



COMOX ZONING BYLAW 1850

Consolidated to December 15, 2021

COMOX ZONING BYLAW 1850

A BYLAW TO ADOPT A ZONING BYLAW May 3, 2017

Please note: This is a consolidated bylaw prepared for Convenience only and is not a certified copy.

Consolidated to include the following bylaws:

Bylaw No.	Adopted	Name	Purpose
1847	June 7, 2017	Comox Zoning Amendment Bylaw No. 1847	Rezone 1879 Comox Ave from R1.1 to CD23 Appendix "U"
1852	July 5, 2017	Comox Zoning Amendment Bylaw No. 1852 (map only)	Rezone 1182 Lazo Road from R3.3 to R3.2
1860	July 5, 2017	Comox Zoning Amendment Bylaw No, 1860	Rezone 290 Anderton Rd from C2.1 to CD24
1861	September 20, 2017	Comox Zoning Amendment Bylaw 1861	Rezone 337 Church Street to allow coach house, amendments to coach house regulations
1862	Sept 6, 2017	Comox Zoning Amendment Bylaw 1862	Rezone 2270 McKenzie Ave to allow coach house
1864	Sept 6, 2017	Comox Zoning Amendment Bylaw 1864	Rezone 2079 McKenzie Ave to allow coach house; changes to parking requirements
1866	October 18, 2017	Comox Zoning Amendment Bylaw 1866	Disallow bed and breakfast accommodations on parcels with a secondary suite or a coach house
1867	October 18, 2017	Comox Zoning Amendment Bylaw 1867	Adding acupuncture by a registered acupuncturist as a home occupation
1868	November 1, 2017	Comox Zoning Amendment Bylaw 1868 (map only)	Rezone 1501 to 1532 Highridge Dr. from R2.1 to R1.1
1871	March 6, 2019	Comox Zoning Amendment Bylaw 1871	Rezone 1622 Ascott Avenue to allow coach house
1872	June 20, 2018	Comox Zoning Amendment Bylaw 1872	Rezone 618 and 634 Anderton Rd. from C4.1 to CD25
1874	June 20, 2018	Comox Zoning Amendment Bylaw 1874 (map only)	Rezone 1170 Lazo Rd. from R3.3 to R4.1

1877	June 20, 2018	Comox Zoning Amendment Bylaw 1877	Rezone 1700 Balmoral Ave from CD7 to CD7.1
1879	April 4, 2018	Comox Zoning Amendment Bylaw 1879	To permit a Veterinary Clinic Use in various commercial zones
1880	April 18, 2018	Comox Zoning Amendment Bylaw 1880	To prohibit the retail sale of cannabis, or any other method of distributing cannabis other than by the shipping methods authorized by Access to Cannabis for Medical Purposes Regulations
1890	August 1, 2018	Comox Zoning Amendment Bylaw 1890	Cannabis-Step 2 Appendix "V"
1893	January 22, 2020	Comox Zoning Amendment Bylaw 1893	Rezone 2260 Robb Ave from R1.1 to CD26 Appendix "W"
1894		Comox Zoning Amendment Bylaw 1894	Rezone portion of 1961 Bolt Ave from R2.1 to R4.1
1896	September 19, 2018	Comox Zoning Amendment Bylaw 1896	Cannabis Store in Comox Mall 215 Port Augusta St Appendix "V"
1897	November 25, 2020	Comox Zoning Amendment Bylaw 1897	Rezone 2310 Guthrie Rd from CD13 to CD27 Appendix "J"
1899		Comox Zoning Amendment Bylaw 1899	Rezone 1609 and 1617 Birch Ave from R1.1 to R4.1
1901	March 6, 2019	Comox Zoning Amendment Bylaw 1901	Rezone 1548 Dogwood Ave to allow coach house
1902	Did not proceed	Comox Zoning Amendment Bylaw 1902	Rezone portion of 1974 Bolt Ave from R2.1 to R4.1
1909	April 17, 2019	Comox Zoning Amendment Bylaw 1909	Amend definition of Secondary Suites, allow coach houses in single-family zones
1913	May 15, 2019	Comox Zoning Amendment Bylaw 1913	Add accessible parking standards to Section 5 and 6
1925	August 7, 2019	Comox Zoning Amendment Bylaw 1925	Add Processing or Packaging of Food or Beverage Products and Retail Stores to PA1.1 Zone
1927	November 20, 2019	Comox Zoning Amendment Bylaw 1927	Ban the bottling of water other than the municipal water supply supplied directly to the property on which the bottling is taking place
1929	November 6, 2019	Comox Zoning Amendment Bylaw 1929	Amend definition of Recreational Cannabis Retail Store to permit the sale of Cannabis Accessories

1934	August 5, 2020	Comox Zoning Amendment Bylaw 1934	Rezone 695 Aspen Road from C4.1 to CD28 Appendix "X"
1939	February 3, 2021	Comox Zoning Amendment Bylaw 1939	Rezone 1564 Birch Ave from R1.1 to R4.1
1944	December 15, 2021	Comox Zoning Amendment Bylaw 1944	468 & 490 Anderton Rd from R1.1 to CD29 Appendix "Z"
1950	September 8, 2021	Comox Zoning Amendment Bylaw 1950	425 Stewart Street from R1.1 to CD13 Appendix "A1"
1955	February 17, 2021	Comox Zoning Amendment Bylaw 1955	Rezone 2309 McDonald Road from CVRD Country Residential - 1 zone to: R1.4 SF – 2 Storey Coach Houses R2.3 Two-Family – Front to Back R3.8 SF – 450m ² – 2.5m Front Setback R5.1 SF – 250m ² – Zero Lot Line CD30: Aspen Townhouses Appendix "Y"
1957	September 2, 2020	Comox Zoning Amendment Bylaw 1957	Map Updating & Housekeeping
1958	December 15, 2021	Comox Zoning Amendment Bylaw 1958	Leeward Liquor Store
1971	May 19, 2021	Comox Zoning Amendment Bylaw 1971	Adding Reflexology by registered reflexology therapist as a home occupation
1983	October 20, 2021	Comox Zoning Amendment Bylaw 1983	ALR Buffer Specifications for NE Comox parcels Appendix "B1"
1986	November 3, 2021	Comox Zoning Amendment Bylaw 1986	Adding Individual instruction by a BCRPA Fitness Professional as a home occupation
1987	November 17, 2021	Comox Zoning Amendment Bylaw 1987	Adding Urban Agriculture terminology

Amendment Stamps, denoting an amending bylaw number and date of adoption, have been inserted into this consolidated bylaw for convenience purposes only, written typically in the following format and generally positioned following the change in the bylaw	
(Add #1847 Jun 7/17)	for addition of text or figures to the bylaw
(Rep #1847 Jun 7/17)	for replacement of text or figures in the bylaw
(Del #1847 Jun 7/17)	marking a location or approximate location where text or figures have been deleted from the bylaw
Some amendments may involve multiple actions (addition, deletion or replacement of portions of the bylaw). Refer to the amending bylaw for more detailed tracking of changes.	

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

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TOWN OF COMOX

BYLAW 1850

A BYLAW TO ADOPT A ZONING BYLAW

The Council of the Town of Comox, in open meeting assembled, hereby enacts as follows:

SECTION 1 TITLE

1.1 This Bylaw may be cited for all purposes as **Comox Zoning Bylaw 1850**.

SECTION 2 ADMINISTRATION

2.1 Application

Within the Town no land, building, structure or part thereof shall be used or occupied and no building, structure or part thereof shall be erected, moved, altered, or enlarged unless in conformity with this Bylaw or authorized under the provisions of the *Local Government Act* of British Columbia.

2.2 Non-Conforming Uses and Siting

A continuation of a non-conforming use or siting shall be subject to the provisions of the *Local Government Act* of British Columbia.

2.3 Licenses, Permits and Compliance With Other Bylaws

Nothing in this Bylaw shall exempt any person from complying with the requirements of any other Town bylaw or requirements of any other authority having jurisdiction.

2.4 Inspection

The Building Inspector or any employee of the Town of Comox appointed to administer or enforce this Bylaw, is hereby authorized to enter at all reasonable times upon any property to ascertain whether the provisions of this Bylaw are being or have been complied with.

2.5 Offences

(1) Any person who contravenes any provision of this Bylaw is guilty of an offence and shall, upon summary conviction thereof, be liable to a minimum penalty of \$500.00 and a maximum fine of \$10,000.00.

(2) Each day that an offence continues shall constitute a separate offence against this Bylaw.

2.6 Enforcement

(1) This Bylaw is designated under the provisions of Section 264 of the *Community Charter* as a Bylaw that may be enforced by means of a ticket in the form prescribed, and in accordance with this Bylaw.

- (2) Bylaw Enforcement Officers and members of the Royal Canadian Mounted Police are designated to enforce this Bylaw pursuant to Section 264(1)(b) of the *Community Charter*.
- (3) Pursuant to Section 269(1) of the *Community Charter*, authorization is hereby delegated to the Bylaw Enforcement Officer, Corporate Officer or Deputy Corporate Administrator to refer tickets issued with respect to this bylaw to the Provincial Court for a hearing.

2.7 Penalties

- (1) Pursuant to Section 264(1)(c) of the *Community Charter*, the words or expressions set forth below in Column 1 designate the offence committed under the Bylaw section numbers appearing in Column 2 opposite the respective words or expressions.
- (2) Pursuant to Section 265(1)(a) of the *Community Charter*, the fine amount set forth below in Column 3 is the fine amount that corresponds to the section number and words or expressions set out in Columns 1 and 2 opposite the fine amount.

Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Unlawful use of land, building or structure	2.1	\$250.00
Overheight fence	5.3(1)	\$250.00
Overheight fence – front yard	5.3(2)	\$250.00
Unlawful placement of noise generating equipment	5.4	\$250.00
Unlawful establishment of non-permanent structure	5.5(1)	\$250.00
Unlawful placement, size or height of telecommunication module	5.9	\$250.00
Prohibited use	5.10	\$250.00
Unlawful drive-thru service	5.11	\$250.00
Unlawful projection into setback – decks, stairs and landings	5.12(2)	\$250.00
Unlawful projection into setback	5.12(3)	\$250.00
Unlawful projection into setback – R3.4 and R3.6 zones	5.12(4)	\$250.00
Unlawful projection into setback – R3.5 and R3.7 zones	5.12(5)	\$250.00
Unlawful projection into setback – I2.1 zone	5.12(6)	\$250.00
Unlawful projection into setback – CD16 zone	5.12(7)	\$250.00
Unlawful residential use of movable structures	5.13(1)	\$250.00
Unlawful sign	5.14	\$250.00
Unlawful location of uncovered swimming pool	5.15	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Unlawful placement of radio and television towers	5.16	\$250.00
Unlawful building, structure or vegetation at intersection	5.17	\$250.00
Inadequate provision of parking areas	6.1	\$250.00
Unlawful use of required parking space	6.3	\$250.00
Unlawful parking or storage of commercial vehicle	6.4	\$250.00
Unlawful location of required parking and loading spaces	6.5	\$250.00
Inadequate provision of off-site parking spaces or signage	6.6	\$250.00
Unlawful location of loading and parking areas	6.11	\$250.00
Unlawful location or use of bicycle parking spaces	7.1, 7.2	\$250.00
Inadequate provision of bicycle parking spaces	7.3	\$250.00
Inadequate provision of screening	8.1	\$250.00
Inadequate maintenance of plants or fences	8.4	\$250.00
Inadequate concealment of outside storage	8.6(1), 8.6(2)	\$250.00
Inadequate concealment of garbage compound	8.7(1), 8.7(2)	\$250.00
Inadequate concealment of off-street parking and loading	8.8(1), 8.8(2)	\$250.00
Inadequate concealment of above ground utility box and utility transformer	8.9(1), 8.9(2), 8.9(3)	\$250.00
Inadequate concealment from residential parcels	8.10(1), 8.10(2), 8.10(3)	\$250.00
Inadequate concealment of coach house	8.11(1), 8.11(2), 8.11(3)	\$250.00
Inadequate concealment from multi-family parcels	8.12(1), 8.12(2)	\$250.00
Inadequate provision of ALR buffer	8.13	\$250.00
Unlawful use – R1.1 zone	101.1	\$250.00
Failure to comply with conditions – R1.1 zone	101.2	\$250.00
Unlawful accessory building – R1.1 zone	101.10	\$250.00
Unlawful use – R1.2 zone	102.1	\$250.00
Unlawful accessory building – R1.2 zone	102.10	\$250.00
Unlawful use – R1.3 zone	103.1	\$250.00
Unlawful accessory building – R1.3 zone	103.10	\$250.00
Unlawful use – R1.4 zone (Add #1955 Feb 17/21)	104.1	\$250.00
Failure to comply with conditions – R1.4 zone (Add #1955 Feb 17/21)	104.2	\$250.00
Unlawful accessory building – R1.4 zone (Add #1955 Feb 17/21)	104.10	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Unlawful use – R2.1 zone	105.1	\$250.00
Failure to comply with conditions – R2.1 zone (Add #1957 Sept 2/20)	105.2	\$250.00
Unlawful accessory building – R2.1 zone	105.10	\$250.00
Unlawful use – R2.2 zone	106.1	\$250.00
Unlawful accessory building – R2.2 zone	106.10	\$250.00
Unlawful use – R2.3 zone (Add #1955 Feb 17/21)	107.1	\$250.00
Failure to comply with conditions – R2.3 zone (Add #1955 Feb 17/21)	107.2	\$250.00
Unlawful accessory building – R2.3 zone (Add #1955 Feb 17/21)	107.10	\$250.00
Unlawful use – R3.2 zone	108.1	\$250.00
Failure to comply with conditions – R3.2 zone	108.2	\$250.00
Unlawful accessory building – R3.2 zone	108.10	\$250.00
Unlawful use – R3.3 zone	109.1	\$250.00
Failure to comply with conditions – R3.3 zone	109.2	\$250.00
Unlawful accessory building – R3.3 zone	109.10	\$250.00
Unlawful use – R3.4 zone	110.1	\$250.00
Failure to comply with conditions – R3.4 zone	110.2	\$250.00
Unlawful accessory building – R3.4 zone	110.10	\$250.00
Unlawful use – R3.5 zone	111.1	\$250.00
Failure to comply with conditions – R3.5 zone	111.2	\$250.00
Unlawful accessory building – R3.5 zone	111.10	\$250.00
Unlawful use – R3.6 zone	112.1	\$250.00
Failure to comply with conditions – R3.6 zone	112.2	\$250.00
Unlawful accessory building – R3.6 zone	112.10	\$250.00
Unlawful use – R3.7 zone	113.1	\$250.00
Failure to comply with conditions – R3.7 zone	113.2	\$250.00
Unlawful accessory building – R3.7 zone	113.10	\$250.00
Unlawful use – R3.8 zone (Add #1955 Feb 17/21)	114.1	\$250.00
Failure to comply with conditions – R3.8 zone (Add #1955 Feb 17/21)	114.2	\$250.00
Unlawful accessory building – R3.8 zone (Add #1955 Feb 17/21)	114.10	\$250.00
Unlawful use – R4.1 zone	115.1	\$250.00
Failure to comply with conditions – R4.1 zone	115.2	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Unlawful accessory building – R4.1 zone	115.10	\$250.00
Unlawful use – R5.1 zone (Add #1955 Feb 17/21)	116.1	\$250.00
Failure to comply with conditions – R5.1 zone (Add #1955 Feb 17/21)	116.2	\$250.00
Unlawful accessory buildings – R5.1 zone (Add #1955 Feb 17/21)	116.10	\$250.00
Unlawful use – RM1.1 zone	201.1	\$250.00
Unlawful accessory building – RM1.1 zone	201.10	\$250.00
Unlawful use – RM1.2 zone	202.1	\$250.00
Unlawful accessory building – RM1.2 zone	202.10	\$250.00
Unlawful use – RM2.1 zone	203.1	\$250.00
Failure to comply with conditions – RM2.1 zone	203.2	\$250.00
Unlawful accessory building – RM2.1 zone	203.10	\$250.00
Unlawful use – RM2.2 zone	204.1	\$250.00
Failure to comply with conditions – RM2.2 zone	204.2	\$250.00
Unlawful accessory building – RM2.2 zone	204.10	\$250.00
Unlawful use – RM2.3 zone	205.1	\$250.00
Failure to comply with conditions – RM2.3 zone	205.2	\$250.00
Unlawful accessory building – RM2.3 zone	205.10	\$250.00
Unlawful use – RM3.1 zone	206.1	\$250.00
Failure to comply with conditions – RM3.1 zone	206.2	\$250.00
Unlawful accessory building – RM3.1 zone	206.10	\$250.00
Unlawful use – RM3.2 zone	207.1	\$250.00
Failure to comply with conditions – RM3.2 zone	207.2	\$250.00
Unlawful accessory building – RM3.2 zone	207.10	\$250.00
Unlawful use – RM4.1 zone	208.1	\$250.00
Failure to comply with conditions – RM4.1 zone	208.2	\$250.00
Unlawful accessory building – RM4.1 zone	208.10	\$250.00
Unlawful use – RM5.1 zone	209.1	\$250.00
Unlawful accessory building – RM5.1 zone	209.10	\$250.00
Unlawful use – RM5.2 zone	210.1	\$250.00
Unlawful accessory building – RM5.2 zone	210.10	\$250.00
Unlawful use – C1.1 zone	301.1	\$250.00
Failure to comply with conditions – C1.1 zone	301.2	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Unlawful use – C2.1 zone	302.1	\$250.00
Failure to comply with conditions – C2.1 zone	302.2	\$250.00
Unlawful use – C2.2 zone	303.1	\$250.00
Failure to comply with conditions – C2.2 zone	303.2	\$250.00
Unlawful use – C2.3 zone	304.1	\$250.00
Failure to comply with conditions – C2.3 zone	304.2	\$250.00
Unlawful use – C3.1 zone	305.1	\$250.00
Failure to comply with conditions – C3.1 zone	305.2	\$250.00
Unlawful use – C3.2 zone	306.1	\$250.00
Failure to comply with conditions – C3.2 zone	306.2	\$250.00
Unlawful use – C4.1 zone	307.1	\$250.00
Failure to comply with conditions – C4.1 zone	307.2	\$250.00
Unlawful use – C5.1 zone	308.1	\$250.00
Failure to comply with conditions – C5.1 zone	308.2	\$250.00
Unlawful use – C6.1 zone	309.1	\$250.00
Failure to comply with conditions – C6.1 zone	309.2	\$250.00
Unlawful use – M1.1 zone	401.1	\$250.00
Unlawful use – M1.2 zone	402.1	\$250.00
Unlawful use – M2.1 zone	403.1	\$250.00
Unlawful use – M2.2 zone	404.1.1, 404.2.1	\$250.00
Failure to comply with conditions – M2.2 zone	404.1.2, 404.2.2	\$250.00
Unlawful use – I1.1 zone	501.1	\$250.00
Failure to comply with conditions – I1.1 zone	501.2	\$250.00
Unlawful use – I2.1 zone	502.1	\$250.00
Failure to comply with conditions – I2.1 zone	502.2	\$250.00
Unlawful use – P1.1 zone	601.1	\$250.00
Unlawful use – P1.2 zone	602.1	\$250.00
Unlawful use – P2.1 zone	603.1	\$250.00
Unlawful accessory building – P2.1 zone	603.10	\$250.00
Unlawful use – PA1.1 zone	701.1	\$250.00
Failure to comply with conditions – PA1.1 zone	701.2	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Unlawful accessory building – PA1.1 zone	701.10	\$250.00
Unlawful use – PA1.2 zone	702.1	\$250.00
Failure to comply with conditions – PA1.2 zone	702.2	\$250.00
Unlawful accessory building – PA1.2 zone	702.10	\$250.00
Unlawful use – DND1.1 zone	703.1	\$250.00
Unlawful use – CD1.1 zone	801.0	\$250.00
Failure to comply with conditions – CD1.1 zone	801.2	\$250.00
Unlawful accessory building – CD1.1 zone	801.10	\$250.00
Unlawful use – CD1.2 zone	802.1	\$250.00
Unlawful accessory building – CD1.2 zone	802.10	\$250.00
Unlawful use – CD2 zone	803.1	\$250.00
Unlawful accessory building – CD2 zone	803.10	\$250.00
Unlawful use – CD4.1 zone	804.1	\$250.00
Failure to comply with conditions – CD4.1 zone	804.2	\$250.00
Unlawful accessory building – CD4.1 zone	804.10	\$250.00
Unlawful use – CD5 zone	805.1	\$250.00
Failure to comply with conditions – CD5 zone	805.2	\$250.00
Unlawful accessory building – CD5 zone	805.10	\$250.00
Unlawful use – CD6.1 zone	806.1	\$250.00
Failure to comply with conditions – CD6.1 zone	806.2	\$250.00
Unlawful use – CD7.1 zone (Rep #1877 Jun 20/18)	807.1	\$250.00
Failure to comply with conditions – CD7.1 zone (Rep #1877 Jun 20/18)	807.2	\$250.00
Unlawful use – CD8 zone	808.1	\$250.00
Unlawful accessory building – CD8 zone	808.10	\$250.00
Unlawful use – CD9 zone	809.1	\$250.00
Failure to comply with conditions – CD9 zone (Add #1957 Sept 2/20)	809.2	\$250.00
Unlawful accessory building – CD9 zone	809.10	\$250.00
Unlawful use – CD10 zone	810.1	\$250.00
Failure to comply with conditions – CD10 zone	810.2	\$250.00
Unlawful use – CD11 zone	811.1	\$250.00
Failure to comply with conditions – CD11 zone	811.2	\$250.00
Unlawful use – CD12 zone	812.1	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Failure to comply with conditions – CD12 zone	812.2	\$250.00
Unlawful accessory building – CD12 zone (Del #1897 Nov 25/20)	812.10	\$250.00
Unlawful Use – CD13 Zone (Add #1950 Sept 8/21)	813.1	\$250.00
Failure to comply with conditions – CD13 Zone (Add #1950 Sept 8/21)	813.2	\$250.00
Unlawful accessory building – CD13 Zone (Add #1950 Sept 8/21)	813.10	\$250.00
Unlawful use – CD14 zone	814.1	\$250.00
Unlawful accessory building – CD14 zone	814.10	\$250.00
Unlawful use – CD15 zone	815.1	\$250.00
Failure to comply with conditions – CD15 zone	815.2	\$250.00
Unlawful accessory building – CD15 zone	815.10	\$250.00
Unlawful use – CD16 zone	816.1	\$250.00
Failure to comply with conditions – CD16 zone	816.2	\$250.00
Unlawful accessory building – CD16 zone	816.10	\$250.00
Unlawful use – CD17 zone	817.1	\$250.00
Failure to comply with conditions – CD17 zone	817.2	\$250.00
Unlawful accessory building – CD17 zone	817.10	\$250.00
Unlawful use – CD18 zone	818.1	\$250.00
Failure to comply with conditions – CD18 zone (Add #1957 Sept 2/20)	818.2	\$250.00
Unlawful accessory building – CD18 zone	818.10	\$250.00
Unlawful use – CD19 zone	819.1	\$250.00
Unlawful accessory building – CD19 zone	819.10	\$250.00
Unlawful use – CD20 zone	820.1	\$250.00
Failure to comply with conditions – CD20 zone	820.2	\$250.00
Unlawful accessory building – CD20 zone	820.10	\$250.00
Unlawful use – CD21 zone	821.1	\$250.00
Failure to comply with conditions – CD21 zone	821.2	\$250.00
Unlawful use – CD22 zone	822.1	\$250.00
Unlawful accessory building – CD22 zone	822.10	\$250.00
Failure to comply with conditions – CD22 zone (Add #1957 Sept 2/20)	822.2	\$250.00
Unlawful use – CD23 zone (Add #1957 Sept 2/20)	823.1	\$250.00

