a parking space.
- (c) Adequate provision shall be made for access by vehicles to all loading spaces by means of a 6 m access aisle and shall be located so that each separate use within a development has access.

15.9. Bicycle Parking

1. Number of Required Bicycle Parking Spaces

- (a) The number of required off-street vehicle parking spaces shall be calculated in accordance with Table 123.
- (b) With respect to a use permitted under this Bylaw which is not specifically referred to in Table 123, the number of off-street parking spaces is calculated on the basis of the requirements for the most similar use that is listed in Table 123.

Table 123: Minimum Number of Required Bicycle Parking Spaces

Use		Minimum Short-Term Bicycle Parking Spaces <small>Note: GFA = Gross Floor Area</small>	Minimum Long-Term Bicycle Parking Spaces
Residential Uses			
Dwelling, multi-unit Building, mixed use		0.1 spaces per dwelling unit	1 space per dwelling unit
Congregate housing		0.2 spaces per dwelling or sleeping unit	0.1 spaces per dwelling or sleeping unit
Commercial Uses			
Convenience store Market Retail sales	<400 m ² GFA	2 spaces at main entrance + 1 per 150 m ² GFA	1 space per 400 m ² GFA
	400 m ² to 4,000 m ² GFA	2 spaces at main entrance + 1 per 250 m ² GFA	1 space per 500 m ² GFA
	>4,000 m ² GFA	2 spaces at main entrance + 1 per 500 m ² GFA of first 5,000 m ² plus 1 per each additional 2,500 m ² GFA	1 space per 1,000 m ² GFA
Office		2 spaces at main entrance	1 space per 400 m ² GFA
Financial institution Gas station Laundromat Personal service use Veterinary clinic		2 spaces at main entrance	
Temporary accommodation (hotel, motel, inn, resort)		2 spaces per 20 sleeping units	1 space per 10 sleeping units

Use	Minimum Short-Term Bicycle Parking Spaces Note: GFA = Gross Floor Area	Minimum Long-Term Bicycle Parking Spaces
Restaurant	4 spaces at main entrance	
Café		
Bakery		
Pub		
Lounge		
Institutional & Recreational Uses		
Academic school, elementary	4 spaces per each classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room	0.25 spaces per classroom
Academic school, secondary/post-secondary		
Assembly use	4 spaces at main entrance	
Cultural facility		
Golf course		
Indoor recreation facility		
Religious facility		
Transportation terminal, depot, facilities		
Campground	1 space per 10 sleeping units plus 2 spaces for campground office	
Civic use	1 space per 100 m ² GFA	
Day care (principal use)	2 spaces at main entrance	
Hospital	6 spaces at each public entrance	1 space per 500 m ² GFA
Licensed care facility		
Marina, commercial	1 space per 20 berths	1 space per 10 berths
Trade or technical school	4 spaces at main entrance	1 space per 300 m ² GFA

2. Bicycle Parking Dimensions & Regulations

- (a) Long-term bicycle parking spaces shall:
- (i) Be in wholly enclosed, secured rooms within the building for which they are required, and rooms shall be independently accessible only to residents or employees of the building.
 - (ii) Include access to an electrified 110V outlet for a minimum of 50% of all required long-term bicycle parking spaces.
- (b) Short-term bicycle parking spaces shall:
- (i) Be provided in bicycle lockers or by permanently anchored racks.
 - (ii) Be located within a convenient, well-lit, and visible location within a maximum distance of 15 m from the main entrance of the building it serves.
 - (iii) Be separated from car parking.
 - (iv) Be located so as to not interfere with the movement of pedestrians.

15.10. Recreational Vehicle and Boat Trailer Storage Parking

- 1. A maximum of 1 recreational vehicle and/or boat trailer may be parked or stored outside of a building or structure on a parcel within a Residential Zone that has a single detached dwelling use.
- 2. Notwithstanding Subsection 15.10.1, in a strata subdivision, recreational vehicle and/or boat trailer storage spaces may be provided as part of a shared common property area.
- 3. Dimensions for each recreational vehicle/boat storage space shall be:
 - (a) Minimum length: 14 m
 - (b) Minimum width: 3 m
 - (c) Minimum vertical clearance: 4.5 m
 - (d) Maximum slope: 5%
- 4. Any recreational vehicle or boat trailer parked or stored outside of a building or structure shall be located a minimum of 4.5 m from the front parcel line.