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Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine Amount
Failure to comply with conditions – CD23 zone (Add #1957 Sept 2/20)	823.2	\$250.00
Unlawful accessory buildings – CD23 zone (Add #1957 Sept 2/20)	823.10	\$250.00
Unlawful use – CD24 zone (Add #1957 Sept 2/20)	824.1	\$250.00
Unlawful use – CD25 zone (Add #1957 Sept 2/20)	825.1	\$250.00
Failure to comply with conditions – CD25 zone (Add #1957 Sept 2/20)	825.2	\$250.00
Unlawful accessory buildings – CD25 zone (Add #1957 Sept 2/20)	825.10	\$250.00
Unlawful Use – CD26 Zone (Add #1893 Jan 22/20)	826.1	\$250.00
Failure to comply with conditions – CD26 Zone (Add #1893 Jan 22/20)	826.2	\$250.00
Unlawful accessory building – CD26 Zone (Add #1893 Jan 22/20)	826.10	\$250.00
Unlawful Use – CD27 Zone (Add #1897 Nov 25/20)	827.1	\$250.00
Failure to comply with conditions – CD27 Zone (Add #1897 Nov 25/20)	827.2	\$250.00
Unlawful accessory building – CD27 Zone (Add #1897 Nov 25/20)	827.10	\$250.00
Unlawful use – CD28 zone (Add #1934 Aug 5/20)	828.1	\$250.00
Failure to comply with conditions – CD28 zone (Add #1934 Aug 5/20)	828.2	\$250.00
Unlawful accessory buildings – CD28 zone (Add #1934 Aug 5/20)	828.10	\$250.00
Unlawful use – CD29 zone (Add #1944 Dec 15/21)	829.1	\$250.00
Unlawful accessory buildings – CD29 zone (Add #1944 Dec 15/21)	829.10	\$250.00
Unlawful use – CD30 zone (Add #1955 Feb 17/21)	830.1	\$250.00
Failure to comply with conditions – CD30 zone (Add #1955 Feb 17/21)	830.2	\$250.00
Unlawful accessory building – CD30 zone (Add #1955 Feb 17/21)	830.10	\$250.00
Unlawful use – AG1.1 zone	900.1	\$250.00
Failure to comply with conditions – AG1.1 zone	900.2	\$250.00

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2.8 Severability

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason found invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

SECTION 3 INTERPRETATION

3.1 Section References

Section references are to this Bylaw unless otherwise noted.

3.2 Definitions

In this Bylaw, **UNLESS OTHERWISE STATED**, the following definitions shall apply:

Abbeyfield Housing

A building operated by a non-profit or co-operative society and comprised of (1) one or more rooms constituting a self-contained unit with only one cooking facility and occupied or designed to be occupied as the permanent residence of a maximum of ten elderly people living together where each person has a private bed-sitting room and share common facilities, and (2) an optional dwelling unit for a live-in caretaker.

Accessory Building

A building utilized for an accessory use and subordinate in area and extent to the principal use or coach house served, or a chicken coop. (Rep #1955 Feb 17/21) (Rep #1987 Nov 17/21)

Accessory Structure

A structure utilized for an accessory use.

Accessory Use

A use on a parcel that is customarily incidental, subordinate and exclusively devoted to a principal use or a coach house located on the same parcel, does not include:

- (1) A dwelling unit; or
- (2) Toilet, shower, or bathtub facilities as an accessory use to a dwelling unit, mobile home, or modular unit.

(Rep #1955 Feb 17/21)

Adult fitness studio

A building or part thereof used for the gathering or congregating of persons over the age of 16, for physical fitness or dance purposes.

Agriculture

The use of land, buildings and structures for the growing, rearing, producing and harvesting of agricultural products including plants, either soil based or non-soil-based; greenhouses; and animals.

Agricultural Zones

Those zones that are listed in Section 4.1 under the heading "Agricultural Zones".

Amusement Centre

A building or part thereof used for the entertainment of the public through the provision of mechanical or electronic amusement machines, including pool or billiard tables, where the number of machines is four or greater.

Animal Shelter

A parcel or building, used for the care of lost or abandoned animals and animals seized by any authority having jurisdiction.

Apartment Dwelling

A building consisting of three or more dwelling units, where each dwelling unit has access through common (1) corridors or (2) stairways.

Aquaculture

The farming of freshwater and saltwater organisms including fin fish, mollusks, crustaceans and aquatic plants.

Arterial Road

A street designated as an arterial road in Comox Official Community Plan Bylaw, 2011.

Art Gallery

A building or part thereof where individually created, hand crafted (1) paintings or (2) other works of art are offered or kept for sale at retail.

Artist Studio

A building or part thereof where individually created, hand crafted (1) paintings or (2) other works of art are created; does not include the creation of sculptures.

Assembly Centre

A parcel, structure or part thereof used for the gathering or congregating of persons for civic, political, social, educational, religious, child care facility or physical fitness purposes; includes places of worship and schools; does not include a brew pub, community garden, marine pub, neighbourhood pub or pub.

Balcony

An elevated platform roofed or unroofed, as a portion of a building, projecting from the wall of a building and enclosed by a railing or parapet; does not include a platform that is supported by columns or walls.

Basement

That portion of a building situated between the top of any floor and the top of the floor next above it, having no more than 0.6 metres of its height above grade and a height from floor to ceiling of 2.1 metres or more.

Bay window

A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within, which may be cantilevered or supported by its own foundation.

Bed and Breakfast Accommodation

The incidental and secondary use of a single-family dwelling occupied by a related household, to provide temporary accommodation, with or without breakfast, for the traveling or vacationing public. Bed and breakfast accommodations shall:

- (1) involve the use of no more than two bedrooms to provide temporary accommodation;
- (2) include no meals other than breakfast;
- (3) not include the provision of liquor;
- (4) not be located within a single-family dwelling containing a home occupation, other than an office;
- (5) be conducted only by members of the related household;
- (6) be conducted wholly within the single-family dwelling;
- (7) not involve onsite retail sales, warehousing or the external storage of materials, containers, equipment or finished products;
- (8) provide no exterior indication that the building is being utilized for any purpose other than that of a single-family dwelling except for a single sign in conformance with Town of Comox Sign Bylaw No. 1197, 1995; and
- (9) not use any equipment or process which creates noise, vibration, glare, fumes, odor, dust or smoke detectable outside of the single-family dwelling to the normal senses.

Bicycle Parking Space

A parcel, structure, or part thereof used for the parking of one bicycle.

Billiard Hall

A building or part thereof where pool or billiard tables are provided for recreational purposes.

Boarder

A person who resides for a continuous period of not less than 28 days in a dwelling unit occupied by a related household, who is not a member of the related household and who pays for room or room and board.

Boat

A conveyance designed for the self-propelled transportation of goods or people on water.

Boathouse

A building constructed in whole or in part on or over water, used or designed for the shelter of boats.

Boat Launch

A structure for the launching and hauling of boats or floating structures in and out of the water.

Bottle Depot

A building or part thereof used for the collection, sorting, and shipment of used drinking containers.

Boutique

Part of a dwelling unit used for the retail sale of products produced by a home occupation located in the same dwelling unit and limited to the following home occupation uses:

- (1) Seamstress, tailoring, hat making, or other uses similar in character;
- (2) Manufacture of novelties, souvenirs, or handicrafts;
- (3) Artist studio;
- (4) Stamp collecting or other uses similar in character, not including coin collecting;

Boutiques shall:

- (1) be subordinate and exclusively devoted to the home occupation;
- (2) be conducted wholly within the dwelling unit;
- (3) be conducted only by members of a related household;
- (4) be located on the ground floor;
- (5) not exceed a gross floor area equal to 40 percent of the home occupation area;
and
- (6) not involve onsite warehousing, or the external storage of materials, containers, equipment, or finished products.

Brew Pub

An establishment licensed by the Liquor Control and Licensing Branch that provides primarily alcoholic beverage service, has a maximum seating capacity including outdoor seating of 175, and manufactures and sells beer for consumption on premises; the provision of live entertainment is limited to music or comedy.

Building

A structure having a roof supported by columns or walls, and used for the shelter or accommodation of persons or property.

Building Frontage

The combined horizontal dimensions of all elevations of a building which face the front lot lines of a parcel. (See Figure 3-1.)

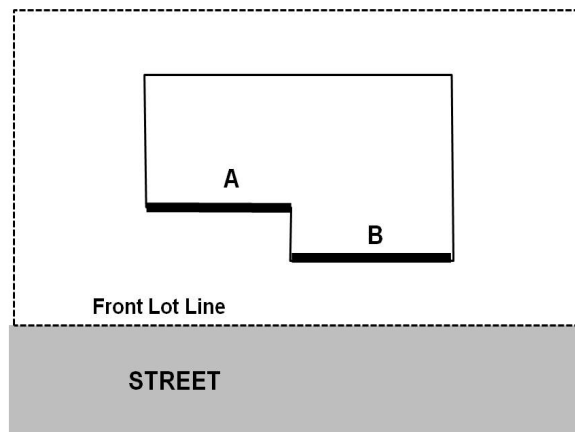


Figure 3-1. Building Frontage = the combined horizontal dimensions of building elevations A + B.

Building Supply and Lumber Outlet

A parcel, structure, or part thereof used for the retail sale of building, construction, home improvement, or related materials.

Bylaw Enforcement Officer

The Bylaw Enforcement Officer, Building Inspector, Corporate Officer or Deputy Corporate Administrator for the Town.

Cabaret

An establishment licensed by the Liquor Control and Licensing Branch that (1) provides primarily alcoholic beverage service, and (2) provides a dance floor of at least 20% of the licensed area.

Campground

A parcel or part thereof, offering temporary accommodations in camping sites on a daily rate to the general public.

Camping site

An unpaved plot of land occupied by no more than 2 tents or one recreational vehicle.

Cannabis

Any part of the cannabis plant, including its preparations and derivatives; does not include:

- (1) a non-viable seed;
- (2) a mature stalk without any leaf, flower, seed, or branch;
- (3) fiber derived from such stalks; or
- (4) the roots of a cannabis plant. (Add #1880 Apr 18/18)

Cannabis Accessory

A thing, including rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the consumption of cannabis or a thing that is commonly used in the consumption of cannabis.

(Add #1929 Nov 6/2018)

Carport

A building or part thereof (1) used or designed for the sheltering of a vehicle as an accessory use, and (2) fully enclosed on less than three sides.

Cellar

That portion of a building situated between the top of any floor and the top of the floor next above it, having no more than 0.6 metres of its height above grade, and a height from floor to ceiling of less than 2.1 metres.

Child Care Facility

A community care facility where children under the age of thirteen are cared for.

Chicken Coop

A building or part thereof used for the rearing of hens. (Add #1987 Nov 17/21)

Class I Bicycle Parking Space

A bicycle parking space provided within a bike rack.

Class II Bicycle Parking Space

A bicycle parking space provided within a bike rack and bicycle room, or a bicycle parking space located within a bicycle locker.

Coach House

A building consisting of one dwelling unit or one modular unit. Coach houses shall:

- (1) Only be permitted on a parcel on which a single family dwelling exists;
- (2) Only be permitted on a parcel where either the single family dwelling or the coach house is owner occupied;
- (3) Be located in a rear yard; and
- (4) Be limited to one (1) per parcel.

Commercial Unit

A building or part thereof (1) accessible by one or more common building entrances and (2) used by one business, or by a group of businesses.

Commercial Vehicle

A commercial vehicle as defined by and licensed under the *Commercial Transport Act*, or a vehicle used for the collection or delivery, or both, of merchandise or another commodity in the ordinary course of a business

Commercial Zones

Those zones that are listed in Section 4.1 under the heading "Commercial Zones".

Common-Law Relationship

Two persons unrelated by blood, marriage or adoption, living together, with or without the children of either or both persons.

Community Care Facility

An establishment licensed as a community care facility under the *Community Care Facility Act* of British Columbia.

Community Garden

The use of land, buildings and structures for the growing and harvesting of soil-based plants for personal use, use on-site, or for instructional purposes.

Comprehensive Development Zones

All zones listed in Section 4.1 designated by "CD".

Congregate Care Housing

A building or part thereof providing dwelling units in conjunction with central kitchen and dining services and with or without shared common areas.

Cooking Facility

A food preparation area that has a sink and a cooking appliance.

Corner Cut-Off Lot Line

A lot line common to a parcel and the intersection of two streets other than a lane, as shown in Figure 3-2.

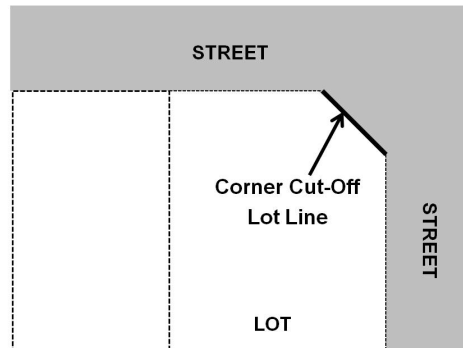


Figure 3-2. Corner cut-off lot line

Council

The Council of the Town.

Cultural Centre

A parcel, structure, or part thereof used or designed for the presentation to the general public of:

- (1) live theatre, dance, or music,
- (2) film theatre,
- (3) exhibits of various art forms, or
- (4) exhibits of cultural, academic, or scientific material.

Deck

An open, unroofed platform with or without railings or parapets and supported by columns, foundations, walls or ground.

Dental Clinic

A building or part thereof used for the diagnosis, treatment, and prevention of human dental disease or injury.

Denturist Lab

A building or part thereof where artificial teeth are made or repaired.

Drive-Thru Restaurant

A restaurant where persons order, pay for, and pick up food while remaining in their vehicles.

Drive-Thru Service

A business in which customers order and receive food, services, or retail goods or conduct financial transactions while remaining in their vehicles but excluding car washes, service stations and gas bars, and facilities providing minor vehicle repair.

Driveway

A parcel, structure, or part thereof between a street and a parking or loading area used by vehicles for access to and from the parking or loading area and the street.

Dwelling Unit

One or more rooms (1) constituting a self-contained unit with only one cooking facility and (2) occupied as the permanent residence of one related or unrelated household for a continuous period of not less than 28 days; does not include a mobile home or modular unit.

Environmentally Sensitive Areas

Coastal bluffs; terrestrial herbaceous ecosystems; older forests; woodlands; sparsely vegetated cliffs, sand dunes and spits; riparian ecosystems; wetlands; seasonally flooded agricultural fields; and second growth forest as defined in the June 1998, Comox-Strathcona Regional District publication entitled Sensitive Habitat Atlas – Resource Information To Protect Environmentally Sensitive Areas.

Established Ground Level

The ground level as established at the time of subdivision or in its absence, the natural ground level.

Eaves

The part of a roof that meets or overhangs the walls of a building; does not include any part of a roof that is supported by columns or walls.

Exterior Side Lot line

A lot line other than a front or rear lot line, which abuts a street; does not include a lot line which abuts a lane.

Exterior Side Yard

A side yard which abuts a street other than a lane.

Farmers Open Air Market

An establishment or premises where the farm products of the local farming community, or food or beverage products processed and packaged by an individual retailer, are sold at retail from uncovered or open air areas designated for individual retailers.

Fence

Any structure erected as a barrier to access or egress areas of land or to screen areas of land; does not include a building or trellis.

Front Lot Line

A lot line common to a parcel and a street other than a lane. Where a parcel abuts two or more streets, only the street with the shortest length along the parcel shall be used to determine front lot lines. Where a parcel does not abut a street, lot lines from which common vehicle access is provided shall be deemed to be common to a street. Notwithstanding the above, for parcels next to the sea, *front lot line* is defined as a lot line next to the sea.

Front Yard

The area of land extending across the full width of a parcel, between a front lot line and the adjoining walls or supporting members of a principal building other than an urban produce stand, or where no principal building exists, a principal use. (See Figure 3-2.) (Rep #1987 Nov 17/21)

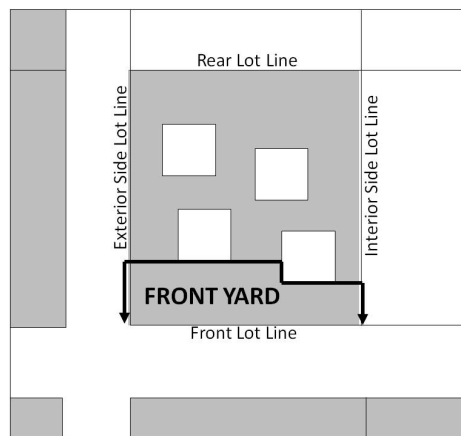


Figure 3-2. Front Yard

Garage

A building or part thereof (1) used or designed for the sheltering of a vehicle as an accessory use, and (2) fully enclosed on three or more sides.

Garbage Compound

An outdoor area used for the temporary storage of garbage or recycling produced on the parcel.

Garden Centre

A parcel, structure, or part thereof used for the retail sale of flowers, plants, shrubs, trees or similar vegetation; may also include the retail sale of related accessory supplies.

Gas Bar

A parcel, structure, or part thereof where (1) vehicle fuel or lubricants are offered for sale, and (2) no provision is made for the repair or maintenance of vehicles; does not include an industrial fueling installation.

Grade

The average of the established ground level at the extreme corners of a structure excluding localized variations in the established ground level.

Grocery Store

A building or part thereof where the following are offered or kept for sale at retail:

- (1) Bulk, canned, packaged and frozen food;
- (2) Fresh vegetables, fresh fruit, fresh seafood, fresh poultry, fresh meat and fresh dairy; and
- (3) Non-alcoholic beverages.

Liquor stores shall be permitted as an accessory use within a grocery store of not less than 2,000 square metres in gross floor area, and liquor store gross floor area shall not exceed 20% of the gross floor area of the grocery store, including the liquor store, or 500 square metres, whichever is the lesser.

Gross Floor Area

The total floor area of all buildings on a parcel measured between the exterior faces of the exterior walls of each building including stairwells and elevator shafts; does not include parking or loading areas, driveways, Class I or Class II bicycle parking spaces or cellars.

Ground Floor

The lowest storey of a building.

Hedge

A row of bushes, trees, or shrubs planted closely together to form a barrier.

Height

The vertical distance measured from grade to the highest point of a structure excluding chimneys, elevators, roof access stairways, water tanks and associated screening, mechanical equipment and associated screening, church spires, belfries, monuments, flag poles, boat masts, ham radio towers, telecommunication modules, television or radio reception aerials, hose towers, and farm silos provided that:

- (1) excluded elements occupy no more than 20 percent of the total horizontal area of a parcel or, if situated on a building, not more than 15 percent of the total horizontal area of the roof;
- (2) excluded elements do not exceed 63.3 metres geodetic elevation or 9.0 metres in height whichever is greater within the runway approach surface boundary as shown on Schedule "B", the Zoning Map; and
- (3) elevators, roof access stairways, water tanks and associated screening, mechanical equipment and associated screening, telecommunication modules and television reception aerials do not exceed the maximum permitted height by more than 2.0 metres.

Home Occupation (Rep #1867 Oct 18/17)

The incidental and subordinate use of a dwelling unit for any of the following uses; all other uses are prohibited:

- (1) Acupuncture by a registered acupuncturist (Add #1867 Oct 18/2017);

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WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (2) Artist studio;
- (3) Denturist Labs;
- (4) Either the keeping of not more than four foster children or not more than two boarders;
- (5) Hellerwork by a certified hellerwork practitioner;
- (6) Individual instruction in academics, art, crafts or music;
- (7) Individual instruction by a British Columbia Recreation and Parks Association Fitness Professional listed in The Registry of Fitness Professionals; (Add #1986 Nov 3/21)
- (8) Manufacture of novelties, souvenirs, handicrafts or furniture;
- (9) Massage therapy by a registered massage therapist;
- (10) Office
- (11) Operation of an in-home-multi-age child care facility for not more than eight children, as allowed under the *Community Care and Assisted Living Act* of British Columbia;
- (12) Operation of a kindergarten for not more than five children;
- (13) Physiotherapy by a registered physiotherapist;
- (14) Reflexology by a registered reflexology therapist (Add #1971 May 19/21);
- (15) Repair of small household equipment;
- (16) Seamstress, tailoring, hat making, or other uses similar in character;
- (17) Stamp or coin collecting or other uses similar in character; and
- (18) Stenographer, typist, or other uses similar in character.

Home occupations shall,

- (1) be conducted wholly within the dwelling unit;
- (2) be conducted only by members of a related household;
- (3) not exceed a gross floor area equal to 30 percent of the dwelling unit, including the home occupation and attached garages, or 40 m², whichever is greater;
- (4) not involve onsite retail sales, warehousing, or the external storage of materials, containers, equipment, or finished products;
- (5) provide no exterior indication that the building is being utilized for any purpose other than that of a dwelling unit except for a single sign in conformance with Town of Comox Sign Bylaw No. 1197, 1995;
- (6) not generate vehicle traffic, parking or loading in greater volumes than would normally be expected in the zone in which the home occupation is located;
- (7) not involve welding or any activity that produces heat or light beyond that normally associated with household activities, excluding pottery kilns;
- (8) not use any equipment or process which creates noise, vibration, glare, fumes, odor, dust, or smoke detectable outside of the dwelling unit to the normal senses; and
- (9) not use any equipment or process which creates visual or audible interference in any radio or television receivers or causes fluctuations in live voltage outside the dwelling unit.

Hotel

A building or part thereof offering temporary accommodations on a daily rate to the general public, with access to each accommodation unit from common enclosed corridors within the building; does not include a motel.

Impound Yard

A parcel, structure, or part thereof where vehicles or other mobile equipment impounded for a breach of the law or as a result of an accident are taken and stored.

Industrial Fueling Installation

A parcel, structure, or part thereof used or designed to be used for the sale of motor fuel or lubricants for use only in industrial equipment or commercial vehicles.

Industrial Zones

Those zones that are listed in Section 4.1 under the heading "Industrial Zones".

Institutional Zones

Those zones that are listed in Section 4.1 under the heading "Institutional Zones".

Interior Side Lot Line

A lot line other than a front, rear, or exterior side lot line.

Interior Side Yard

A side yard other than an exterior side yard.

Intermediate Care Facility

A community care facility where food, accommodation, and nursing care are provided.

Junkyard

A parcel, structure, or part thereof used for the abandonment, collection, demolition, dismantlement, keeping, storage, sorting, bailment, salvage, or sale of discarded, worn out, or scrapped materials including machinery, vehicles, vehicle parts, boats, marine equipment, metal, chains, used pipes, paper, cardboard, rags, enamelware, furniture, bottles, cans, rope, and plastic; does not include bottle depots or recycling drop-off centres.

Kennels

The use of land, buildings or structures for the boarding, training and keeping of dogs and cats. For the purpose of this definition, dogs and cats under the age of four (4) months shall be excluded.

Land

Includes the surface of water but does not include improvements, mines, or minerals belonging to the crown or mines or minerals for which title in fee simple has been registered in the land titles office.

Landing

An open, unroofed platform or portion thereof with or without railings or parapets at the foot or head of a flight of stairs or between flights of stairs provided that it:

- (1) is used for pedestrian access or egress to a building; and
- (2) has a maximum area equal to the width of the stairs squared.

Landscape Material

Any combination of (1) trees, shrubs, flowers, grass, or other horticultural elements, or (2) decorative stonework, paving or other outdoor architectural elements designed to enhance the visual amenity of a parcel.

Lane

A street 6.0 metres or less in width, intended (1) to furnish secondary access to one or more parcels, or (2) primarily for pedestrian or bicycle use.

Liquor Store

A building or part thereof where liquor is offered or kept for sale at retail.

Loading Area

A loading space and associated maneuvering aisles.

Loading Space

A parcel, structure, or part thereof used for the temporary parking of one vehicle for the loading or unloading of merchandise, materials, or persons; does not include driveways, maneuvering aisles, or parking spaces.

Lot Line

The legally defined boundaries of a parcel.

Major Vehicle Repair

Repair or servicing of vehicles including collision service; body repair; frame straightening; painting; upholstery; steam cleaning; undercoating; welding; or engine, transmission or differential repairs or replacement.

Maneuvering Aisle

A parcel, structure, or part thereof (1) immediately adjacent to a parking or loading space and used exclusively for access to or egress from a parking or loading space or (2) providing vehicle access between parking or loading spaces. (See Figure 3-4.)

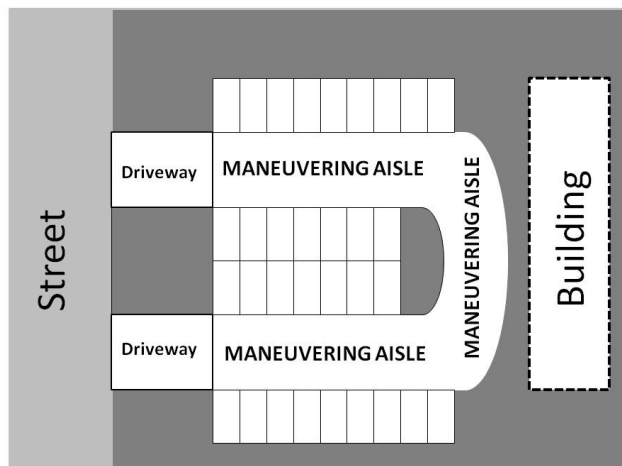


Figure 3-4. Maneuvering Aisle

Manufacturing

Includes fabrication and assembly; does not include medical cannabis production facilities, junkyards, impound yards, wrecking yards, or primary processing of minerals, cement plants, concrete plants or other heavy industrial uses. (Rep #1880 Apr 18/18)

Marina

The provision of moorage to (1) wharves, or (2) floats attached to wharves or land located above the natural boundary.

Marine Fueling Station

A parcel, structure, or part thereof where marine fuel or lubricants are offered for sale and are dispensed.

Marine Pub

An establishment licensed by the Liquor Control and Licensing Branch that provides primarily alcoholic beverage service, has a maximum seating capacity including outdoor seating of 175, and provides moorage for boats and showers and laundry facilities primarily for marine traffic; the provision of live entertainment is limited to music or comedy.

Marine Zones

Those zones that are listed in Section 4.1 under the heading "Marine Zones".

Marsh

Land that (1) is inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions; and (2) forms part of the active flood plain of a natural watercourse.

Medical Clinic

A building or part thereof used for the diagnosis, treatment, and prevention of human physical disease or injury.

Medical Cannabis Production Facility

A building or part thereof used, in accordance with a licence issued under Part 1 of the Access to Cannabis for Medical Purposes Regulations or under the Narcotic Control Regulations, to produce cannabis for medical use, including cultivation, drying, testing and research laboratory, packaging and shipping; does not include a retail store. (Rep #1880 Apr 18/18)

Minor Vehicle Repair

Repair or servicing of vehicles not exceeding 5.5 tonne gross vehicle weight; does not include collision service, body repairs, frame straightening, painting, steam cleaning, undercoating, or welding.

Mobile Home

A building consisting of one or more rooms:

- (1) constituting a self-contained unit with only one cooking facility;

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- (2) occupied as the permanent residence of one related or unrelated household for a continuous period of not less than 28 days; and
- (3) manufactured as a unit, designed to be transported on its own wheels or by other means, and arriving at a parcel ready for occupancy apart from incidental operations and connections.

Modular Unit

A building consisting of one or more rooms:

- (1) constituting a self-contained unit with only one cooking facility;
- (2) occupied as the permanent residence of one related or unrelated household for a continuous period of not less than 28 days; and
- (3) manufactured offsite as a unit or in components in compliance with CAN/CSA A277 standard and arriving at a parcel ready for occupancy apart from component assembly; installation of foundation and drainage system, incidental operations and utility connections.

Motel

A building or part thereof offering temporary accommodations, on a daily rate, to the general public, with access to each accommodation unit directly from the outside; does not include a hotel.

Multi-Family Dwelling

A patio dwelling, townhouse dwelling, or apartment dwelling.

Multi-Family Residential Zones

Those zones that are listed in Section 4.1 under the heading "Multi-Family Residential Zones".

Music studio

A building or part thereof used by persons over the age of 16 for musical rehearsal or recording purposes.

Natural Boundary

As established by a British Columbia Land Surveyor, the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

Neighbourhood Pub

An establishment licensed by the Liquor Control and Licensing Branch that provides primarily alcoholic beverage service, has a maximum seating capacity including outdoor seating of 85, and is intended to serve the surrounding residential area; the provision of live entertainment is limited to music or comedy.

Office

Does not include a retail store, industrial use, manufacturing, financial institution, veterinary clinic, medical clinic, dental clinic or personal service establishment.

Outside Storage

The storage of raw or processed materials, containers, equipment or finished products outside of that portion of a building completely enclosed by exterior walls; does not include parking areas, loading areas, impound yards, wrecking yards, junkyards, or heavy industrial uses.

Parcel

Any lot, block, or other area in which land is held or into which it is subdivided, but does not include a highway.

Parcel Area

The area of land within the boundaries of a parcel.

Parcel Coverage

The portion of parcel area covered by all buildings, structures, and projections thereof as expressed as a percentage of the parcel area; does not include

- (1) underground structures;
- (2) patios, decks, stairs and landings;
- (3) uncovered swimming pools;
- (4) parking areas, loading areas, and driveways that are open sided and roofless, unless such use is a principal use;
- (5) one accessory building having a gross floor area 10.0 square metres or less;
- (6) awnings, sunshades, canopies, pilasters, cornices, eaves, gutters, leaders, sills, and ornamental features; and
- (7) fences, retaining walls, and landscape materials.

Parcel Depth

The shortest distance between the front and rear lot lines of a parcel.

Parcel Frontage

The aggregate length of lot lines common to a parcel and a street other than a lane. Where a parcel abuts two or more streets, only the street with the shortest length along the parcel shall be used to determine parcel frontage. That portion of a street abutting a corner cut-off lot line shall not be used to determine the street with the shortest length, as shown in Figure 3-5. Parcel frontage for a parcel with a corner cut-off lot line shall be determined by projecting the non-corner cut off lot lines as shown in Figure 3-6. Where a parcel does not abut a street, lot lines from which common vehicle access is provided shall be deemed to be common to a street. However for the purpose of this definition, where a lot line has a radius of 80 metres or less, length shall be measured along a parallel line located at the required setback, as shown in Figure 3-7.

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

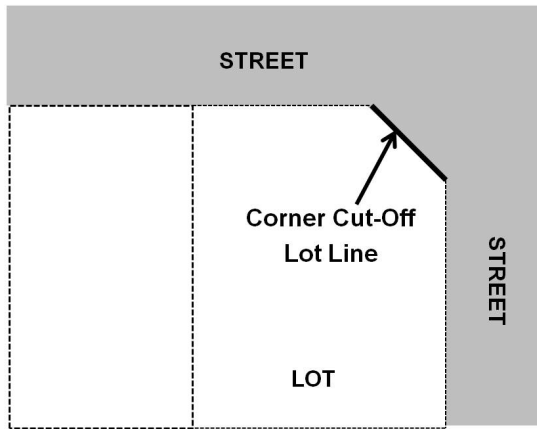


Figure 3-5. Corner cut-off lot line

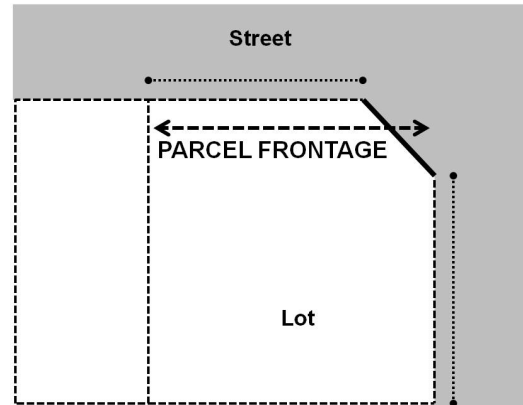


Figure 3-6. Determining Parcel Frontage

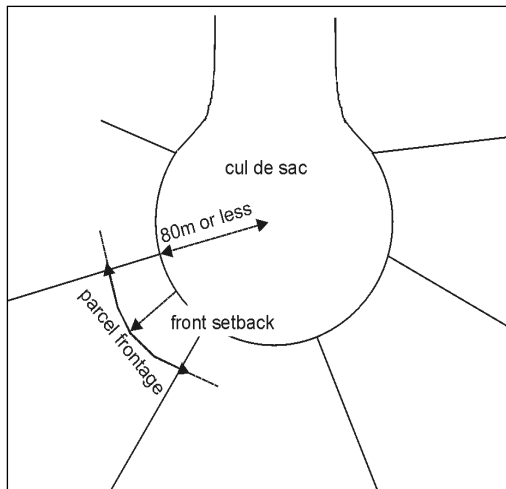


Figure 3-7. Calculation of parcel frontage on a curve.

Parkade

A building or part thereof, the principal use of which is to provide parking areas.

Parking Area

A parking space and associated maneuvering aisles.

Parking Lot

A parcel or part thereof, the principal use of which is to provide parking areas.

Parking Space

A parcel, structure, or part thereof used for the parking of one vehicle; does not include driveways, maneuvering aisles, loading spaces, impound yards, wrecking yards or junkyards.

Parking Spaces in Tandem

Two parking spaces, one located immediately behind the other where (1) both spaces are for the exclusive use of one dwelling unit or mobile home, including home occupations and bed and breakfast accommodations; and (2) one space abuts the dwelling unit or mobile home. (See Figure 3-8.)

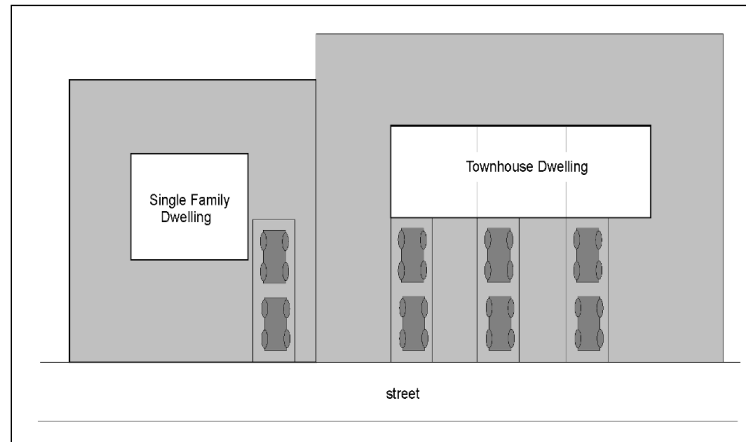


Figure 3-8. Parking Spaces in Tandem

Park Zones

Those zones that are listed in Section 4.1 under the heading “Park Zones”.

Patio

An open, unroofed, paved area at adjacent finished grade.

Patio Dwelling

A building (1) containing no more than one storey, and (2) consisting of two or more dwelling units, where each unit has a separate access to finished grade.

Pet Grooming

A building or part thereof used for the grooming of pets; does not include the overnight boarding of pets.

Personal Service Establishment

A business which is associated with the grooming of persons, or the maintenance and repair of personal wardrobe articles and accessories.

Physical Therapy Clinic

A building or part thereof used for:

- (1) the diagnosis, treatment and prevention of human physical disease or injury; and
- (2) hellerwork by a certified hellerwork practitioner, massage therapy by a registered massage therapist, or physiotherapy by a registered physiotherapist.

Place of Worship

A building or part thereof where people assemble for religious purposes.

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Plant Nursery

A parcel, structure or part thereof used for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation and their retail sale; may also include the retail sale of related accessory supplies; does not include medical cannabis production facilities. (Rep #1880 Apr 18/18)

Porch

An open, roofed approach with or without railings or parapets, on the exterior of the building leading to a doorway.

Principal Building

A building utilized for a principal use.

Principal Use

A permitted use for which a parcel is used; does not include an accessory use, coach house, or a chicken coop. (Rep #1987 Nov 17/21)

Produce Stall

A stall displaying fruits, vegetables, plants, or flowers for sale.

Pub

An establishment licensed by the Liquor Control and Licensing Branch that provides primarily alcoholic beverage service and has a maximum seating capacity including outdoor seating of 175; the provision of live entertainment is limited to music or comedy.

Rear Lot Line

The lot line farthest from and opposite to the front lot lines.

Rear Yard

The area of land extending across the full width of a parcel between a rear lot line and the adjoining walls or supporting members of a principal building, or where no principal building exists, a permitted use. (See Figure 3-9.)

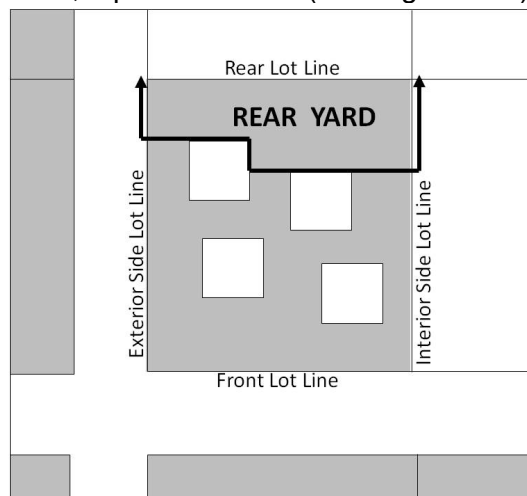


Figure 3-9. Rear Yard

Recreation Facility

A structure for the conduct of sports, physical fitness or physical recreation; does not include an amusement center or billiard hall.

Recreational Cannabis Retail Store

A building or part thereof, licensed under Part 4 of the *Cannabis Control and Licensing Act* and holding a valid business licence issued by the Town of Comox, where cannabis is offered or kept for sale at retail; does not include retail stores or liquor stores.

Recreational cannabis retail store shall be limited to the sale or provision of the following:

- (1) cannabis;
- (2) cannabis accessory;
- (3) cannabis product information for cannabis sold on site;
- (4) Federal or provincial government health information on cannabis or cannabis use; and
- (5) contact information for the recreational cannabis retail store.

(Add #1890 Aug 1/2018) (Rep #1896 Sep 19/2018) (Rep #1929 Nov 6/2019)

Recreational Vehicle

A vehicle containing sleeping and other facilities for use while traveling or vacationing, including such vehicles commonly known as travel trailers, camper trailers, pick-up coaches, motorized campers, motorized homes, and other similar vehicles.

Recycling Drop-off Centre

One or more bins for the deposit by the general public of household paper, cardboard, cans, glass bottles, or plastics for removal and re-use.

Related Household

One or more persons living together, related by blood, marriage, adoption, or common law relationship.

Research Laboratory

A building or part thereof used for scientific research, investigation, testing or experimentation.

Residential Zones

Those zones that are listed in Section 4.1 under the heading "Residential Zones".

Restaurant

A parcel, building, or part thereof wherein food with or without liquor service is offered for sale to the public for consumption either on or off the parcel, but not in a vehicle on the parcel; does not include a drive-thru restaurant.

Restaurant – Coffee Shop

A restaurant where occupancy load is limited to no more than 30 persons and food offered for sale is limited to beverages and baked goods.

(Add #1897 Nov 25/20)

Restaurant – Lounge

A restaurant where, as a secondary use, liquor may be served without food.

Retail Store

A building or part thereof where merchandise is offered or kept for sale at retail; does not include liquor stores or recreational cannabis retail stores.

(Rep #1880 Apr 18/18) (Rep #1890 Aug 1/18) (Rep #1896 Sep 19/2018)

Secondary Suite

A dwelling unit that is secondary to another dwelling unit.

Single-family dwellings containing a secondary suite shall be owner occupied.

Secondary suites shall:

- (1) be located only in single-family dwellings;
- (2) be limited to one (1) per single-family dwelling;
- (3) be completely contained within the principal building;
- (4) have a dwelling unit gross floor area not exceeding 40% of the gross floor area of the principal building or 90 m², whichever is the lesser;
(Del #1909 Apr 17/19)
- (5) have their own entrance separate from that of the other dwelling unit; and
- (6) not be located on a parcel, on which a coach house exists (Add #1909 Apr 17/19).

Service Station

Minor vehicle repair in conjunction with a gas bar, where the minor vehicle repair is located within a portion of a building completely enclosed by exterior walls.

Setback

The required minimum distance between each of the respective lot lines and:

(1) a building and any attached structure, or (2) a principal use; does not include underground structures, structures at finished grade, fences or trellises.

Shellfish Aquaculture

The non-mechanized seeding, rearing, cultivation and harvesting of clams or oysters within the foreshore. Shellfish aquaculture shall:

- (1) not involve the placement of any structures within the foreshore except for the placement of fourteen inch concrete block markers at the corners of the tenure boundary;
- (2) use only live oysters placed above seeded clams for predator control; and
- (3) not include the processing of shellfish.

Side Lot Line

An interior side lot line or exterior side lot line.

Side Yard

The area of land extending from the front lot line to the rear lot line of a parcel between a side lot line and the adjoining walls or supporting members of a principal building, or where no principal building exists, a principal use. (See Figure 3-10.)

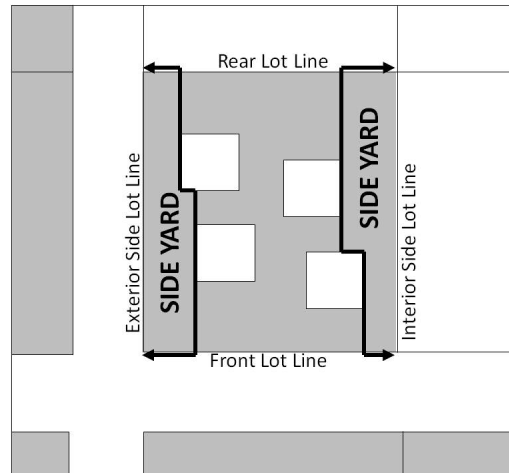


Figure 3-10. Side Yard

Sign

A structure or part thereof which is visible by the public and advertises, calls attention to or indicates any place, premises, person, product, business, activity, institution, or solicitation, whatever the nature of the material and manner of composition or construction, including letters, words, symbols, drawings, illustrations, pictures, designs, devices, articles, and objects.

Single-Family Dwelling

A building consisting of one dwelling unit.

Storey

That portion of a building situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above; does not include a cellar or basement.

Street

Includes a highway, road, land, bridge, viaduct, lane, and any other way open to public use.

Structure

Anything man-made that is fixed to, supported by, or sunk into land; does not include a vehicle or boat.

Swimming Pool

Any structure used or intended to be used for swimming, bathing or wading that exceeds 0.6 metres in depth.

Tailor Shop

A building or part thereof used for the manufacturing, fitting or repair of personal wardrobe articles and accessories.

(Add #1897 Nov 25/20)

Telecommunication Module

Telecommunication transmission devices, cables and related equipment, used for the purpose of transmission, emission or reception of electronic data related to Wi-Fi services.

Temporary

Less than 28 consecutive days and no more than a total of 186 days in a calendar year.

Town

The Municipality of the Town of Comox.

Townhouse Dwelling

A building consisting of three or more dwelling units, where each unit has a separate access to finished grade.

Trade Schools

An assembly centre used for the education of persons in manual skills required for a trade.