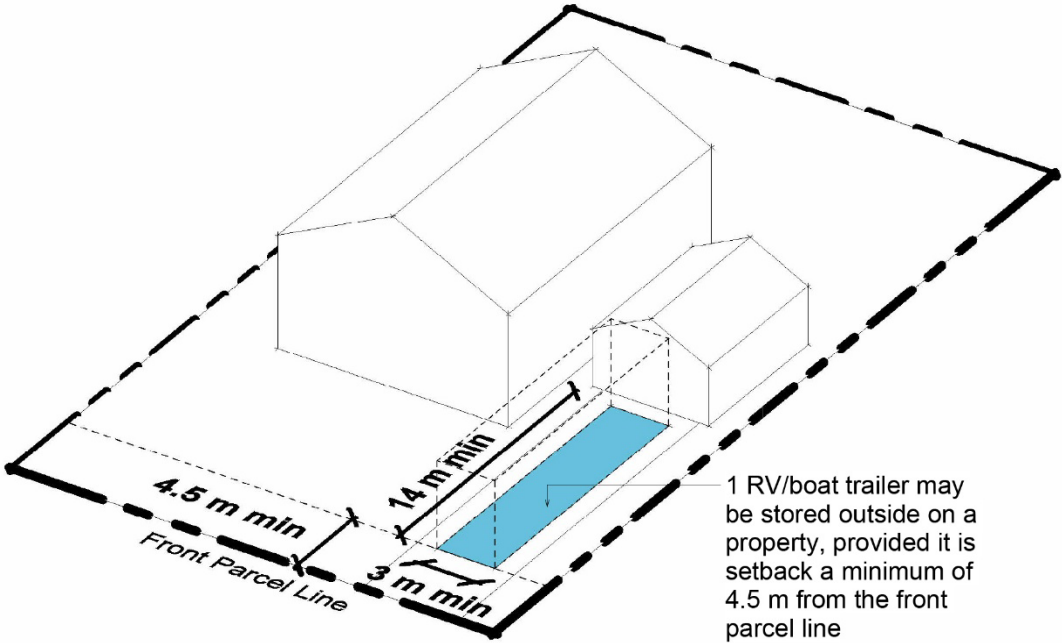


Figure 39: Recreational Vehicle or Boat Trailer Parking Dimensions

PART 16 | Signage Regulations

16.1. Application

1. Notwithstanding the provisions of any other enactment, and subject to *Section 140* of the *Motor Vehicle Act* and applicable provisions of the *Transportation Act*, no person shall commence the construction, erection, alteration, relocation, or repair, other than routine maintenance, of any sign unless permitted by this Bylaw herein.
2. Unless specifically exempted by under this Bylaw, a sign permit or a development permit for signage must be applied for and issued by the CVRD prior to the construction, erection, alteration, repair (other than normal maintenance), or relocation of any sign.
3. This Bylaw shall not apply to:
 - (a) Flags or emblems of patriotic, civic, educational, or religious organizations.
 - (b) Murals.
 - (c) Signs installed by the Ministry of Transportation and Transit.
 - (d) Street decorations installed or authorized by the CVRD.
 - (e) Signs required by any *Elections Act*.
 - (f) Signs required by law.
4. Where a Development Permit Area (DPA) establishes guidelines for the appearance and placement of signs, the provisions of these Signage Regulations shall not apply insofar as they would conflict with the provisions of a Development Permit.
5. A use which obtains a sign permit or a development permit for signage and then relocates to a different parcel in the electoral areas of the CVRD need not obtain a new permit. The existing permit shall remain in effect provided that the sign has not been substantially altered and would comply with the requirements of this Bylaw at its new location.
6. Routine maintenance of signs, defined as the regular upkeep of a sign and its supporting structure or electrical components to ensure it remains in a safe, clean, and operable condition, does not require a sign permit or a development permit for signage. Maintenance does not include any structural alteration, reconfiguration, relocation, or expansion of the sign or its components.

16.2. Prohibited Signs

1. The following types of signs are prohibited in all zones, unless otherwise specified in this Bylaw:
 - (a) Animated signs.
 - (b) Billboards.
 - (c) Converted vehicle signs.
 - (d) Electronic projection signs.
 - (e) Embellishments including ribbons, flags, on-site display props, or streamers.
 - (f) Flags, other than national, provincial, or municipal flags.

- (g) Inflatable devices, whether these carry sign copy or not.
- (h) Roof signs.
- (i) Portable/temporary signs.
- (j) Signs attached to a tree, fence, or utility pole.
- (k) Signs painted directly on a building face, excluding a mural.
- (l) Third party signs.