Two-Family Dwelling

A building consisting of two dwelling units, where each unit has a separate access to finished grade.

Underground Parking

A parking space located within the basement of a principal building or within a building or part thereof, the roof of which is underground and below grade.

Unrelated Household

A maximum of five persons living together as a single domestic unit.

Urban Hen Keeping

The incidental and subordinate use of a parcel, structure, or part thereof for the rearing of hens for egg production for the consumption of members of a related or unrelated household occupying a single-family dwelling, secondary suite or coach house on the parcel. Urban hen keeping shall:

- (1) not be permitted on a parcel where the parcel area is less than 1500 m²;
- (2) not be permitted on a parcel on which a two-family dwelling or campground is located;
- (3) be located within a single-family dwelling rear yard;
- (4) not exceed six hens on a parcel;
- (5) be conducted only by members of a related or unrelated household occupying a single-family dwelling, secondary suite, or coach house on the parcel;
- (6) include the provision of one or more chicken coops; and,
- (7) not be permitted on a parcel on which more than one single-family dwelling is located. (Add #1987 Nov 17/21)

Urban Produce Production

The incidental and subordinate use of a parcel, structure, or part thereof for the growing and harvesting of plants for human consumption including herbs and fruit, or flowers and their retail sale in a produce stand located on the same parcel as the plants or flowers are grown and harvested. A building or part thereof used for urban produce production shall be located in the rear yard of a single-family dwelling

Urban produce production shall:

- (1) only be permitted on a parcel provided a single-family dwelling is also located on the parcel;
- (2) not be permitted on a parcel on which a two-family dwelling or campground is located;
- (3) be conducted only by members of a related or unrelated household occupying a single-family dwelling, secondary suite or coach house on the parcel; and,
- (4) not be permitted on a parcel on which more than one single-family dwelling is located. (Add #1987 Nov 17/21)

Urban Produce Stand

A structure used for the retail sale of unprocessed plants for human consumption including herbs and fruit, or potted or cut flowers from urban produce production on the same parcel. Urban produce stands shall:

- (1) be located in a front yard or exterior side yard;
- (2) not be located closer than 1.0 metres to a front or side lot line;
- (3) be conducted only by members of a related or unrelated household occupying a single-family dwelling, secondary suite or coach house on the parcel;
- (4) not exceed 3.0 m² in area;
- (5) not exceed 2.5 metres in height;
- (6) not exceed one urban produce stand per parcel; and,
- (7) shall be permitted one sign in conformance with Town of Comox Sign Bylaw No. 1197, 1995. (Add #1987 Nov 17/21)

Use

The purpose for which a parcel, structure or part thereof is used.

Utility

An organization supplying electricity, natural gas, water, sanitary sewer, storm water management, telephone or communication cable service.

Vehicle

A device in, on or by which a person or thing is or may be transported or drawn on a street, except a device designed to be moved by human power or used exclusively on stationary rails or tracks.

Vehicle Sales or Rental

The display and sale or rental of new or used vehicles; may include major vehicle repair.

Verandah

An open, roofed platform with or without railings or parapets, extending from a building and supported by columns, foundations, walls or ground.

Veterinary Clinic

A parcel, building or portion thereof used for the diagnosis, treatment and prevention of animal disease or injury.

Veterinary Clinic - Small Animal Practice

A parcel, building or portion thereof used for the diagnosis, treatment and prevention of disease or injury in birds, cats, dogs, rabbits, reptiles, such as snakes and turtles, or exotic animals, such as hamsters, gerbils, chinchillas, guinea pigs, and ferrets, as accredited by the College of Veterinarians of British Columbia; does not include the on-site care of large animals or livestock such as horses, cows, sheep, and pigs.
(Add #1879 Apr 4/18)

Warehousing

Storage within a building or part thereof.

Watercourse

Any natural or man-made depression with well defined banks and a bed 0.6 metres or more below the surrounding land, serving to give direction to a current of water at least six months of the year or having a drainage area of 2.0 km² or more upstream of the point of consideration.

Wharf

A structure for the mooring of boats, attached to land located above the natural boundary.

Wholesale Outlet

A building or part thereof used for the selling of goods to be retailed by others off-site.

Wrecking Yard

A parcel, structure, or part thereof where (1) used lumber or used building materials are stored or (2) vehicles, boats, equipment, appliances or parts thereof are wrecked or disassembled.

SECTION 4 ESTABLISHMENT OF ZONES

4.1 Classification of Zones

For the purposes of this Bylaw, the Town is hereby divided into the following zones:

Zone Designation

Description

RESIDENTIAL ZONES

R1.1	Single-Family
R1.2	Mobile Home
R1.3	Single-Family – 1100 m ² Parcel
R1.4	Single-Family – Two Storey Coach House (Add #1955 Feb 17/21)
R2.1	Single/Two-Family
R2.2	Two-Family
R2.3	Two-Family – Front to Back (Add #1955 Feb 17/21)
R3.2	Single Family - 450 m ² Parcel
R3.3	Single-Family - Large Lot
R3.4	Single-Family - Kye Bay Seaside
R3.5	Single-Family - 1300 m ² Parcel Kye Bay
R3.6	Single-Family - 1100 m ² Parcel Kye Bay Seaside
R3.7	Single-Family - Kye Bay
R3.8	Single-Family – 450 m ² Parcel 2.5m Front Setback (Add #1955 Feb 17/21)
R4.1	Single-Family 350 m ² Parcel
R5.1	Single-Family – 250 m ² Parcel Zero Lot Line (Add #1955 Feb 17/21)
CD1.1	Comprehensive Development 1.1: Beckton Estates – Single/Two-Family
CD5	Comprehensive Development 5: Lazo Marsh-Single Family
CD9	Comprehensive Development 9: Average 4650 m ² Parcel – Single Family
CD13	Comprehensive Development 13: Single-Family – 425 Stewart Street (Add #1950 Sept 8/21)
CD14	Comprehensive Development 14: Single Family-Tracker Place
CD15	Comprehensive Development 15: Single Family. Campgrounds
CD17	Comprehensive Development 17: Single-Family 1651 McDonald Road
CD18	Comprehensive Development 18: Single Family 560 Colby Road
CD22	Comprehensive Development 22: 537 Anderton Two-Family
CD23	Comprehensive Development 23: Single-Family – Ellis Street (Add #1847 Jun 7/17)
CD24	Comprehensive Development 24: 290 Anderton Road (Add #1860 Jul 5/17)
CD26	Comprehensive Development 26: Single-Family – 2260 Robb Avenue (Add #1893 Jan 22/20)

MULTI-FAMILY RESIDENTIAL ZONES

RM1.1	Patio Dwelling – 4.6m Maximum Height
RM1.2	Patio Dwelling – 6.3m Maximum Height
RM2.1	Townhouse/Patio Dwelling
RM2.2	Townhouse
RM2.3	Street Oriented Townhouse
RM3.1	Apartment/Townhouse – Low Density
RM3.2	Apartment/Townhouse – High Density
RM4.1	Congregate/Intermediate Care
RM5.1	Marine Plaza
RM5.2	Marine Plaza
CD1.2	Comprehensive Development 1.2: Beckton Estates – Multi-Family
CD2	Comprehensive Development 2: Cluster Single-Family
CD4.1	Comprehensive Development 4.1: Congregate Care

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- CD7.1 Comprehensive Development 7.1: 1700 Balmoral Avenue (Rep #1877 Jun 20/18)
- CD8 Comprehensive Development 8: Shamrock Place
- CD10 Comprehensive Development 10: 1245 and 1263 Guthrie Road
- CD12 Comprehensive Development 12: 700 Lancaster Way
- CD16 Comprehensive Development 16: 221 Glacier View Drive
- CD19 Comprehensive Development 19: Lot 2 Plan 43630
- CD29 Comprehensive Development 29: 468 Anderton Road (Add #1944 Dec 15/21)

COMMERCIAL ZONES

- C1.1 Neighbourhood Commercial – Gas Bar
- C2.1 General Commercial
- C2.2 General Commercial/Accommodation
- C2.3 Commercial – Building Supplies
- C3.1 Arterial Commercial
- C3.2 Commercial – Industrial
- C4.1 Core Commercial
- C5.1 Residential-Oriented Mixed Use
- C6.1 Kye Bay Commercial
- CD6.1 Comprehensive Development 6.1: 1829 Beaufort Avenue
- CD11 Comprehensive Development 11: 640 Anderton Road
(Del #1897 Nov 25/20)
- CD20 Comprehensive Development 20: 1770 Comox Avenue
- CD25 Comprehensive Development 25: 618 Anderton Road (Add #1872 Jun 20/18)
- CD27 Comprehensive Development 27: 2310 Guthrie Road (Add #1897 Nov 25/20)
- CD28 Comprehensive Development 28: Aspen-Murrelet (Add #1934 Aug 5/20)
- CD30 Comprehensive Development 30: Aspen Townhouses (Add #1955 Feb 17/21)

MARINE ZONES

- M1.1 Marine Recreation
- M1.2 Marine Recreation and Aquaculture
- M2.1 Marina
- M2.2 Marine Commercial

INDUSTRIAL ZONES

- I1.1 Light Industrial
- I2.1 Aeronautical Industrial
- CD21 Public Utility Buildings

PARK ZONES

- P1.1 Park and Open Space
- P1.2 Park and Nature Conservation
- P2.1 Public Golf Course

INSTITUTIONAL ZONES

- PA1.1 Public Assembly
- PA1.2 Public Assembly/Housing
- DND1.1 CFB Comox

AGRICULTURAL ZONES

- AG1.1 Agriculture

4.2 Zoning Schedules

Regulations for each zone shall be as set forth in Schedule "A", which is attached to and forms part of this Bylaw.

4.3 Zoning Map

The location of the zones established by this Bylaw are shown on Schedule "B", the Zoning Map, which is attached to and forms part of this Bylaw.

4.4 Explanatory Drawings

Explanatory Drawings for this Bylaw shall be as set forth in the Appendices, which are attached to and form part of this Bylaw.

4.5 Zone Boundaries

The Zoning Map and explanatory maps shall be interpreted as follows:

- (1) Where a boundary lies between two parcels, the lot line is deemed to be the boundary.
- (2) Where a boundary follows a street or watercourse, the centre line of the street or watercourse is deemed to be the boundary.
- (3) Where a boundary follows the shoreline, the natural boundary is deemed to be the boundary.
- (4) Where a parcel is divided by a boundary,
 - (a) and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling; and
 - (b) the areas created by such division shall be deemed to be separate parcels with corresponding lot lines for the purpose of determining the requirements of this bylaw.

SECTION 5 GENERAL REGULATIONS

5.1 Density Calculation

- (1) Units per hectare shall be calculated as follows:
 $10,000 \text{ square metres} \div (\text{parcel area} \div \text{number of dwelling units located on the parcel})$
- (2) For purposes of calculating the maximum number of dwelling units permitted on a parcel, fractions shall be rounded off to the nearest whole number.

5.2 Dwelling Units, Minimum Floor Area

- (1) In Residential zones, the minimum principal building, ground floor, gross floor area shall be 70 m².

5.3 Fences

- (1) No fence shall exceed 2.3 metres in height; does not apply in Industrial, Park or Institutional zones.
- (2) In the R4.1, CD13, CD23, CD25, CD26, CD27, CD29 and CD30 zones, no fence within a front yard or exterior side yard shall exceed 1.0 metre in height.
(Rep #1847 Jun 7/17) (Rep #1872 Jun 20/18) (Rep #1893 Jan 22/20) (Rep #1897 Nov 25/20)
(Rep #1955 Feb 17/21) (Add #1950 Sept 8/21) (Rep #1944 Dec 15/21)
- (3) In the CD24 and CD28 zones, no fence within a front yard shall exceed 1.25 metres in height. (Add #1860 Jul 5/17) (Rep #1934 Aug 5/20)
- (4) In R1.4, R2.3, R3.8 and R5.1 zones, no fences are permitted within a front and exterior side yard, as shown in Figure 5-2. (Add #1955 Feb 17/21)
- (5) The height of a fence shall be determined by measurement from the highest point of the fence to the average established ground level within 1.0 metre of both sides of the fence, as shown in Figure 5-1.

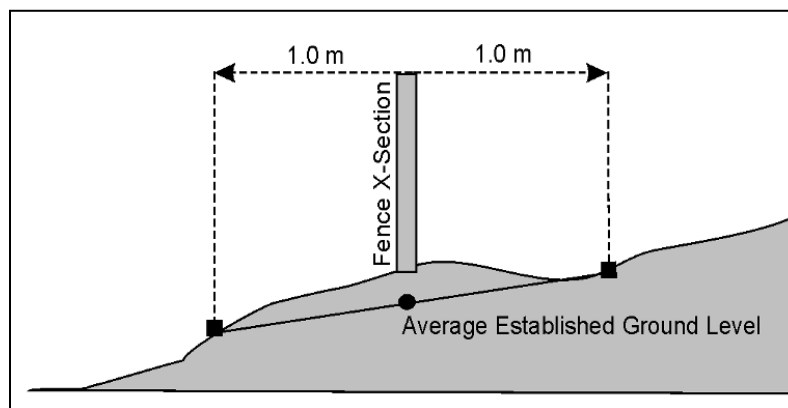


Figure 5-1. Calculation of average established ground level in determination of fence height.

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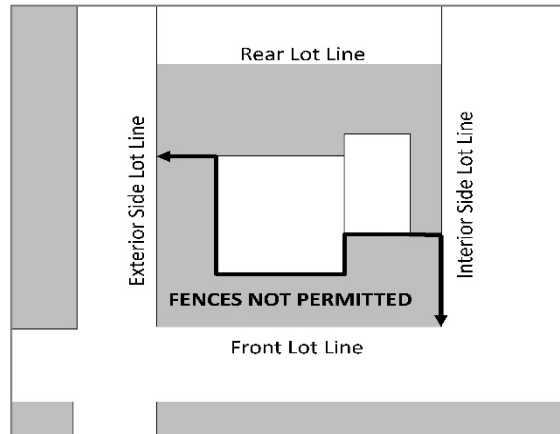


Figure 5-2. (Add #1955 Feb 17/21)

5.4 Noise Generating Mechanical Equipment

Noise generating mechanical equipment affixed to land, to a building or structure, or for the better use of the land or buildings and structures on the land, shall;

- (1) Be located no closer to a lot line than 3.0m;
- (2) Not be located in a front or exterior side yard; and
- (3) If located in an interior side yard,
 - a. be within 2.0m of an exterior wall of a principal building; and
 - b. be screened from the front and interior side lot line in accordance with Figures 5-2 and 5-3, by wood framed walls with a minimum width of 0.1m (excluding exterior cladding) and exterior cladding on both sides is to match that of the principal building.

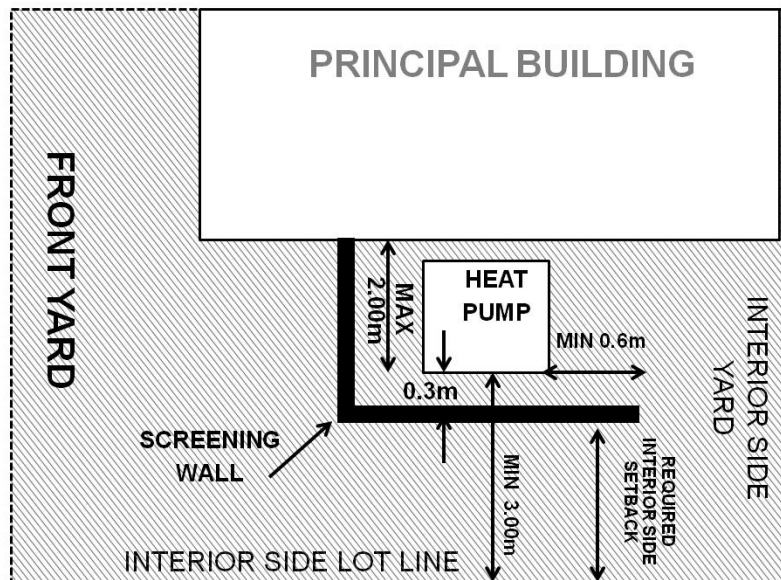


Figure 5-2. Site Plan view of Heat Pump side yard screening

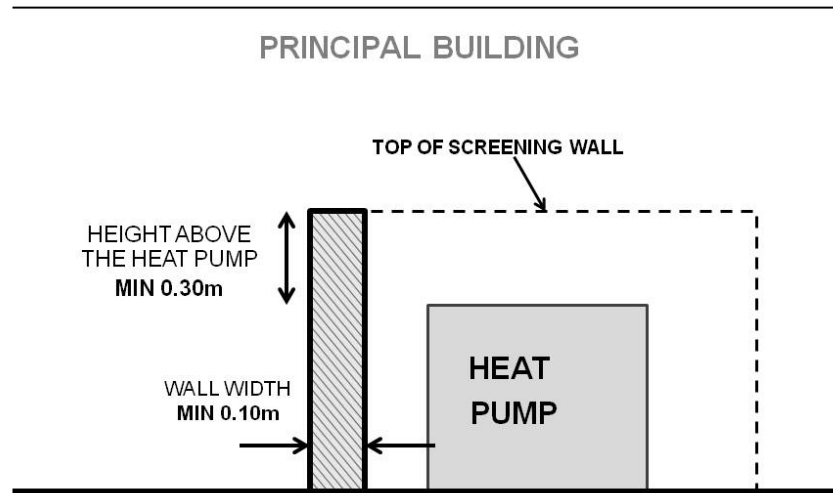


Figure 5-3. Section of Heat Pump side yard screening

5.5 Non-Permanent Structures

- (1) Unless approved pursuant to Section 5.5 (2) no non-permanent structure shall be permitted in any zone.
- (2) Notwithstanding any parcel coverage, height, stories, or setback provision of this Bylaw, non-permanent structures shall be permitted in any zone subject to the following conditions:
 - (a) Application shall be made in writing to the Municipal Planner, or other such person as may be appointed, for a permit to locate the non-permanent structure on a parcel; and
 - (b) If the Municipal Planner, or other appointed official, is satisfied that the proposed non-permanent structure would not constitute or cause a public hazard or public nuisance, or unnecessarily obstruct a street, a maximum of two permits may be granted for the structure, each for a period of up to 90 days.

5.6 Outside Storage of Building Materials

Nothing contained in this Bylaw shall be deemed to prevent the temporary outside storage on a parcel of building materials for use in the construction of improvements on the parcel.

5.7 Parcel Area, Frontage and Depth

No parcel may be created in a zone having less than the parcel area, parcel frontage and parcel depth set out in the regulations for the zone.

5.8 Permitted Uses

Notwithstanding any other provision of this Bylaw, the following uses are permitted in all zones:

- (1) Class I and Class II bicycle parking spaces;

- (2) parks;
- (3) aerial utility transmission lines;
- (4) underground utility transmission lines or pipes; and
- (5) surface storm water management ditching, retention ponds and detention ponds.

5.9 Telecommunication Module

Notwithstanding any other provision of this Bylaw, telecommunication modules are permitted in all Commercial, Marine, Industrial, Park, Institutional and Agricultural zones, provided that telecommunication modules:

- (1) are attached directly to an elevation of a building, or by way of a vertical pole to a roof thereof;
- (2) are not attached to a building elevation, or a sloped roof thereof, adjacent to a front yard;
- (3) do not exceed 0.1 square metres each in area on any one elevation of a building;
- (4) no portion of the telecommunication module or its supporting pole exceed the height of the building to which they are attached by more than 2.0 metres; and
- (5) do not exceed a maximum of three per parcel.

5.10 Prohibited Uses

Notwithstanding any other provision of this Bylaw, the following uses are prohibited in all zones:

- (1) Abattoirs;
- (2) Cabarets;
- (3) Escort services;
- (4) Junkyards, wrecking yards, or impound yards;
- (5) Pawn shops;
- (6) Primary processing of minerals, cement plants, concrete plants, or other heavy industrial uses;
- (7) the retail sale of cannabis, or any other method of distributing cannabis other than by a recreational cannabis retail store, shipping authorized by the Access to Cannabis for Medical Purposes Regulations and undertaken by a medical cannabis production facility, or shipping authorized by a licence issued under the *Cannabis Control and Licencing Act*, and for clarity, this prohibition includes the distribution of cannabis at premises commonly known as compassion clubs, which distribute cannabis to club members or other persons at the premises, whether for use at the premises or at another location; and
(Add #1880 Apr 18/18) (Rep #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (8) the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/18)

5.11 Drive-Thru Services and Drive-Thru Restaurants

Drive-Thru Services and Drive Thru Restaurants are prohibited in all zones except the C3.1 zone.