16.3. Signs Not Requiring a Sign Permit

1. The following permanent signs are permitted on any parcel without a permit:
 - (a) Community directional signs up to a maximum size of 3 m² within or along an approach route to any recognizable electoral area community.
 - (b) Interpretive signage and plaques and cornerstones to commemorate heritage sites, buildings, and features (of a non-advertising nature).
 - (c) One sandwich board advertising a commercial or food truck use, provided the sign is located on the same parcel as the advertised use, with a maximum sign area of 0.6 m² per side.
 - (d) Signs identifying or giving directions to a public facility, public park, or utility use.
 - (e) 1 building directory fascia sign with a listing of businesses located within a single building, with a maximum sign area of 2.0 m², provided the maximum sign area allocated for each business premise is 0.2 m².
 - (f) 1 directional sign per parcel entrance such as “Parking,” “Entrance,” or “Exit”, with a maximum sign area of 0.55 m².
 - (g) 1 non-illuminated identification fascia sign, located on the same parcel as the home-based business or bed and breakfast accommodation, with a maximum sign area of 0.4 m².
 - (h) 1 non-illuminated farm identification and farm product sign located on the same parcel on which the farm is located, with a maximum sign area of 3 m².
 - (i) 1 non-illuminated fascia sign per parcel, limited to the street address, with a maximum sign area of 0.2 m².
 - (j) Warning signs such as “No Trespass”, with a maximum sign area of 0.18 m².
2. The following temporary signs are permitted on any parcel without a permit:
 - (a) Campaign signs for political campaigns or civic, non-commercial health, safety, or wellbeing campaigns, with a maximum sign area of 0.55 m². Campaign signs shall be freestanding.
 - (b) Contractors’ signs during active construction periods, with a combined maximum area of 9.29 m², and a maximum permitted height of 2.4 m. Signs may be freestanding or attached to a fence or hoarding.
 - (c) Official public notice signs, including but not limited to, signage authorized by the CVRD to alert the public about development applications.
 - (d) One non-illuminated real estate sign per parcel not exceeding:
 - (i) 0.6 m² in area and a height of 1.82 m for parcels in Residential Zones.
 - (ii) 3 m² in combined area and a height of 2 m for parcels in Residential Zones on which more than 1 unit is for sale or lease at one time.

- (iii) 3.71 m² in area and a height of 5 m for parcels in Agricultural Zones, Forestry Zones, Commercial Zones, or Industrial Zones.
 - (iv) Signs may be freestanding or attached to a fence or hoarding.
 - (e) Political signs.
 - (f) Temporary signs, including special event signs, posted for no more than 30 calendar days, related to display of a patriotic, religious, charitable, or civic character or advertising a special event.
3. All temporary signs shall be removed by the owner of such signs, within 14 calendar days of the termination of the event, campaign, application, or other activity for which the sign was erected.

16.4. Comprehensive Sign Plan

1. A comprehensive sign plan is required for any new development with one or more business units and shall be submitted as a component of a development permit application.
2. A comprehensive sign plan shall include the location, size, height, colour, illumination, and orientation of all signs to be located on the parcel.

16.5. General Sign Specifications

1. Signs, sign structures, and fastenings shall be designed, constructed, and maintained to comply with the provisions of this Bylaw and of the *B.C. Building Code*.
2. A sign requiring electrical power shall be serviced and wired in conformance with the *Canadian Electrical Code* as amended for use in British Columbia and be approved by the CVRD.

16.6. Placement of Signs

1. Signage may only promote or identify an event, place, service, or product produced or located on the same parcel.
2. All signs shall be fully erected and contained within the boundaries of the parcel of land on which the sign is located.
3. The minimum setback for a sign from a front parcel line is 4.5 m, unless a *Highway Use Permit* is obtained from the Ministry of Transportation and Transit.
4. No sign shall be located within 3 m of an adjoining parcel line.
5. No sign shall be located within a sight triangle setback.
6. No sign may project over a highway or watercourse.
7. No sign, guy, stay, or other attachment thereto, shall be erected, placed, or maintained in such a manner as to:
 - (a) Obstruct any fire escape, required exit, window, door opening, or any wall opening intended as a means of ingress or egress to a building.
 - (b) Contact or interfere with any electric light, power line, telephone wire, or their supports. A minimum clearance of 0.6 m shall be maintained between the outer edge of any sign and the nearest electric light, power line, telephone wire, or their supports.

- (c) Interfere with or impede visibility to a traffic light or traffic sign.
 - (d) Impede the movement of vehicular, cyclist, or pedestrian traffic.
8. A minimum spatial separation of 1 m shall be maintained between any 2 signs, including their supports.

16.7. Lighting of Signs

Where a sign is illuminated, the sign is subject to the following:

1. Signs may be illuminated internally, externally, or with channel lit lighting. The use of backlighting, neon, blinking, or flashing lights is prohibited.
2. Illumination shall be limited to the greatest extent possible to the sign surface only, and the light source shall not be visible from adjacent parcels that have a dwelling unit as a principal or accessory use.
3. All exterior lighting used to illuminate signage shall be provided by full cut-off (shielded) outdoor fixtures directed exclusively at the sign.
4. All wiring and conduits to electric signs shall be placed below grade or otherwise concealed.

16.8. Maintenance and Removal of Signs

1. All signs shall be maintained so as to prevent any danger to the public and so as to address any deterioration on account of damage, weather, or other environmental conditions, or deterioration of materials. The CVRD shall have the authority to order painting, repair, alteration, or removal of signs which become dilapidated or which constitute a physical hazard to public safety.
2. If, in the opinion of the CVRD General Manager of Land Use Services, a sign is in such a condition as to be in immediate danger of falling or is an immediate menace to the safety of persons, written notice may be issued to the owner of such sign to remove the sign within 24 hours. It shall be the duty of such owner requiring to remove such sign in accordance with said notice. If the owner of the sign cannot be located, or if the owner refused to comply with the order, the CVRD may have the offending sign removed. The cost of removal, transportation, and storage of such sign shall be a debt due and recoverable by the owner by the CVRD in any court of competent jurisdiction.
3. When a sign no longer correctly advertises an operating business or approved activity on the premises where such a sign is displayed, the owner shall remove the sign within 30 calendar days from the date of cessation of business or activity operations.

16.9. Permitted Sign Types

The types of signs described in this Section are authorized in accordance with the sign- and use-specific regulations and provided that a valid sign permit has been obtained from the CVRD.

1. Fascia Signs

- (a) Maximum projection from building face: 0.4 m
- (b) Minimum clearance above grade: 2.4 m where the sign projects more than 0.075 m from the face of the building

- (c) Maximum coverage of building façade by fascia signs (single or combined on a frontage with multiple businesses): 25%
- (d) No part of a fascia sign shall project beyond a corner of the wall to which it is attached except in the case of a mitered corner which makes up an integral part of the design.
- (e) Fascia signage located on an architectural feature on the building façade may project a maximum of 1.2 m above the roofline of the building.

2. Projecting Signs

- (a) Maximum projection from building face: 1.5 m
- (b) Minimum clearance above grade: 2.4 m
- (c) A projecting sign shall not extend above the roofline of the building to which it is attached.
- (d) A projecting sign shall be placed at right angles to the building face to which it is attached.

3. Freestanding Signs

- (a) Maximum permitted height, including support structures: 5 m
- (b) Where a freestanding sign has less than 2.4 m clearance beneath, the ground underneath shall be guarded against the passage of vehicles, cyclists, and pedestrians.
- (c) Each freestanding sign shall have signs on 2 sides only, each complying with the regulations.
- (d) No freestanding sign shall be supported by a single pole.

4. Awning and Canopy Signs

- (a) Maximum projection from canopy on which a canopy sign is located: 0.4 m
- (b) Where there is more than 1 business frontage under a single awning or canopy, a maximum of 1 awning or canopy sign facing a highway for each business is permitted.
- (c) Awnings or canopies containing a sign shall be located only over the principal entrance to the use identified by said sign.
- (d) An awning or canopy sign shall not extend above the roofline of a building.

5. Changeable Copy Signs/Electric Changeable Copy Signs

- (a) Message boards shall comprise a maximum of 40% of the total sign area.
- (b) Where electronic messages are used:
 - (i) Each message must remain static for a minimum of 10 seconds.
 - (ii) Scrolling, fading, flashing, or animated displays are not permitted.

16.10. Permitted Sign Types by Use

1. Signs shall be permitted as per Table 124.
2. With respect to a use permitted under this Bylaw which is not specifically referred to in Table 124, the permitted sign types, maximum sign area, and regulations will be on the basis of the requirements for the most similar use that is listed in Table 124.