5.12 Projections into Required Setbacks

- (1) Buildings and uses located underground and below grade are permitted in required setbacks, except as otherwise provided for in this Bylaw.
- (2) Deck, stairs and landings less than 0.6 metres above immediately adjacent finished grade may be located up to 0.6 metres from a front, interior side, or exterior side lot line and up to 1.5 metres from a rear lot line in Residential, Multi-family Residential or Commercial zones. (Rep #1934 Aug 5/20)
- (3) In all zones other than the R1.4, R2.3, R3.4, R3.5, R3.6, R3.7, R3.8, R5.1, I2.1, CD16, CD23, CD24, CD27, CD28, CD29, CD30; Area B of the CD 13 zone, as shown in Appendix A1; and Area A of the CD26 zone, as shown in Appendix “W”, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, sunshades or steps may project up to 1.75 metres into a required front, rear or exterior side setback and up to 0.6 metres into a required interior side setback.
(Rep #1847 Jun 7/17) (Rep #1893 Jan 22/20) (Rep #1934 Aug 5/20) (Rep #1957 Sept 2/20)
(Rep #1897 Nov 25/20) (Rep #1955 Feb 17/21) (Add #1950 Sept 8/21) (Rep #1944 Dec 15/21)
- (4) In the R3.4 and R3.6 zones, and Area A of the CD26 zone, as shown in Appendix “W”, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades may project up to 1.75 metres into a required front setback and up to 0.6 metres into a required rear and side setback. (Rep #1893 Jan 22/20)
- (5) In the R3.5, R3.7, CD24, and CD29 zones; and Area B of the CD13 zone, as shown shaded in Appendix “A1”, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades may project up to 0.6 metres into a required front, rear and side setback. (Rep #1860 Jul 5/17) (Add #1950 Sept 8/21) (Rep #1944 Dec 15/21)
- (6) In the I2.1 zone, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades may project up to 1.0 metre into a required front, rear or exterior side setback and up to 0.6 metres into a required interior side setback.
- (7) In the CD16 zone, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades may project up to 1.75 metres into a required front, rear or exterior side setback and up to 0.8 metres into a required interior side setback.
- (8) In the CD23 zone, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades, may project up to 0.8 metres into a required

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front, rear or exterior side setback and up to 0.6 metres into a required interior side setback. (Add #1847 Jun 7/17)

- (9) In the CD27 zone, awnings, balconies, bay windows, canopies, chimneys, cornices, decks, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades, may project up to 2.0 metres into a required front or interior side setback, and up to 0.6 metres into a required rear setback. (Add #1897 Nov 25/20)
- (10) In the CD28 zone:
- (a) Area A, as shown in Appendix "X":
- (i) awnings, balconies, bay windows, canopies, chimneys, cornices, decks, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades, may project up to 1.2 metres into a required front, or interior side setback;
 - (ii) porches may project up to 1.2 metres into a required interior side setback;
 - (iii) porches, stairs and landings may project up to 2.4 metres into required front setback; and
 - (iv) ornamental features may project up to 1.8 metres into required front setback.
- (b) Area B, as shown in Appendix "X", awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades, may project up to 1.2 metres into a required front, rear, interior and exterior side setback; landings, porches and stairs may project up to 2.4 metres into a required front setback; and notwithstanding Section 5.12(2) decks may project to the front or exterior side lot line. (Add #1934 Aug 5/20)
- (11) In R1.4, R2.3, R3.8, R5.1 and CD30 zones, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades, may project up to 0.6 metres into a required front, side, or rear setback. (Add #1955 Feb 17/21)

5.13 Residential Use of Movable Structures, Vehicles or Boats

- (1) Except as otherwise provided for in this Bylaw, no land, structure, or part thereof shall be used for the location of any movable structure, or vehicle, for sleeping or residential purposes, and no boat not located on water shall be used for sleeping or residential purposes; and
- (2) Notwithstanding any other provision of this Bylaw, in Residential zones, recreational vehicles are permitted on a parcel for sleeping or residential purposes for a total of less than 30 days per calendar year provided no more than one recreational vehicle is used for sleeping or residential purposes on a parcel at any one time.

5.14 Signs

Signs may only be erected or displayed in accordance with the Town of Comox Sign Bylaw No. 1197, 1995.

5.15 Swimming Pools

Uncovered swimming pools shall not be located within a required front setback or within 1.5 metres of any lot line.

5.16 Towers and Aerials

Radio or television towers or aerials shall not be located within a front yard, or required side setback and may only be located in a required rear setback provided they do not exceed the height of the principal building.

5.17 Visual Clearance at Intersections

In the area bounded by the intersecting lot lines at a street corner and a line joining points along the lot lines, 6.0 metres from their point of intersection (see Figure 5-4), no structure or building shall be within 1.0 metres to 3.0 metres above the crown of the abutting streets, and no vegetation shall be maintained or allowed to grow so as to obstruct the zone of visual clearance between 1.0 metres and 3.0 metres above the crown of the abutting streets (see Figure 5-5).

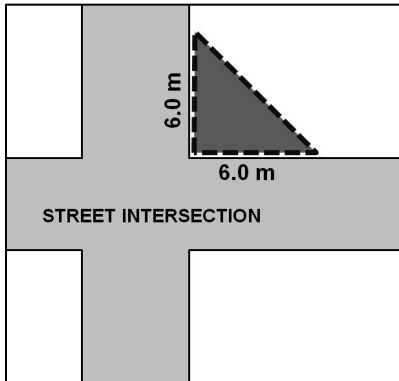


Figure 5-4. Area subject to Visual Clearance

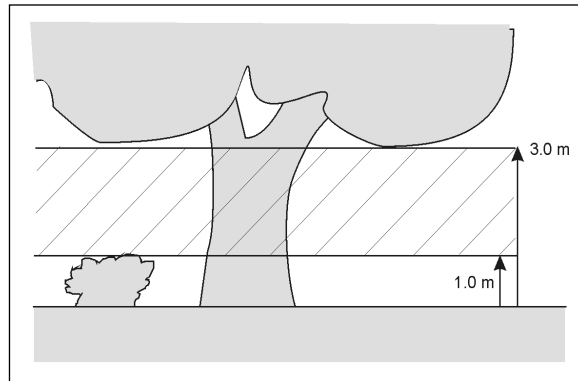


Figure 5-5. Zone of Visual Clearance

5.18 Setbacks

Where lot lines connect, the setback applicable to each lot line projects to their point of intersection as shown in Figure 5-6.

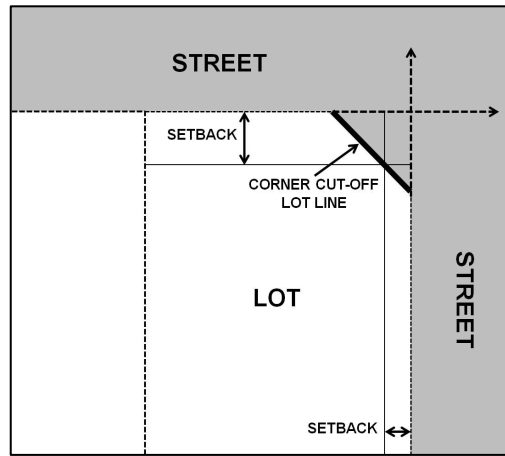


Figure 5-6. Determining setbacks for corner cut-off lot lines

5.19 Watercourse Regulations

Notwithstanding any other provision of this Bylaw, no building shall be constructed or located on land above the natural boundary:

- (1) within 7.5 metres of the natural boundary of Golf Creek, Carthew (Indian) Creek, the sea, or a retention pond, or detention pond; or
- (2) within 15.0 metres of the natural boundary of Brooklyn Creek, or a marsh or natural pond.

5.20 Special Needs Housing Standards – Adaptable Housing

(1) Paths of Travel

- (a) Walks to at least one main entrance and at least one route to all shared outdoor space shall:
 - (i) Be provided by means of a continuous plane not interrupted by steps or abrupt changes in level;
 - (ii) Have permanent, firm and slip resistant surface such as asphalt, concrete pavers, well compacted crushed stone, or lumber with the planks across the direction of travel; and
 - (iii) Have an uninterrupted width of not less than 0.9 metres for coach houses and 1.5 metres for all other dwelling units, and a gradient not steeper than 1 in 20.

(2) Doors

- (a) Doors shall have a clear width when open of not less than 0.815 metres.
- (b) Thresholds shall not exceed 0.013 metres high.
- (c) Where door viewers are provided, one shall be located at a height between 1.1 metres and 1.2 metres from the floor and the other shall be located at a height between 1.5 metres and 1.6 metres from the floor.
- (d) Operating devices such as handles, pulls, latches, and locks shall:
 - (i) Be operable by one hand;
 - (ii) Not require fine finger control, tight grasping, pinching or twisting of the wrist to operate; and
 - (iii) Be mounted between 0.40 metres and 1.2 metres from the floor.

- (3) Maneuvering Space at Doors
- (a) When the door swing is towards the maneuvering space, the space shall be not less than 1.5 metres long by a width equal to the door assembly width plus not less than 0.6 metres clear space beside the latching jamb of the door.
 - (b) When the door swing is away from the maneuvering space, the space shall be not less than 1.22 metres long by a width equal to the door assembly width plus not less than 0.30 metres clear space beside the latching jamb of the door.
- (4) Corridor Widths
- (a) Corridors shall be not less than 1.0 metre wide for all interior routes.
- (5) Floor Surfaces
- (a) Shall be firm and slip resistant such as tiles, carpet or PVC with non-slip granules.
 - (b) Shall have no changes in level greater than 0.013 metres.
 - (c) Where carpets or carpet tiles are used shall:
 - (i) Be securely fixed;
 - (ii) Have a firm cushion, pad or backing;
 - (iii) Have a pile texture with a maximum pad and pile height of 0.013 metres; and
 - (iv) Have the exposed edges of the carpet firmly fastened to the floor surface.
- (6) Controls and Outlets
- (a) Light switches, circuit breakers, locks, and intercom buttons shall be located at a height between 0.455 metres and 1.2 metres from the floor.
 - (b) Electrical receptacles outlets shall be located between 0.455 metres and 1.2 metres above the floor.
 - (c) Thermostats shall be located no higher than 1.5 metres above the floor.
 - (d) The operable part of controls, such as thermostats, electrical switches, circuit breakers, locks and intercom buttons, microphones, and electrical and communication wall outlets shall be:
 - (i) Located adjacent to a clear floor space that has width of not less than 0.75 metres;
 - (ii) Operable with one hand; and
 - (iii) Of a type that does not require tight grasping, pinching, or twisting of the wrist.
 - (e) At least one switched electrical outlet shall be provided in the master bedroom and living room.
- (7) Alarms
- (a) An electrical receptacle shall be provided above the main entrance to allow for the connection of a personal visual or auditory signal.

- (8) Windows
- (a) Opening and locking mechanisms shall be:
 - (i) Located adjacent to a clear floor space that has width of not less than 0.75 metres;
 - (ii) Operable with one hand; and
 - (iii) Of a type that does not require tight grasping, pinching or twisting of the wrist.
- (9) Kitchens
- (a) The clearance between counters and all opposing base cabinets, counter tops, appliances or walls shall be not less than 1.5 metres.
- (10) Bathrooms
- (a) Bathrooms shall have a space not less than 1.5 metres x 1.5 metres for access to the toilet and the fixture itself, and this access space may overlap access space for other fixtures;
 - (b) The distance between the centre line of the toilet fixture and the adjacent wall shall be between 0.46 metres and 0.48 metres; and
 - (c) Behind a toilet, shower or bathtub, wall structural support shall be provided to allow the installation of grab bars.
- (11) Bedrooms
- (a) At least one bedroom shall provide sufficient space for a turning area of not less than 1.5 metres diameter on one side of a bed.
- (12) Base Cabinets (Kitchen and Bathrooms)
- (a) The base cabinets under a kitchen or bathroom sink shall be removable; and
 - (b) At least one section of the kitchen counter shall have a work surface that is:
 - (i) Not less than 0.75 metres wide and 0.6 metres deep; and
 - (ii) Adjustable in height from 0.71 metres to 0.86 metres.
- (13) Clothes Storage
- (a) Where provided, one hall closet and one bedroom closet shall have:
 - (i) A clothes hanger rod capable of being lowered to a height of 1.2 metres
 - (ii) At least three shelves between 0.4 metres and 1.2 metres from the floor;
 - (iii) A clear floor space of not less than 0.75 metres x 1.2 metres shall be provided in front of the storage area; and
 - (iv) A clear opening of not less than 0.9 metres.
- (14) Laundry Facilities
- (a) A clear floor space of not less than 0.75 metres x 1.2 metres shall be provided in front of clothes washing or drying equipment.

- (15) Living Areas
(a) Complete living facilities, including a kitchen, bathroom and bedroom, shall be provided on one level to avoid the need for lifts or elevators. However, where living areas are provided on two or more levels, closet or foyer space not less than 0.915 metres wide by 1.20 metres long shall be positioned one above the other on each level to provide space to accommodate the future installation of a residential elevator or lift.
- (16) Outdoor Living Areas
(a) Outdoor living areas such as patios, balconies or decks shall be not less than 1.5 metres x 1.5 metres.
- (17) Notice of Adaptable Features
(a) A permanent information sheet on the location and type of adaptable features included in the unit shall be posted on, beside or inside the electrical panel.
- (18) Areas of Refuge
(a) Where possible, all Adaptable units shall be located on the main floor, however, if located above the main floor, those units must provide an area of refuge.
- (19) Accessible Parking
(a) A minimum of 1 parking space for disabled persons shall be provided in accordance with Section 6.9(4)(a) and Section 6.9(4)(b) of this bylaw for each adaptable dwelling unit, including a path of travel in accordance with Section 5.20(1), for 4 or less adaptable dwelling units on a parcel, and at a ratio of 0.25 for each additional unit. (Add #1913 May 15/19)

SECTION 6 OFF-STREET PARKING AND LOADING

6.1 Provision

- (1) Where the terms of this Bylaw require the provision of a specific number of parking areas, loading areas, driveways, or bicycle parking spaces, every owner or occupier of structures or land shall, upon the parcel in question, provide and maintain these facilities in accordance with the standards and requirements contained within this Bylaw.
- (2) If the number of parking spaces provided on a parcel exceeds the minimum required under sections 6.14 or 6.15, every owner or occupier of structures or land shall, upon the parcel in question, provide and maintain these spaces, including maneuvering aisles and driveways, in accordance with the standards and requirements contained within this Bylaw and applicable to the use for which they are provided.
- (3) For parking lots and parkades as a principal use, every owner or occupier of structures or land shall, upon the parcel in question, provide and maintain the parking spaces, including maneuvering aisles and driveways, in accordance with the standards and requirements contained within this Bylaw.
- (4) If the number of loading spaces provided on a parcel exceeds the minimum required under section 6.16, every owner or occupier of structures or land shall, upon the parcel in question, provide and maintain these spaces, including maneuvering aisles and driveways, in accordance with the standards and requirements contained within this Bylaw and applicable to the use for which they are provided.

6.2 Calculation of Parking and Loading Requirements

- (1) Where seating is used as a unit of measure for the calculation of required parking or loading spaces and continuous seating (e.g., a bench) is provided, each 0.5 metre of length shall be counted as one seat.
- (2) Unless otherwise provided for in this Bylaw, where area is used as a unit of measure for the calculation of required parking or loading spaces, the calculation shall be based upon 80 percent of the gross floor area.
- (3) In the case of different uses located on the same parcel, the total parking and loading space requirements shall be the sum of the requirements for the various uses computed separately. However, parking and loading space requirements for places of worship and associated halls shall be the greater of the requirements for the two uses calculated separately, provided the two are not used concurrently.
- (4) Where the calculation of the total parking space requirement for a parcel results in a fractional number, the nearest whole number shall be used.
- (5) When the calculation of the total loading space requirement for a parcel results in a fractional figure less than 1.0, it shall be rounded upward to the nearest whole number. When the calculation of the total loading space requirement for a parcel

results in a fractional figure greater than 1.0, it shall be rounded downward to the nearest whole number.

6.3 Use of Parking Spaces

Parking spaces shall not be used for loading, access, commercial repair work, display or the sale or storage of goods of any kind. All parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, tenants, or visitors who make use of the structure or use for which the parking space is provided.

6.4 Parking or Storage of Commercial Vehicles in Residential and Multi-Family Residential Zones

No commercial vehicle shall be parked or stored on a parcel in a Residential or Multi-Family Residential zone, other than the following:

- (1) a maximum of one commercial vehicle not exceeding 4.4 tonne gross vehicle weight; and
- (2) commercial vehicles required for construction, repair, servicing, or maintenance on the parcel.

6.5 On-Site Parking and Loading

All required parking and loading spaces shall be located on the same parcel as the structure or use for which they are required, except as permitted under Sections 6.6, 6.7 and 6.8.

6.6 Off-Site Parking

- (1) In the Commercial, Marine, Industrial, Park, Institutional, and RM4.1 zones, if all required parking spaces cannot be provided on the same parcel, required parking spaces may be located on another parcel within 250 metres of the parcel that the space is intended to serve; does not include parking spaces required for dwelling units.
- (2) Provision of required parking off-site shall be secured by an easement and Section 219 of the *Land Title Act* covenant in accordance with the following:
 - (a) The easement shall state (1) the location and number of parking spaces provided off-site, (2) that it is a permanent easement terminable only upon demolition of the building served or abandonment of the use served, and (3) terms for the maintenance and where applicable the construction of the off-site parking area.
 - (b) The covenant shall require the approval of the Town for any modification or discharge of the easement.
 - (c) The easement and covenant shall be filed with the Land Title and Survey Authority.
- (3) One, directional sign shall be posted on the parcel requiring the off-site parking spaces, indicating their location.

6.7 Payment in Lieu of Parking

The following applies to all lands shown shaded in Appendix "I":

- (1) At the option of the owner or occupier of a parcel, structure, or part thereof, rather than provide the parking spaces required in this Bylaw, the owner or

occupier may pay to the Town the sum of \$11,500.00 for each parking space so required where the Town owns and operates a parking lot or parkade within 700 metres of the structure or use of the owner or occupier.

- (2) Section 6.7(1) does not apply to parking spaces required for dwelling units or, bed and breakfast accommodations.
- (3) The monies referred to in Section 6.7(1) are payable in accordance with the provisions of the *Local Government Act* of British Columbia, for the purpose of providing new and existing off-street parking spaces.
- (4) Parking spaces provided under Section 6.7(1) shall not be available on a reserved or dedicated basis within a Town parking lot or parkade.

6.8 Bicycle Parking in Lieu of Vehicle Parking Spaces

The following applies to all lands NOT shown shaded in Appendix "S":

Where the recommended minimum number of Class I bicycle parking spaces is provided in accordance with Section 7, the parking space requirement shall be reduced by one parking space. Where the recommended minimum number of Class II bicycle parking spaces is provided in accordance with Section 7, the parking space requirement shall be reduced by one parking space. However, where in excess of seven Class II bicycle parking spaces are provided, the parking space requirement shall be reduced by one for every four bicycle parking spaces provided, up to the recommended minimum number of Class II bicycle parking spaces.

6.9 Parking Spaces for Persons with Disabilities

- (1) Where more than 50 off-street parking spaces are provided, off-street parking spaces for persons with disabilities shall be provided in the ratio of 1 for every 100 or part thereof in accordance with Section 6.9(4).
- (2) In Commercial zones, where Section 6.14 or 6.15 requires between 10 and 50 off-street parking spaces, excluding those required for dwelling units, one of the required spaces shall be provided in accordance with Section 6.9(4).
- (3) Where Section 6.14 or 6.15 requires off-street parking spaces for an accessible sleeping unit or accessible viewing position as defined by the British Columbia Building Code, one parking stall for each accessible sleeping unit or accessible viewing position shall be provided in accordance with Section 6.9(4).
- (4) Parking spaces for persons with disabilities shall:
 - (a) be no less than 3.7 metres wide;
 - (b) have a firm, slip-resistant and level surface;
 - (c) be located within 10 metres of an accessible entrance as defined in the British Columbia Building Code; and,
 - (d) be clearly identified as being solely for the use of persons with disabilities.

(Add #1913 May 15/19)

6.10 Exemption of Comprehensive Development Zones

In the event that a provision of Section 6 conflicts with a regulation of a Comprehensive Development zone, the regulation of the Comprehensive Development zone shall take precedence.

6.11 Location and Siting

(1) General

- (a) Nothing in Section 6.11 shall restrict the provision of structures that are located underground and below grade.
- (b) For regulations regarding parking spaces for persons with disabilities, see Section 6.9.
- (c) No loading area shall be located in any required side setback.
- (d) Parking spaces in tandem shall be permitted only for:
 - (i) single-family dwellings, excluding single family dwellings containing a secondary suite and single-family dwellings with a coach house on the same parcel;
 - (ii) mobile homes;
 - (iii) two-family dwellings;
 - (iv) patio dwellings;
 - (v) townhouse dwellings;
 - (vi) home occupations and
 - (vii) bed and breakfast accommodations.
- (e) In Commercial, Marine, Industrial and Institutional zones, no parking area shall be located within a required exterior side setback or within a required interior side setback that abuts a parcel in a Residential or Multi-Family Residential zone.

(2) Multi-Family Residential Zones

- (a) In the RM1.1, RM1.2, RM2.1, and RM2.2 zones,
 - (i) no parking or loading space shall be located within 6.0 metres, measured horizontally, of an openable window located on a storey within 3.0 metres, measured vertically, from the surface of the parking or loading space, does not include a garage; and
 - (ii) parking and loading areas shall not be located within 2.5 metres of any lot line.
- (b) In the RM2.3 zone,
 - (i) no parking or loading space shall be located within 4.6 metres, measured horizontally, of an openable window located on a storey within 3.0 metres, measured vertically, from the surface of the parking or loading space, does not include a garage;
 - (ii) parking and loading areas shall not be located within 1.2 metres of any lot line; and
 - (iii) parking or loading areas shall not be permitted in a front or exterior side yard.
- (c) In the RM3.1, RM3.2, and RM4.1 zones,
 - (i) no parking or loading space shall be located within 6.0 metres, measured horizontally, of an openable window located on a storey within 3.0 metres, measured vertically, from the surface of the parking or loading space, does not include a garage; and
 - (ii) parking and loading areas shall not be located within 1.5 metres of any lot line.

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- (d) In the RM5.1 and RM5.2 zones,
 - (i) no parking or loading space shall be located within 6.0 metres, measured horizontally, of an openable window located on a storey within 3.0 metres, measured vertically, from the surface of the parking or loading space, does not include a garage; and
 - (ii) parking and loading areas shall not be located within 2.5 metres of any lot line.

- (3) Commercial Zones
 - (a) In the C1.1, C2.2, C2.3, C3.1 and C3.2 zones, parking and loading areas shall not be located within 1.5 metres of any lot line.
 - (b) In the C2.1 zone, parking and loading areas shall not be located within 1.5 metres of any lot line which abuts a parcel in a Residential or Multi-Family Residential zone.

- (4) Marine Zones
 - (a) In the M2.2 zone – Land Above the Natural Boundary,
 - (i) parking and loading areas shall not be located in any required setback which abuts a parcel in a Residential or Multi-Family Residential zone; and
 - (ii) parking and loading areas shall not be located within 1.5 metres of any lot line.

- (5) Industrial Zones
 - (a) In the I1.1 and I2.1 zones, parking and loading areas shall not be located within 3.0 metres of any lot line.

- (6) Park Zones
 - (a) In the P1.1, P1.2 and P2.1 zones, parking and loading areas shall not be located within 1.5 metres of any lot line which abuts a parcel in a Residential or Multi-Family Residential zone.

- (7) Institutional Zones
 - (a) In the PA1.1 zone,
 - (i) parking and loading areas shall not be permitted within 4.5 metres of any lot line; does not apply to places of worship; and
 - (ii) parking and loading areas for places of worship shall not be permitted within 1.5 metres of any lot line.