Table 124: Permitted Sign Types, Maximum Sign Area, and Regulations by Use

Use	Permitted Sign Types	Maximum Sign Area	Regulations
Dwelling, multi-unit Congregate housing	Freestanding	2 m ² per side	<ul style="list-style-type: none"> ▪ Number of signs permitted: 1 freestanding OR 1 fascia sign per building ▪ Illumination: permitted ▪ Information limited to name and address of building, name of owner/management, vacancy information
	Fascia	2 m ²	
Manufactured home park	Freestanding	2 m ² per side	<ul style="list-style-type: none"> ▪ Number of signs permitted: 1 freestanding sign per highway frontage ▪ Illumination: permitted
Non-Residential Principal Permitted Use on a Single Tenant Parcel in a Commercial Zone, Industrial Zone, Agricultural Zone, Forestry Zone, or Comprehensive Development Zone	Freestanding	5.5 m ² per side	<ul style="list-style-type: none"> ▪ Number of signs permitted: <ul style="list-style-type: none"> ○ 1 freestanding sign per parcel, except where the parcel has more than 1 highway frontage in which a maximum of 2 freestanding signs is permitted ○ 1 of fascia, projecting, awning, or canopy sign ▪ Illumination: permitted
	Fascia	2 m ²	
	Projecting	1.5 m ² per side	
	Awning/Canopy	2 m ² or 25% surface of awning or canopy, whichever is less	
Non-Residential Principal Permitted Use on a Multiple Tenant Parcel in a Commercial Zone, Industrial Zone, Agricultural Zone, or Forestry Zone, or Comprehensive Development Zone	Freestanding	6.5 m ² per side where sign advertises more than 1 business	<ul style="list-style-type: none"> ▪ Number of signs permitted: <ul style="list-style-type: none"> ○ 1 freestanding sign per parcel, except where the parcel has more than 1 highway frontage or freestanding signs can be located more than 50 m apart, in which a maximum of 2 freestanding signs is permitted ○ 1 of fascia, projecting, awning, or canopy sign for each separate business ▪ Illumination: permitted
	Fascia	2 m ²	
	Projecting	1.5 m ² per side	
	Awning/Canopy	1.5 m ² or 25% of awning / canopy is located, whichever is less	

Use	Permitted Sign Types	Maximum Sign Area	Regulations
Institutional Principal Use	Freestanding	4 m ² per side	<ul style="list-style-type: none"> ▪ Number of signs permitted: <ul style="list-style-type: none"> ○ 1 of freestanding sign, changeable copy sign, OR electric changeable copy sign ○ 1 fascia or projecting sign ▪ Illumination: permitted
	Changeable Copy sign OR Electric Changeable Copy Sign	4 m ² per side	
	Fascia	2 m ²	
	Projecting	1 m ² per side	
Outdoor Recreation Principal Use, Includes: Campground Recreation, outdoor Golf course Golf driving range Motor sports facility	Freestanding	3 m ² per side	<ul style="list-style-type: none"> ▪ Number of signs permitted: 1 freestanding sign per highway frontage ▪ Illumination: permitted
Users Permitted Accessory to a Permitted Principal Use, Includes: Abattoir Agri-tourism accommodation Artist studio Bed and breakfast Commercial use, neighbourhood Day care Day care, dog Equestrian centre Farm retail sales Home-based business Kennel Office Personal service use Pub or lounge Retail sales Restaurant Roadside stand Veterinary clinic	Freestanding	0.4 m ² per side	<ul style="list-style-type: none"> ▪ Number of signs permitted: 1 freestanding OR 1 fascia sign per business ▪ Illumination: not permitted
	Fascia	0.75 m ²	

PART 17 | Force and Effect

17.1. Force and Effect

This bylaw shall take effect upon its adoption by the Regional Board.

READ A FIRST TIME this	day of	—	2026.
READ A SECOND TIME this	day of	—	2026.
PUBLIC NOTICE GIVEN in ACCORDANCE WITH THE <i>LOCAL GOVERNMENT ACT</i> this	day of	—	2026 and
	day of	—	2026.
PUBLIC HEARING HELD this	day of	—	2026.
READ A THIRD TIME this	day of	—	2026.
RECEIVED MINISTRY OF TRANSPORTATION & TRANSIT APPROVAL	day of	—	2026.
ADOPTED this	day of	—	2026.

Chair

Corporate Officer

Appendix 1: Abbreviations Used in this Bylaw

Abbreviation	Meaning
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CD	comprehensive development
cm	centimetre
CVRD	Cowichan Valley Regional District
dB	decibel
EV	electric vehicle
FAR	floor area ratio
GCB	growth containment boundary
ha	hectare
kg	kilogram
km	kilometre
kW	kilowatt
LNG	liquefied natural gas
m	metre
m ²	square metre
m ³	cubic metre
n/a	not applicable
PMFL	private managed forest land
RV	recreational vehicle
SPEA	Streamside Protection & Enhancement Act
STR	short-term rental
TUP	temporary use permit
V	volt