- (8) Comprehensive Development Zones
 - (a) In the CD1.2 within areas A2 and B as shown in Appendix “A”, Drawing 1, parking and loading areas shall not be permitted within 1.5 metres of any lot line or within any required side setback.
 - (b) In the CD2 zone, parking and loading areas shall not be permitted within 1.5 metres of any lot line.
 - (c) In the CD6.1 zone, parking and loading areas shall not be permitted within 1.8 metres of any lot line.
 - (d) In the CD8 zone,

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- (i) no parking or loading space shall be located within 6.0 metres, measured horizontally, or an openable window located on a storey within 3.0 metres, measured vertically, from the surface of the parking or loading space, does not include a garage; and
- (ii) parking and loading areas shall not be permitted within 1.5 metres of any lot line.
- (e) In the CD10 zone within areas A1, A2, and B as shown in Appendix “D” parking and loading areas shall not be permitted within 2.5 m of any lot line or within any required side setback, except parking in area A2 as shown in Appendix “D”.

(Del #1897 Nov 25/20)

- (f) In the CD15 zone, parking and loading areas shall not be permitted within required setbacks.
- (g) In the CD19 zone, parking and loading areas shall not be permitted within required setbacks as shown in Appendix “R”.
- (h) In the CD21 zone, parking and loading areas shall not be located within 3.0 metres of any lot line.
- (i) In the CD25 zone,
 - (i) parking and loading areas shall not be permitted within a front yard and
 - (ii) parking and loading areas shall not be permitted within 3.5 metres of any lot line, which abuts a parcel in a Residential or Multi-Family Residential zone. (Add #1872 Jun 20/18)
- (j) In the CD27 zone,
 - (i) parking and loading areas shall not be permitted within a front or exterior side yard; and
 - (ii) parking and loading areas shall not be permitted within 1.0 metre from a lot line. (Add #1897 Nov 25/20)
- (k) In the CD28 zone,
 - (i) parking and loading areas shall not be permitted within a front yard;
 - (ii) parking and loading areas shall not be permitted within 9.0 metres of any lot line which abuts a parcel in a Residential or Multi-Family Residential zone; and;
 - (iii) parking and loading spaces shall not be permitted within 1.3 m of an interior side lot line. (Add #1934 Aug 5/20)
- (l) In the CD29 zone, parking and loading areas shall not be permitted within required setbacks as shown in Appendix Z. (Add #1944 Dec 15/21)

6.12 Development and Maintenance Standards

(1) General

- (a) For regulations regarding parking spaces for persons with disabilities, see Section 6.9.
- (b) Section 6.12 (2)(a)(b)(c), (3), (8), (9) and (10)(a) and (d) shall not apply to the following:
 - (i) single-family dwellings;
 - (ii) secondary suites;
 - (iii) coach houses;
 - (iv) mobile homes;
 - (v) two-family dwellings;
 - (vi) patio dwellings and townhouse dwellings with parking spaces in tandem;
 - (vii) home occupations; and
 - (viii) bed and breakfast accommodations. (Rep #1864 Sep 6/17)

(2) Driveways

- (a) Driveways shall be provided for all parking and loading areas, except where access is from a lane.
- (b) Driveways for parking areas shall have a minimum width of 3.6 metres for one-way travel and 5.5 metres for two-way travel, and shall not exceed 6.0 metres; does not apply to fire access ways required by the British Columbia Building Code.
- (c) Driveways for loading areas shall
 - (i) have a minimum width for one-way travel of 3.6 metres or the width of the largest loading space, whichever is greater;
 - (ii) have a minimum width for two-way travel of 5.5 metres or double the width of the largest loading space, whichever is greater; and
 - (iii) not exceed 7.2 metres in width.
- (d) For parcels containing a coach house:
 - (i) driveway aggregate width within front and exterior side yards shall not exceed 6.0 m; and
 - (ii) parking area aggregate width within front and exterior side yards shall not exceed 6.2 m. (Rep #1864 Sep 6/17)

(3) Maneuvering Aisles

Parking spaces, except where access is from a lane, must be arranged so that each parking space has unobstructed access to and from a maneuvering aisle so that a vehicle occupying the parking space is able to enter and leave the parcel in a forward motion.

(4) Dimensions of Downtown Maneuvering Aisles, Parking and Loading Spaces

The following applies to all lands shown shaded in Appendix "S":

- (a) In parking areas, maneuvering aisles and off-street parking spaces shall have minimum dimensions as follows:

DOWNTOWN STANDARD CAR				
Parking Angle in degrees	Minimum Width of 1-way aisle	Minimum Width of 2-way aisle	Minimum Parking Stall Width	Minimum Parking Stall Length
30°	3.6 m	5.5 m	2.5 m	5.5 m
45°	3.6 m	6.0 m		
60°	5.5 m	6.5 m		
90°	6.0 m (1-way aisles are discouraged)	6.5 m	2.5 m	5.5 m
		6.0 m	2.75 m	5.5 m
180° (parallel)	3.6 m	6.0 m	2.5 m	7.3 m

DOWNTOWN SMALL CAR				
Parking Angle in degrees	Minimum Width of 1-way aisle	Minimum Width of 2-way aisle	Minimum Parking Stall Width	Minimum Parking Stall Length
30°	3.6 m	5.5 m	2.4 m	4.6 m
45°	3.6 m	6.0 m		
60°	5.5 m	6.5 m		
90°	6.0 m (1-way aisles are discouraged)	6.5 m	2.3 m	4.6 m
		6.0 m	2.4 m	4.6 m
180° (parallel)	3.6 m	6.0 m	2.5 m	6.5 m

Does not include wheel stops 0.15m or less in height as measured from finished grade and located 1.0 metres or less from the end of the space. (See Figure 6-1)

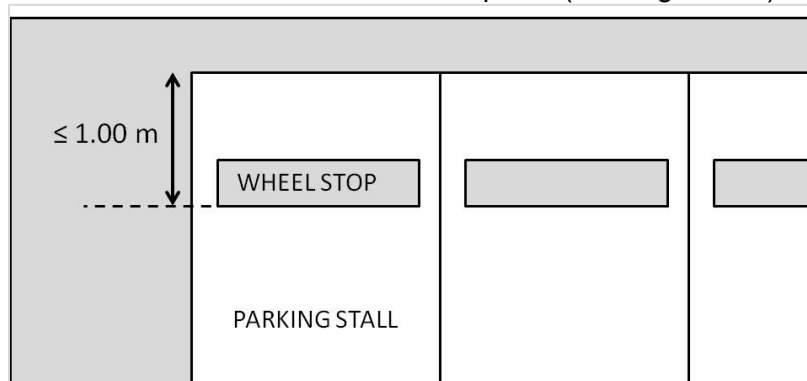


Figure 6-1. Wheel Stops

- (b) All off-street parking spaces and maneuvering aisles shall have a minimum vertical clearance of 2.2 metres, except for maneuvering aisles used for access to or egress from a loading space, which shall have a minimum vertical clearance of 4.25 metres.

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- (c) An off-street loading space shall have dimensions of not less than 3.0 metres in width, 9.25 metres in length and a minimum vertical clearance of 4.25 metres.

(5) Dimensions of Maneuvering Aisle, Parking and Loading Spaces Outside Downtown

The following applies to all lands NOT shown shaded in Appendix “S”:

- (a) In parking areas, maneuvering aisles and off-street parking spaces shall have minimum dimensions as follows:

OUTSIDE DOWNTOWN STANDARD CAR				
Parking Angle in degrees	Minimum Width of 1-way aisle	Minimum Width of 2-way aisle	Minimum Parking Stall Width	Minimum Parking Stall Length
30°	3.6 m	5.5 m	2.75 m	5.5 m
45°	3.6 m	6.1 m		
60°	5.5 m	6.7 m		
90°	7.3 m	7.3 m		
180° (parallel)	3.6 m	6.1 m		7.3 m
OUTSIDE DOWNTOWN SMALL CAR				
Parking Angle in degrees	Minimum Width of 1-way aisle	Minimum Width of 2-way aisle	Minimum Parking Stall Width	Minimum Parking Stall Length
30°	3.6 m	5.5 m	2.4 m	4.6 m
45°	3.6 m	6.1 m		
60°	5.5 m	6.7 m		
90°	7.3 m	7.3 m		
180° (parallel)	3.6 m	6.1 m		6.4 m

Does not include wheel stops 0.15 metres or less in height as measured from finished grade and located 1.0 metre or less from the end of the space. (See Figure 6-1).

- (b) All off-street parking spaces and maneuvering aisles shall have a minimum vertical clearance of 2.2 metres, except for maneuvering aisles used for access to or egress from a loading space, which shall have a minimum vertical clearance of 4.25 metres.
- (c) An off-street loading space shall have dimensions of not less than 3.0 metres in width, 9.25 metres in length and a minimum vertical clearance of 4.25 metres.

(6) Parking and Loading Space Adjacent to a Structure

Where the long side of a parking space is adjacent to a structure, including a fence, of greater than 0.15 metres in height, the width of the parking space shall be increased by 0.3 metres to enable the convenient opening of vehicle doors. This does not apply to structures located entirely within 1.0 metre of the front or rear of a parking space. (See Figure 6-2).

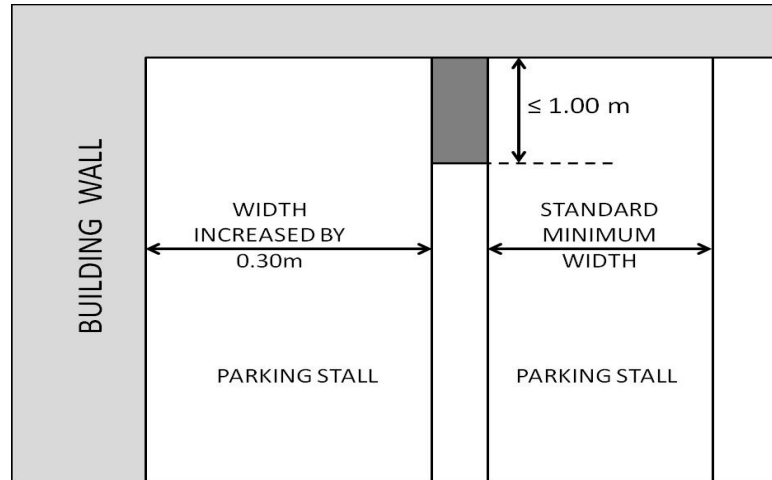


Figure 6-2: Increased Parking Space Width

(7) Surfacing

On Multi-Family Residential, Commercial, Marine, Industrial or Institutional zoned parcels,

- (a) parking areas, loading areas and driveways shall be surfaced with an asphalt, concrete, or a similar hard surface so as to provide a surface that is durable and dust-free, and shall be so graded and drained as to dispose of all surface water in accordance with common engineering practices and standards; and
- (b) each parking and loading space shall be demarcated with a painted line; does not include parking spaces in tandem.

(8) Curbing

All parking and loading areas shall be provided with curbing or wheel-stops adequate to retain all vehicles within the area and to ensure that buildings, fences, walls, hedges, and landscaped areas are protected from vehicle damage

(9) Lighting

Parking and loading areas shall be illuminated in accordance with the following requirements:

- (a) illumination levels shall be in accordance with common engineering practices and standards;
- (b) lighting shall be of a metal halide type or a type which provides a similar light spectrum;

- (c) lighting shall be either full cut off/flat lens pole lighting or fully shielded wall lighting;
 - (d) lighting shall be arranged so that all direct rays of light are directed upon the parking or loading areas, not upon adjoining parcels or streets; and
 - (e) lighting fixtures, excluding those that are incorporated into canopies, shall;
 - (i) be so arranged that no part of any fixture is more than 4.5 metres above finished ground level; and
 - (ii) not overhang maneuvering aisles or loading spaces.
- (10) Signage
- (a) Visitor parking spaces shall be clearly marked with the words “VISITOR PARKING ONLY” on the parking space surface.
 - (b) One-way maneuvering aisles shall be clearly marked with traffic flow directional arrows on the aisle surface.
 - (c) Loading spaces shall be clearly marked with the words “LOADING SPACE ONLY” on the loading space surface.
 - (d) Small car parking spaces shall be clearly marked with the words “SMALL CAR” on the parking space surface

6.13 Small Car Parking Spaces

Small car parking spaces shall be permitted up to a maximum of:

- (1) 50% of the total number of spaces required for all lands shown shaded in Appendix “S”;
- (2) 25% of the total number of spaces required for all lands NOT shown shaded in Appendix “S”;
- (3) 100% of parking spaces provided on a parcel that exceed the minimum required; and
- (4) 100% of parking spaces provided within parking lots and parkades as a principal use

6.14 Required Off-Street Parking Spaces

The following applies to all lands shown shaded in Appendix “S”:

- (1) For regulations regarding parking spaces for persons with disabilities see Section 6.9.
- (2) Parking spaces shall be provided in accordance with the requirements in Section 6.14 (3). In the case of a use not specifically mentioned, the required parking spaces shall be the same as for the most comparable use.
- (3) Required Parking Spaces Downtown

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DOWNTOWN USE	MINIMUM REQUIRED PARKING SPACES
Abbeyfield housing	0.5 per bedroom
Amusement centre, excluding pool or billiard tables	0
Animal shelter	2
Assembly centre (excluding schools), cultural centre (excluding film theatre and museum), library	1 per 10 seats or 1 per 10 m ² intended for public use, whichever is greater
Bed and Breakfast accommodation	1
Billiard hall	1 per table
Bottle depot	1 per 90 m ²
Bowling alley	1 per bowling lane
Building supply and lumber outlet	1 per 80m ² of gross floor area up to 500m ² , and 1 per each additional 20 m ² of gross floor area over 500 m ²
Child Care facility	1 per 10 children licensed by the Province
Community garden	0
Congregate care housing	0.25 per unit
Dwelling unit above commercial use	1 per dwelling unit, plus 0.1 per dwelling unit for visitors
Dwelling, apartment	1 per dwelling unit, plus 0.1 per dwelling unit for visitors,
Dwelling, patio	1 per dwelling unit, plus 0.1 per dwelling unit for visitors,
Dwelling single-family, Excluding single-family dwellings containing a secondary suite; and single-family dwellings with a coach house on the same parcel	2 per dwelling unit
Dwelling, single-family containing a secondary suite	1 per single-family dwelling 1 per secondary suite
Dwelling, single-family with a coach house on the same parcel	1 per single-family dwelling 1 per secondary suite
Dwelling, townhouse	1.5 per dwelling unit, plus 0.1 per dwelling unit for visitors,
Dwelling, two-family	2 per dwelling unit
Equipment or tool rental	1 per 80m ²
Film theatre	1 per 10 seats
Financial institution	1 per 80m ²
Fire station, ambulance station	0
Fish processing or packaging	1 per 40 m ²
Funeral parlor	1 per 10 seats
Garden Centre	0
Gas bar	1

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DOWNTOWN USE	MINIMUM REQUIRED PARKING SPACES
Golf course	0
Home occupation	0
Hospital	1 per 80 m ²
Hotel	1 per sleeping unit
Intermediate care facility	0.25 per bed
Manufacturing, processing or packaging, excluding fish processing or packaging	1 per 90m ²
Marina	1 per 2 berths
Marine fueling station	1
Marine grid for boat maintenance	1 per grid
Medical clinic, dental clinic	1 per 80 m ²
Motel	1 per sleeping unit
Museum	0
Office	1 per 80 m ²
Park, playground, sports field	0
Personal service establishment	1 per 80 m ²
Produce stalls	0
Pub, neighbourhood pub, brew pub, marine pub	0
Recreation facility	1 per 80 m ²
Recycling drop-off centre	1 per 90 m ²
Repair, servicing or testing of appliances, machinery, equipment, tools or boats	1 per 90 m ²
Research laboratory	1 per 90 m ²
Restaurant	0
Retail store	1 per 80m ² of gross floor area up to 500m ² , and 1 per each additional 20 m ² of gross floor area over 500 m ²
School, adult education	1 per 80 m ² of gross floor area up to 500m ² , and 1 per each additional 20 m ² of gross floor area over 500 m ²
School, primary, elementary, junior high	1 per classroom
School, senior high	4 per classroom
Unstaffed car wash, unstaffed industrial fueling installation	0
Unstaffed public utility building or facility, such as telephone exchanges or transformer stations	1
Vehicle repair	3 per bay
Vehicle sales or rental showroom	1 per 80 m ²
Veterinary clinic	1 per 80 m ²
Video rental store	1 per 80 m ²
Warehousing	1 per 180 m ²

6.15 Required Off-Street Parking Spaces Outside Downtown

The following applies to all lands NOT shown shaded in Appendix “S”:

- (1) For regulations regarding parking spaces for persons with disabilities see Section 6.9
- (2) Parking spaces shall be provided in accordance with the requirements in Section 6.15 (3). In the case of a use not specifically mentioned, the required parking spaces shall be the same as for the most comparable use.
- (3) Required Parking Spaces Outside Downtown

OUTSIDE DOWNTOWN USE	MINIMUM REQUIRED PARKING SPACES
Abbeyfield housing	0.75 per bedroom plus 0.25 per bedroom for visitors
Agriculture	0
Air terminal	n/a
Aircraft repair or servicing, aircraft storage	1 per 90m ²
Amusement centre, excluding pool or billiard tables	1 per 4 machines
Animal shelter	4
Aquaculture	0
Assembly centre (excluding schools), cultural centre, library, museum	1 per 10 seats or 1 per 10 m ² intended for public use, whichever is greater
Bed and Breakfast accommodation	1
Billiard hall	1 per table
Bottle depot	1 per 90 m ²
Bowling alley	2 per bowling lane
Building supply and lumber outlet	1 per 90m ²
Campgrounds	1 per camping site
Child Care facility	1 per 5 children licensed by the Province
Community garden	0
Congregate care housing	0.5 per unit plus 0.25 per unit for visitors
Driving range	0.5 per stall
Dwelling unit above commercial use	1 per dwelling unit, plus 0.25 per dwelling unit for visitors
Dwelling, apartment	1 per dwelling unit, plus 0.25 per dwelling unit for visitors,
Dwelling, In-law Suite – excluding in-law suite	2
In-law Suite	1
Dwelling, patio	1 per dwelling unit, plus 0.25 per dwelling unit for visitors,
(Del #1955 Feb 17/21)	

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OUTSIDE DOWNTOWN USE	MINIMUM REQUIRED PARKING SPACES
Dwelling, single-family, excluding single-family dwellings in the R5.1 and CD1.1 zones; single-family dwellings containing secondary suites; and single-family dwellings with a coach house on the same parcel (Add #1955 Feb 17/21)	2 per dwelling unit
Dwelling, single-family: R5.1 zone (Add #1955 Feb 17/21)	1 per dwelling plus 0.25 per unit for visitors
Dwelling, single-family: CD1.1 zone	1 per dwelling unit
Dwelling, single-family containing a secondary suite	1 per single-family dwelling 1 per secondary suite
Dwelling, single-family with a coach house on the same parcel	1 per single-family dwelling 1 per coach house
Dwelling, townhouse	1.5 per dwelling unit plus 0.25 per dwelling unit for visitors,
Dwelling, two-family	2 per dwelling unit
Equipment or tool rental	1 per 40m ²
Film theatre	1 per 10 seats
Financial institution	1 per 40m ²
Fire station, ambulance station	4
Fish processing or packaging	1 per 40 m ²
Funeral parlor	1 per 10 seats
Gas bar	2
Golf course	2 per hole
Home occupation	0
Hospital	1 per 42m ²
Hotel	1 per sleeping unit
Intermediate care facility	0.25 per bed plus 0.25 per bed for visitors
Manufacturing, processing or packaging, excluding fish processing or packaging	1 per 90m ²
Marina	1 per 2 berths
Marine fueling station	1
Marine grid for boat maintenance	1 per grid
Medical clinic, dental clinic	1 per 40 m ²
Mobile home	1
Motel	1 per sleeping unit
Office	1 per 40 m ²
Park, playground, sportsfield	0

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OUTSIDE DOWNTOWN USE	MINIMUM REQUIRED PARKING SPACES
Personal service establishment	1 per 40 m ²
Pub, neighbourhood pub, brew pub, marine pub	1 per 4 seats of maximum seating capacity, including outdoor seating
Recreation facility	1 per 10 seats or 1 per 10m ² intended for public use excluding playing surfaces, whichever is greater.
Recycling drop-off centre	1 per 90 m ² or 1 per bin for self-serve
Repair, servicing or testing of appliances, machinery, equipment, tools or boats	1 per 90 m ²
Research laboratory	1 per 90 m ²
Restaurant	1 per 6 seats of maximum seating capacity, excluding outdoor seating Where the recommended minimum of Class I and Class II bicycle parking spaces are provided in accordance with Section 7 the vehicle parking space shall be reduced as follows: – less than 500 m ² gross floor area: 1 per 40m ² minus 1; – equal to or greater than 500 m ² gross floor area: 1 per 20 m ² minus 1
Retail store	– less than 500 m ² gross floor area: 1 per 40m ² – equal to or greater than 500 m ² gross floor area: 1 per 20m ²
School, adult education	4 per classroom
School, primary, elementary, junior high	1 per classroom
School, senior high	4 per classroom
Unstaffed car wash, unstaffed industrial fueling installation	0
Unstaffed public utility building or facility, such as telephone exchanges or transformer stations	1
Vehicle repair	3 per bay
Vehicle sales or rental showroom	3 plus 1 per 20 m ²
Veterinary clinic	1 per 40 m ²
Video rental store	1 per 40 m ²
Warehousing	1 per 180 m ²

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6.16 Required Off-Street Loading Spaces

- (1) Loading spaces shall be provided in accordance with the requirements in Section 6.16 (2).
- (2) Required Loading Spaces

USE	REQUIRED LOADING SPACES (minimum)
Commercial use with gross floor area of 475m ² or greater	1
Industrial use with gross floor area of 475m ² or greater	1

SECTION 7 CLASS I AND CLASS II BICYCLE PARKING SPACES

7.1 General

Class I and Class II bicycle parking spaces shall be located on the same parcel as the structure or use for which they are provided.

7.2 Use of Class I and Class II Bicycle Parking Spaces

Class I and Class II bicycle parking spaces shall be used only for the purpose of accommodating the bicycles of clients, customers, employees, members, residents, tenants, or visitors who make use of the structure or use for which the bicycle parking space is provided.

7.3 Required Bicycle Parking Spaces Downtown

The following applies to all lands shown shaded in Appendix "S":

- (1) Class I and Class II bicycle parking spaces shall be provided in accordance with the requirements in Sections 7.6(1) and 7.8(1). In the case of a use not specifically mentioned, the required Class I and Class II bicycle parking spaces shall be the same as for the most comparable use.
- (2) At the option of the owner or occupier of a parcel, structure, or part thereof, rather than provide the Class I bicycle parking spaces in accordance with Section 7.3(a), the owner or occupier may pay to the Town the sum of \$2,000.00 for each bicycle parking space not provided.
- (3) The monies referred to in Section 7.3(b) are payable in accordance with the provisions of the *Local Government Act* of British Columbia, for the purpose of providing transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- (4) Transportation infrastructure provided under Section 7.3(c) shall not be available on a reserved or dedicated basis.

7.4 Calculation of Minimum Number of Bicycle Parking Spaces

- (1) Where area is used as a unit of measure for the calculation of the minimum number of bicycle parking spaces, the calculation shall be based upon 80% of the gross floor area.
- (2) In the case of different uses occupying the same parcel, the total minimum number of bicycle parking spaces shall be the sum of the minimum number of bicycle parking spaces of the various uses computed separately.
- (3) When the calculation of the total minimum number of bicycle parking spaces for a parcel results in a fractional figure, it shall be rounded upward to the nearest whole number.
- (4) For certainty, Section 7.4 applies to the calculation of required number of bicycle parking spaces and recommended minimum number of bicycle parking spaces.

7.5 Class I Bicycle Parking Spaces Development and Maintenance Standards

- (1) Design:
 - (a) Each bicycle parking space shall be 1.8 metres (length) by 0.6 metres (width) by 2.0 metres (height).

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- (b) Each bicycle parking space must be independently accessible from a sturdy rack designed for frame, not wheel-only, support.
 - (c) Racks shall be of a design such that the user is able to lock a bicycle frame and one wheel to the rack with a u-shaped lock.
 - (d) Racks shall be securely anchored to the ground or a wall to prevent removal.
- (2) Location:
- (a) Racks shall be located within 6.0 metres of the main entrance of the principal building.
 - (b) Access shall be provided from each bicycle space to a street, excluding a lane.
 - (c) Rack location should allow for a high degree of visual surveillance by building occupants or from streets that abut the parcel.
- (3) Lighting:
- Racks shall be illuminated with metal halide type lighting, consisting of either full cut off/flat lens pole lighting or fully shielded wall lighting.

7.6 Class I Bicycle Parking – Minimum Number of Spaces

- (1) Required Class I Bicycle Parking Spaces Downtown
The following applies to all lands shown shaded in Appendix “S”:

DOWNTOWN USE	MINIMUM NUMBER OF REQUIRED CLASS I BICYCLE PARKING SPACES
Apartment dwelling	0.25 per unit
Congregate care housing Intermediate care facility Hospital Marina Park Playground Sports field	6
Repair shop Veterinary clinic	1 per 125m ² with a minimum of 2
Amusement centre Assembly centre (excluding school - adult education) Child care facility Cultural centre Financial institution Film theatre Garden centre Medical clinic Office Personal service establishment Pub, marine pub, brew pub, or neighbourhood pub	1 per 125m ² with a minimum of 4

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DOWNTOWN USE	MINIMUM NUMBER OF REQUIRED CLASS I BICYCLE PARKING SPACES
Restaurant Restaurant-lounge Retail store Video rental store	
Library Museum Recreation facility	1 per 125m ² with a minimum of 6
Hotel Motel	1 per 500m ² with a minimum of 2
School – adult education	– less than 500m ² gross floor area: 1 per 125m ² with a minimum of 4 – for gross floor area above 500m ² : 4 per classroom
Equipment or tool rental Fire station or ambulance station Gas bar Manufacturing, processing or packaging Servicing or testing of appliances, machinery, equipment, tools or boats Marine fueling station Marine grid for boat maintenance	0

- (2) Recommended Class I Bicycle Parking Spaces Outside Downtown
The following applies to all lands NOT shown shaded in Appendix “S”:

OUTSIDE DOWNTOWN USE	RECOMMENDED NUMBER OF CLASS I BICYCLE PARKING SPACES
Apartment dwelling	0.25 per unit
Congregate care housing Intermediate care facility	6
Financial institution Restaurant Restaurant-lounge	1 per 125m ² with a minimum of 4
Convenience store Pub, marine pub, brew pub or neighbourhood pub	6
Assembly centre (excluding schools) Cultural centre Hospital Library Museum Recreation facility	6

7.7 Class II Bicycle Parking Spaces Development and Maintenance Standards

(1) Bike Racks

- (a) Each bicycle parking space shall be 1.8 metres (length) by 0.6 metres (width) by 2.0 metres (height).
- (b) Each bicycle parking space must be independently accessible from a sturdy rack designed for frame, not wheel-only, support.
- (c) Racks shall be of a design such that the user is able to lock a bicycle frame and one wheel to the rack with a u-shaped lock.
- (d) Racks shall be securely anchored to the ground or a wall to prevent removal.

(2) Bicycle Rooms

- (a) Design:
 - (i) Bicycle rooms shall be completely enclosed within a building; interior walls may be comprised of chain link fencing.
 - (ii) No more than 20 bicycles parking spaces shall be provided in each bicycle room. However, larger bicycle rooms may be used if the room is compartmentalized into smaller rooms using chain link fencing with lockable chain link doors. If a larger room is utilized, each compartment shall provide no more than 20 bicycle parking spaces.
 - (iii) The whole room shall be visible from the entry door.
 - (iv) There shall be a separate security lock and key for each room and compartment. Security locks shall consist of a minimum one-inch throw dead bolt.
 - (v) Entry doors shall be hinged on the inside unless tamper-proof hinges are used, and shall be constructed of (1) chain link fencing, or (2) steel with a security window that allows permanent visibility and that is constructed of a laminate of tempered glass and polycarbonate in a steel frame.
- (b) Location:
 - (i) If bicycle rooms are directly accessible from the outside, access shall be located in a visible location and illuminated with metal halide type lighting.
 - (ii) Access shall be provided from each bicycle space to a street, excluding lanes.
- (c) Lighting:
 - (i) Bicycle rooms shall be illuminated.
 - (ii) Lighting shall be enclosed in a tamper-proof housing.

(3) Bicycle Lockers

- (a) Each bicycle locker shall count as one bicycle parking space.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (b) Design:
 - (i) The minimum inside dimensions of each bicycle locker shall be:
 - (1) width at the door end 0.60 m
 - (2) width at opposite end 0.22 m
 - (3) length 1.8 m
 - (4) height 1.2 m
 - (ii) Bicycle lockers shall be securely anchored to the ground, floor, or a wall to prevent removal.
 - (iii) There shall be a separate security lock and key for each locker. The security lock shall consist of a minimum one-inch throw dead bolt.
 - (iv) Bicycle lockers shall be (1) made of materials that are solid, sturdy, opaque and weatherproof, and (2) constructed in such a manner as to be highly resistant to bicycle theft.
 - (v) All fasteners shall be internal, unless the locker is completely set within a building wall.
 - (vi) Entry doors shall be constructed out of steel and hinged on the inside, unless tamper-proof hinges are used.

- (c) Location:
 - (i) If bicycle lockers are directly accessible from the outside, access shall be located in a visible location and illuminated with metal halide type lighting.
 - (ii) Access shall be provided from each bicycle locker to a street, excluding lanes.

7.8 Class II Bicycle Parking – Minimum Number of Spaces

- (1) Required Class II Bicycle Parking Spaces Downtown
The following applies to all lands shown shaded in Appendix “S”:

DOWNTOWN USE	MINIMUM NUMBER OF REQUIRED CLASS II BICYCLE PARKING SPACES
Apartment dwelling	0.5 per unit
School – adult education	0.5 per classroom
Garden centre	2
Congregate care housing intermediate care facility	6
Medical clinic Financial institution Office Personal service establishment Veterinary clinic	1 per 80m ² with a minimum of 2

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DOWNTOWN USE	MINIMUM NUMBER OF REQUIRED CLASS II BICYCLE PARKING SPACES
Child care facility Equipment or tool rental Fire station or ambulance station Repair shop Retail store Restaurant, restaurant-lounge Pub, marine pub, brew pub, neighbourhood pub Video rental store	1 per 125m ² with a minimum of 2
Gas bar Manufacturing processing or packaging Repair, servicing or testing of appliances, machinery, equipment, tools or boats	1 per 125m ² with a minimum of 1
Amusement centre Assembly centre (excluding school – adult education) Film theatre Hospital Cultural centre Library Museum Recreation facility	1 per 250m ² with a minimum of 1
Hotel Motel	1 per 500m ² with a minimum of 2
Marina, marine fueling station, marine grid for boat maintenance	0

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- (2) Recommended Class II Bicycle Parking Spaces Outside Downtown
The following applies to all lands NOT shown shaded in Appendix “S”:

OUTSIDE DOWNTOWN USE	RECOMMENDED NUMBER OF CLASS II BICYCLE PARKING SPACES
Apartment dwelling	0.5 per unit
Congregate care housing Intermediate care facility	4
Child care facility Financial institution Marina Office Personal service establishment Pub, marine pub, brew pub, or neighbourhood pub Restaurant, restaurant-lounge, liquor store Retail store	1 per 125m ² with a minimum of 2
Fire station or ambulance station Hospital Library Public works yard	1 per 250m ² , with a minimum of 2
Cultural center Hotel Indoor recreation facility Motel Museum School	1 per 500m ² , with a minimum of 2

SECTION 8 SCREENING

8.1 Provision

Where the terms of this Bylaw require the provision of screening, every owner or occupier of structures or land shall, upon the parcel in question, provide and maintain screening in accordance with the standards and requirements as contained within this Bylaw.

8.2 Conflict With Other Bylaws

In the event that a provision of Section 8 conflicts with that of another provision of this Bylaw, the other provision shall take precedence.

8.3 Screening Exemptions

- (1) Driveways and pedestrian walkways shall be excluded from the provisions of Section 8.
- (2) Those portions of structures or uses that require screening, that are masked along their perimeter by another structure to a degree equal to or greater than that required in Section 8, shall be exempt from the provisions of Section 8.
- (3) Accessory structures shall be excluded from the provisions of section 8.13(2).
(Add #1983 Oct 20/21)

8.4 Maintenance

All required plant materials shall be maintained in a healthy condition and whenever necessary replaced with new plant materials to ensure continued compliance with this Bylaw. All required fences shall be permanently maintained in good repair and presentable appearance and whenever necessary shall be repaired or replaced.

8.5 Plant Varieties and Size

- (1) Selection of plant varieties shall be based on local climatic conditions, constraints of location, cleanliness, ease of maintenance, and resistance to disease, drought, insect attack, and deer.
- (2) Excluding section 8.13, plant materials shall be installed of such a size as to grow to the minimum dimensions required within two growing seasons.
(Rep #1983 Oct 20/21)

8.6 Outside Storage Areas

Where required in Schedule "A", outside storage areas and any fencing thereof shall be concealed from view along their perimeter in accordance with the following requirements:

- (1) Materials: Landscape material, hedge, or combination thereof so as to be effective year round.
- (2) Height: Not less than 1.8 metres above finished ground level.

8.7 Garbage Compounds

Where required in Schedule "A", garbage compounds shall be concealed from view along their perimeter in accordance with the following requirements:

- (1) Materials: Metal doors secured to metal posts and (a) fence, or (b) fence and landscape material, so as to be effective year round.
- (2) Height: Not less than 1.8 metres above finished ground level.

8.8 Off-Street Parking and Loading Areas

Where required in Schedule "A", off-street parking or loading areas or portions thereof that are visible from an abutting street shall be concealed from view along their perimeter in accordance with the following requirements; does not apply to parking spaces in tandem:

- (1) Materials: Landscape materials, hedge, fence, or combination thereof, so as to be effective year round.
- (2) Height: Not less than 1.2 metres above finished ground level.

8.9 Above Ground Utility Boxes and Utility Transformers

Where required in Schedule "A", above ground utility boxes and utility transformers shall be concealed from view along their perimeter in accordance with the following requirements:

- (1) Materials: Landscape material, hedge, or combination thereof, so as to be effective year round.
- (2) Height: Not less than 1.2 metres, nor more than 2.0 metres in height above finished ground level.
- (3) Horizontal Clearance: Screening materials shall not be permitted within
 - (a) 2.5 metres of utility kiosk doors; or
 - (b) 0.3 metres of any other part of a above ground utility boxes and utility transformers

8.10 Parcels Abutting Residential Zoned Parcels

Where required in Schedule "A", parcels shall be concealed from view from abutting Residential zoned parcels in accordance with the following:

- (1) Materials: Landscape material, hedge, fence, or combination thereof, so as to be effective year round.
- (2) Height: Not less than 1.8 metres above finished ground level.
- (3) Location: Screening shall be located along and within 1.0 metre of a lot line shared with a Residential zoned parcel.

8.11 Coach Houses Abutting Residential Zoned Parcels

Where required in Schedule "A", a coach house located at a distance of less than 7.5 metres from a lot line shall be concealed along that lot line from abutting Residential zoned parcels in accordance with the following:

- (1) Materials: Landscape material, hedge, fence, or combination thereof, so as to be effective year round;
- (2) Height: Not less than 1.8 metres above finished ground level;
- (3) Location: Screening shall be located along and within 1.0 metre of a rear yard lot line shared with a Residential zoned parcel.

8.12 Parcels Abutting Residential or Multi-Family Residential Zoned Parcels

Where required in Schedule “A”, parcels shall be concealed from view from abutting Residential or Multi-Family Residential zoned parcels in accordance with the following:

- (1) Materials: Landscape material, hedge, fence, or combination thereof, so as to be effective year round.
- (2) Height: Not less than 1.8 metres above finished ground level.
Location: Screening shall be located along and within 1.0 metre of a lot line shared with a Residential or Multi-Family Residential zoned parcel.

8.13 Parcels Abutting Agricultural Land Reserve (ALR) (Rep #1983 Oct 20/21)

Where required in Schedule “A”, parcels shall be masked and separated from abutting land within the Agricultural Land Reserve in accordance with the following:

- (1) Masking
 - (a) Location: Screening shall be located along and within 8.0 metre of lot lines shared with land within the ALR;
 - (b) Materials: The 8.0 metre strip immediately adjacent to the ALR parcel shall comprise a double row of deciduous and coniferous trees (or just coniferous), a triple row of trespass inhibiting shrubs, and a single row of screening shrubs in conformance with Appendix B1 and existing trees are to be retained where possible;
 - (c) Fencing: Notwithstanding fencing requirements in Comox Official Community Plan Bylaw 1685, Development Permit Area DPA#11 Wildlife Corridor, ALR edge fencing shall be a chain link fence 1.73 metres in height along a lot line shared with land within the ALR in accordance the fence standards provided in Appendix B.1;
 - (d) Height: Tree height at planting shall be not less than 2.0 metres above finished ground level for conifers, and not less than 4.0 centimetre calliper for deciduous trees;
 - (e) Pot Size: Shrubs pot size at planting shall be not less than size 2 pots;
 - (f) Spacing: Trees shall be spaced a distance of 8m or less; and all shrubs shall be spaced 1.0 metres apart; with the ultimate result that there is a continuous vegetative cover within 5 to 10 years of growth;
 - (g) Standards: All landscaping shall be installed and maintained in conformance with the requirements in the British Columbia Society of Landscape Architects (BCSLA) standards. All Masking shall meet plant condition and structure requirements as stated in “BC Landscape Standard” of the BCSLA/British Columbia Landscape and Nursery Association and “Canadian Standards for Nursery Stock” of the Canadian Nursery and Landscape Association.
 - (h) Soil: Soil shall be a minimum depth of 50 cm around plantings and, where native soils are inadequate quality, soil shall be amended to create a sandy or silty loam and fertilized as needed in accordance with BCLSA standards.

- (i) Irrigation: all landscaping for the purpose of Masking shall be irrigated a minimum of 2 years after the planting with an automatic irrigation system; and
 - (j) Notwithstanding section 8.3(1) driveways and pedestrian walkways shall not be excluded from the provisions of section 8.13 (1).
- (2) Separation
- (a) Location:
 - (i) where Schedule “A” specifies a 15.0 metre required setback from lot lines shared with the ALR, landscaping shall be located along and within 7.0 metres of section 8.13(1) Masking; and
 - (ii) where Schedule “A” specifies a 30.0 metre required setback from lot lines shared with the ALR landscaping shall be located along and within 22.0 metres of section 8.13(1) Masking.

SECTION 9 ENACTMENT

9.1 Repeal of Previous Bylaws

Town of Comox, Zoning Bylaw 1377 is hereby repealed.

9.2 Effective Date of Bylaw

- | | |
|-----------------------------------|-------------------------------------|
| (1) READ A FIRST time this | 19 th day of April, 2017 |
| (2) READ A SECOND time this | 19 th day of April, 2017 |
| (3) ADVERTISED A FIRST time this | 20 th day of April, 2017 |
| (4) ADVERTISED A SECOND time this | 25 th day of April, 2017 |
| (5) PUBLIC HEARING HELD this | 3 rd day of May, 2017 |
| (6) READ A THIRD time this | 3 rd day of May, 2017 |
| (7) ADOPTED this | 3 rd day of May, 2017 |

“Paul Ives”

Paul Ives,
Mayor

“Richard Kanigan”

Richard Kanigan
Corporate Officer

(Del #1957 Sept 2/20)

SCHEDULE "A" COMOX ZONING BYLAW 1850

RESIDENTIAL ZONES

101. R1.1 SINGLE-FAMILY

101.1 Permitted Uses:

In the R1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

101.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) Coach Houses shall:
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;

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WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.
(Add #1901 March 6/19) (Add #1871 March 6/19) (Add #1864 Sep 6/17)
(Add #1861 Sep 20/17) (Rep #1861 Sep 20/17) (Rep #1909 Apr 17/19)

101.3 Density:
n/a

101.4 Parcel Area:
Parcel area shall not be less than 650 square metres.

101.5 Parcel Frontage
Parcel frontage shall not be less than 20.0 metres.

101.6 Parcel Depth
Parcel depth shall not be less than 26.0 metres.

101.7 Parcel Coverage:
Parcel coverage shall not exceed 35%.

101.8 Height and Storeys:
Height shall not exceed 9.0 metres.

101.9 Required Setbacks:

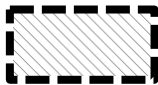
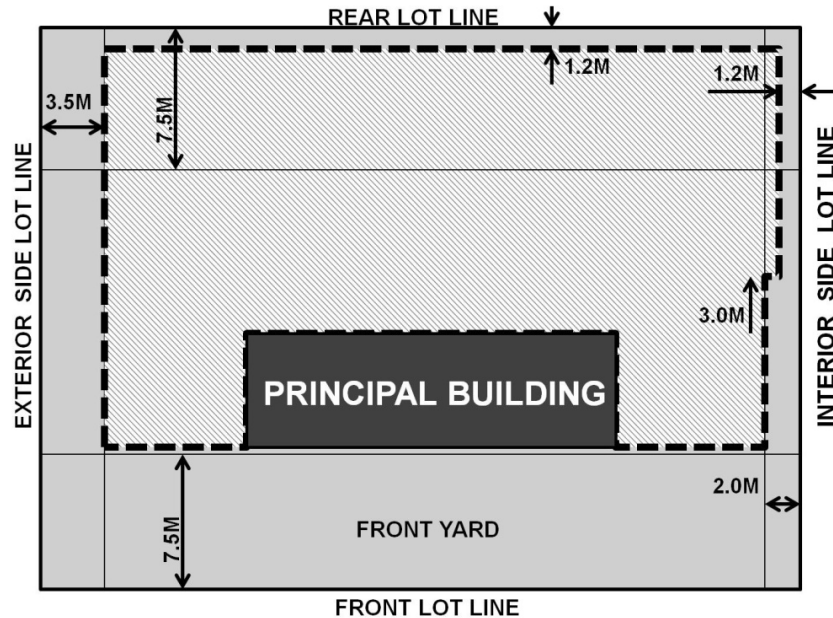
- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.
- (5) Notwithstanding sections 101.9(1) through (4), building setback from lot lines shared with the Agricultural Land Reserve shall be not less than 30.0 metres.
(Add #1983 Oct 20/21)

101.10 Accessory Buildings
Accessory buildings shall

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
(Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 101-1.
- (7) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

(Del #1909 Apr 17/19)



Area where accessory buildings are permitted

Figure 101-1. R1.1: accessory buildings buildable area

101.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers.
- (2) Coach houses abutting Residential zoned parcels.
- (3) R1.1 zoned parcels abutting land within the Agricultural Land Reserve shown in Appending B1 map. (Add #1983 Oct 20/21)

101.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6

101.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations
- (3) Despite Section 101.9(1), the distance between a building or principal use and the rear lot line on Lot A District Lot 93 Comox District Plan 48731 shall not exceed 30 metres.

102. R1.2 MOBILE HOME

102.1 Permitted Uses:

In the R1.2 zone, the following uses are permitted and all others uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Mobile homes
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Urban Produce Production (Add #1987 Nov 17/21)
- (7) Urban Produce Stand (Add #1987 Nov 17/21)

102.2 Conditions of Use:

n/a

102.3 Density:

n/a

102.4 Parcel Area:

Parcel area shall not be less than 465 square metres.

102.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

102.6 Parcel Depth:

Parcel depth shall not be less than 26.0 metres.

102.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

102.8 Height and Storeys:

- (1) Height shall not exceed 4.6 metres.
- (2) The number of storeys shall not exceed 1.

102.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 5.0 metres.
- (2) Rear
Rear setback shall not be less than 5.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 1.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

102.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;

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- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) be excluded from required rear and interior side setbacks provided that no accessory building is located closer than 1.2 metres to a rear or interior side lot line, as shown in Figure 102-1.

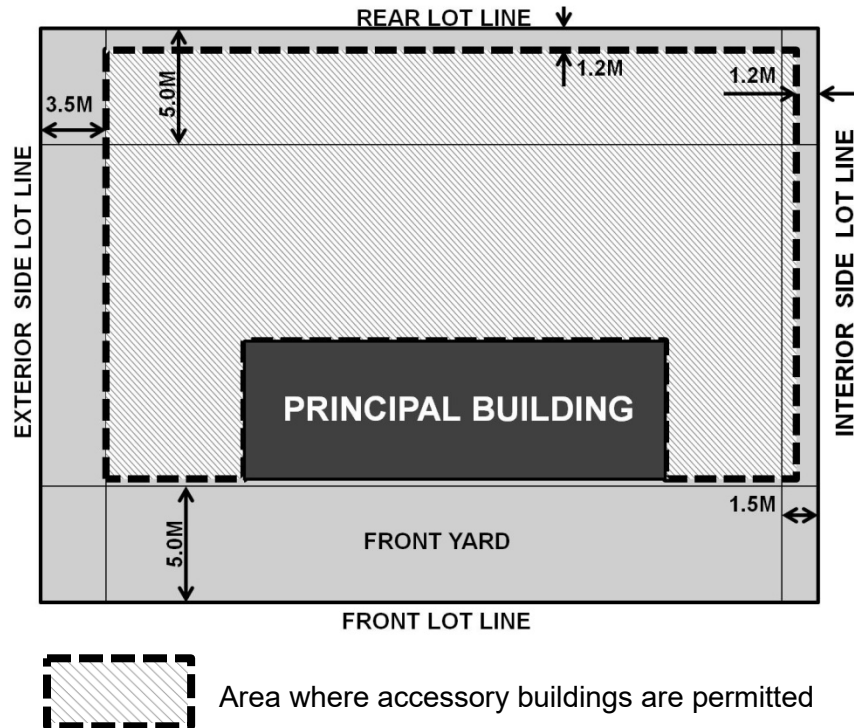


Figure 102-1. R1.2: accessory buildings buildable area

102.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

102.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

102.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

103. R1.3 SINGLE-FAMILY – 1100 M² PARCEL

103.1 Permitted Uses:

In the R1.3 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Coach houses (Add #1909 Apr 17/19)
- (3) Home occupations
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Urban Hen Keeping (Add #1987 Nov 17/21)
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

103.2 Conditions of Use:

- (1) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
 - (j) not be located closer than 4.0 metres to a principal building;
 - (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
 - (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

103.3 Density:
n/a

103.4 Parcel Area:
Parcel area shall not be less than 1100 square metres.

103.5 Parcel Frontage:
Parcel frontage shall not be less than 27.0 metres.

103.6 Parcel Depth:
Parcel depth shall not be less than 40.0 metres.

103.7 Parcel Coverage:
Parcel coverage shall not exceed 30%.

103.8 Height and Storeys:
Height shall not exceed 9.0 metres.

103.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 9.0 metres.
- (2) Rear
Rear setback shall not be less than 9.0 metres.
- (3) Side – interior
 - (a) Parcels with an exterior side lot line – Interior side setback shall not be less than 2.0 metres.
 - (b) All other situations – Interior side setback shall not be less than 4.0 m for one lot line or a series of connected lot lines either of which extends from a front to a rear lot line and 2.0 metres for any other interior side lot line.
- (4) Side – exterior
Exterior side setback shall not be less than 4.5 metres.

103.10 Accessory Buildings

Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that (Add #1987 Nov 17/21)

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- (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) the required interior side setback is maintained from the front lot line to a point 4.0 metres into the rear yard, as shown in Figure 103-1.
- (7) chicken coops shall:
- (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

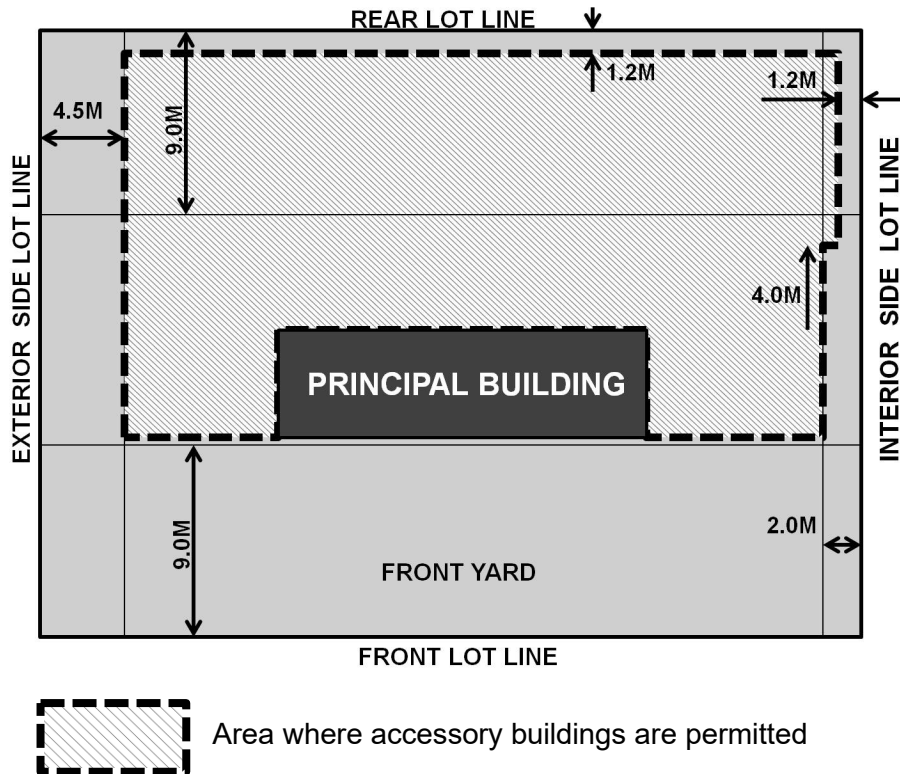


Figure 103-1. R1.3: Accessory building buildable area

103.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

103.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

103.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations

104. R1.4 SINGLE-FAMILY – TWO STOREY COACH HOUSE

(Add #1955 Feb 17/21)

104.1 Permitted Uses:

In the R1.4 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

104.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists.
- (2) Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:
 - (a) when no portion of the first storey is more than 0.6 metres above the established ground level, as measured along all elevations of the building, which face the rear lot line; or
 - (b) when no portion of the first storey is more than 0.6 metres above the established ground level, as measured along the building frontage.
- (3) Coach Houses shall:
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) in combination with accessory buildings, have a parcel coverage not exceeding 10%;
 - (c) be located in a rear yard;
 - (d) have a gross floor area, not exceeding:
 - i. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - ii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m²;
 - (e) for the purpose of sub-section (d) only, gross floor area shall:
 - i. include garages and carports, excluding the following, if located below a second storey: garages, carports and areas used for storage or workshop purposes or portions thereof;
 - ii. carport floor area shall be calculated as roofed floor area; and
 - iii. exclude 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (f) not exceed in height:
 - i. 4.5 metres, where the coach house does not exceed one storey and its gross floor area is less than 50 m²;

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- ii. 5.5 metres, where the coach house does not exceed one storey and its gross floor area is equal to or greater than 50 m²; and
- iii. 7.5 metres, where the coach house is 2-storeys;
- (g) not be located closer than 4.0 metres to a principal building;
- (h) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (i) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing, where the coach house does not exceed one storey.

104.3 Density:
n/a

104.4 Parcel Area:
Parcel area shall not be less than 700 square metres.

104.5 Parcel Frontage:
Parcel frontage shall not be less than 18.0 metres.

104.6 Parcel Depth:
Parcel depth shall not be less than 28.0 metres.

104.7 Parcel Coverage:

- (1) No building on a parcel exceeds one storey, including a coach house – Parcel coverage shall not exceed 40%.
- (2) A building on a parcel exceeds one storey – Parcel coverage shall not exceed 35%.

104.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.
- (3) For multi-storey dwelling units, except for when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage:
 - (a) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 104-1; or
 - (b) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 104-2 and 104-3;

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EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

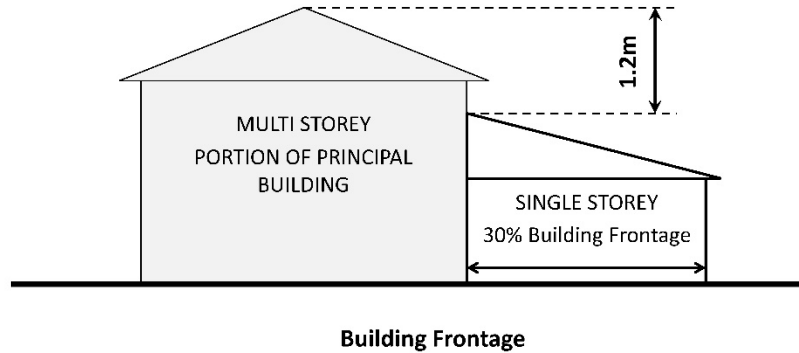


Figure 104-1. Elevation Block Out

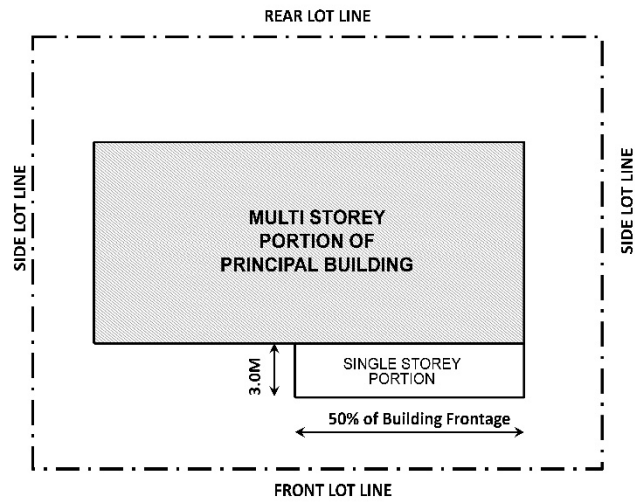


Figure 104-2. Site Plan

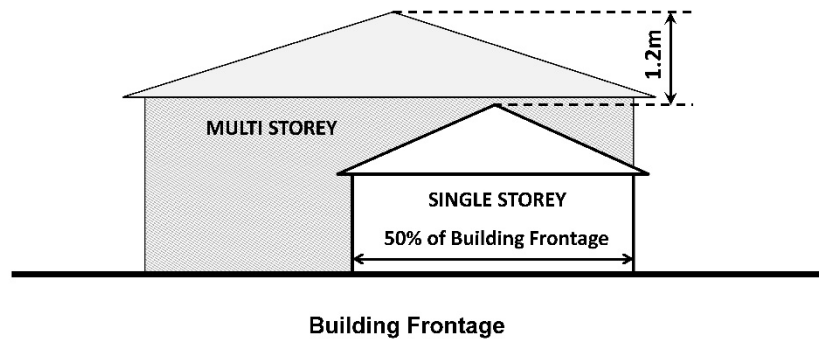


Figure 104-3. Elevation Block Out

104.9 Required Setbacks, as shown in Figure 104-4:

- (1) Front
 - (a) For 5.5 metres, as measured parallel to and at the front setback – Front setback shall not be less than 5.0 metres.
 - (b) For any part of a structure used as a garage or carport – Front setback shall not be less than 5.0 metres.
 - (c) All other situations – Front setback shall not be less than 2.5 metres.
- (2) Rear

Rear setback shall not be less than 7.5 metres.
- (3) Side – interior

Interior side setback shall not be less than 2.0 metres.
- (4) Side – exterior and corner cut-off
 - (a) Exterior side setback shall not be less than 2.5 metres.
 - (b) Notwithstanding Section 5.18 Setbacks, setback from a corner cut-off lot line shall not be less than 2.5 metres.

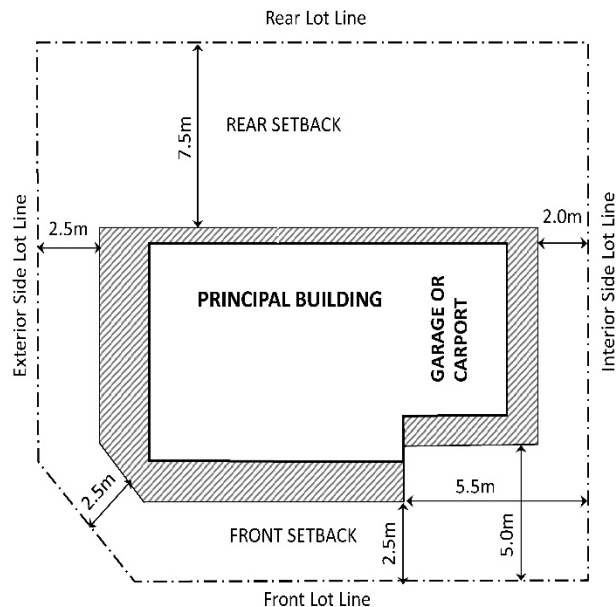


Figure 104-4. Required Setbacks

104.10 Accessory Buildings

Accessory buildings shall:

- (1) other than chicken coops, not exceed 5.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 70 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that no accessory building is located closer than 2.0 metres to a rear or interior side lot line, as shown in Figure 104-5. (Add #1987 Nov 17/21)

- (7) chicken coops shall:
- (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to an exterior side lot line. (Add #1987 Nov 17/21)

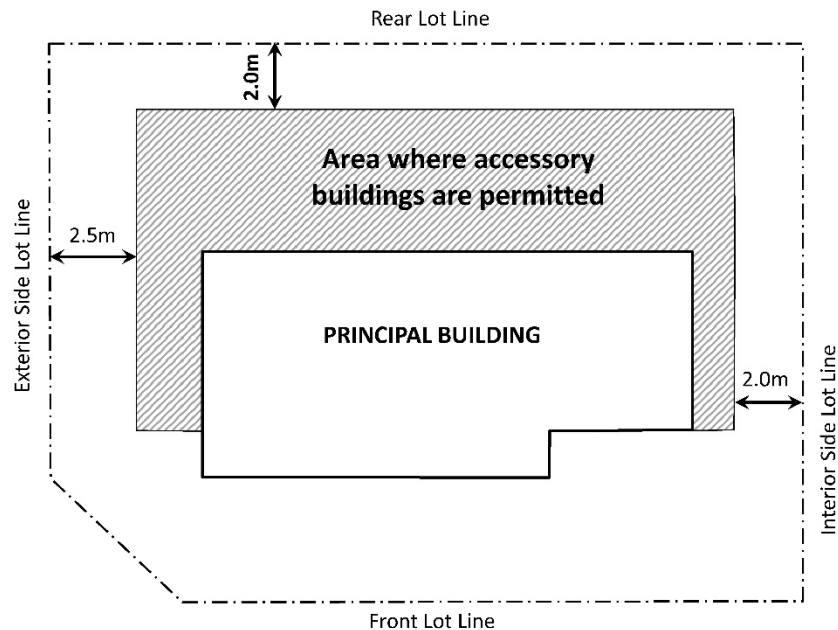


Figure 104-5.
Accessory building buildable area

104.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

104.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Driveways shall not exceed 5.5 metres in width; and
- (3) No more than one driveway shall be permitted on a parcel.

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

104.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel;
- (2) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground; and
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

105. R2.1 SINGLE/TWO-FAMILY

105.1 Permitted Uses:

In the R2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Two-family dwellings
- (8) Urban Hen Keeping (Add #1987 Nov 17/21)
- (9) Urban Produce Production (Add #1987 Nov 17/21)
- (10) Urban Produce Stand (Add #1987 Nov 17/21)

105.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists. (Add #1866 Oct 18/17)
- (2) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:

- i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

105.3 Density:
n/a

105.4 Parcel Area:
Parcel area shall not be less than 900 square metres.

105.5 Parcel Frontage:
Parcel frontage shall not be less than 20.0 metres.

105.6 Parcel Depth:
Parcel depth shall not be less than 26.0 metres.

105.7 Parcel Coverage:
Parcel coverage shall not exceed 35%.

105.8 Height and Storeys:
Height shall not exceed 9.0 metres.

105.9 Required Setbacks:

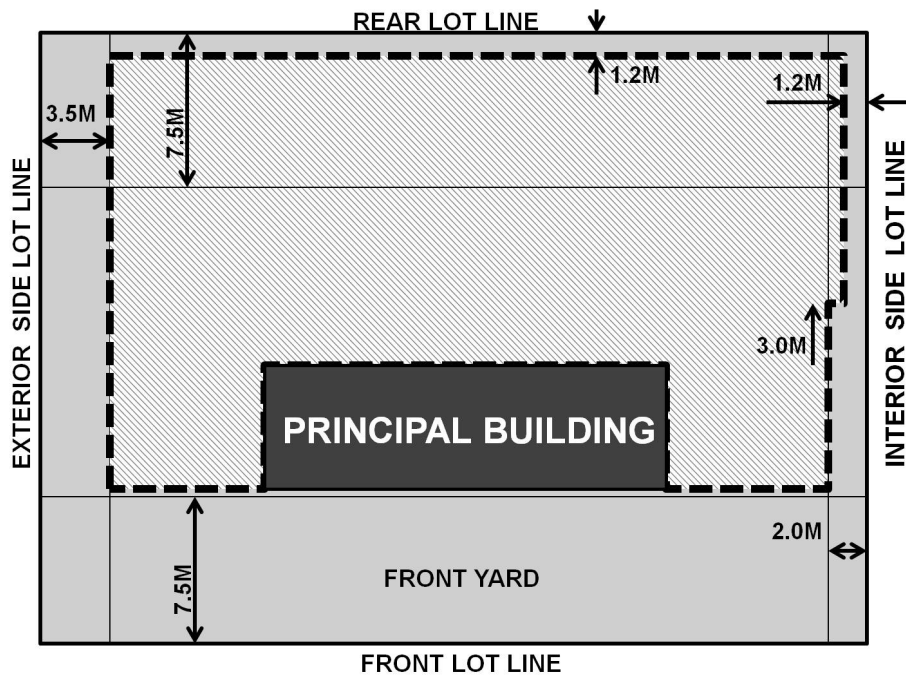
- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

105.10 Accessory Buildings
Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 105-1.
- (6) chicken coops shall:
- (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)



Area where accessory buildings are permitted

Figure 105-1: Accessory building buildable area

105.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

105.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

105.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

106. R2.2 TWO-FAMILY

106.1 Permitted Uses:

In the R2.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Single-family dwellings
- (5) Two-family dwellings
- (6) Urban Hen Keeping (Add #1987 Nov 17/21)
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

106.2 Conditions of Use:

n/a

106.3 Density:

n/a

106.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

106.5 Parcel Frontage:

Parcel frontage shall not be less than 20.0 metres.

106.6 Parcel Depth:

Parcel depth shall not be less than 26.0 metres.

106.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

106.8 Height and Storeys:

Height shall not exceed 9.0 metres.

106.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

106.10 Accessory Buildings

Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)

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- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 106-1.

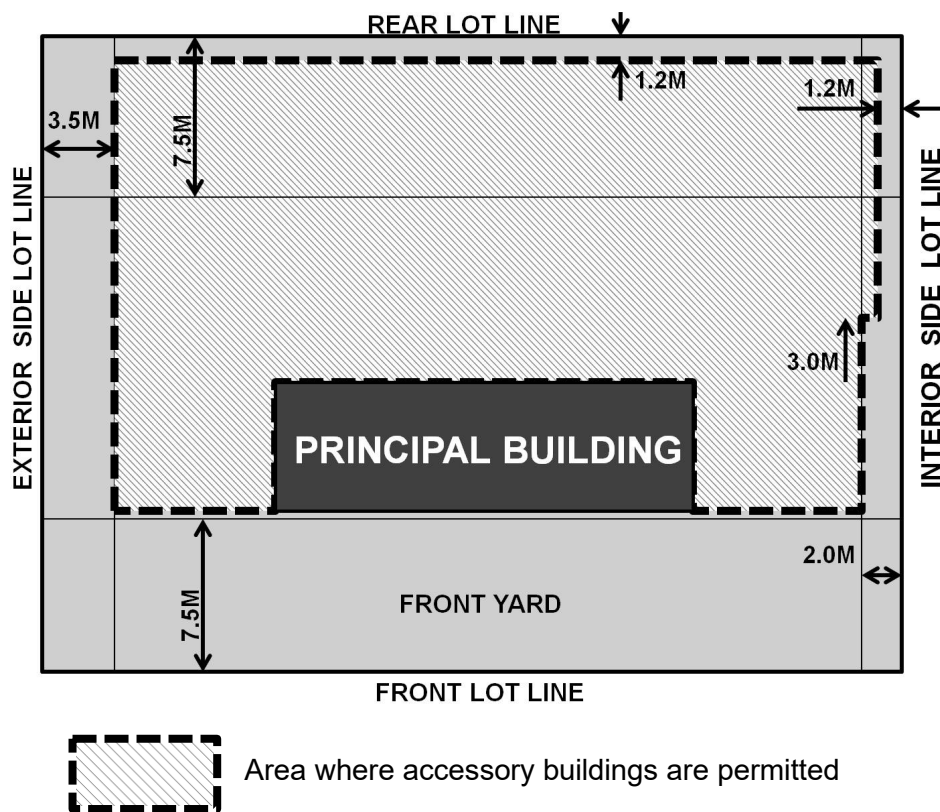


Figure 106-1. R2.2: Accessory building buildable area

106.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

106.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

106.13 Other Requirements

- (1) No more than two single-family dwellings shall be permitted on a parcel.
- (2) No more than one two-family dwelling shall be permitted on a parcel.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

107. R2.3 TWO-FAMILY – FRONT TO BACK

(Add # 1955 Feb 17/21)

107.1 Permitted Uses:

In the R2.3 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Two-family dwellings

107.2 Conditions of Use:

Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages.

107.3 Density:

n/a

107.4 Parcel Area:

Parcel area shall not be less than 500 square metres.

107.5 Parcel Frontage:

Parcel frontage shall not be less than 17.5 metres.

107.6 Parcel Depth:

Parcel depth shall not be less than 28.0 metres.

107.7 Parcel Coverage:

Parcel coverage shall not exceed 40%.

107.8 Height and Storeys:

- (1) For any part of a structure used as a garage or carport – Height shall not exceed 5.5 metres and the number of storeys shall not exceed 1.
- (2) All other situations – Height shall not exceed 9.0 metres and the number of storeys shall not exceed 2.

107.9 Required Setbacks:

- (1) Front:
Front setback shall not be less than 2.5 metres.
- (2) Rear:
Rear setback shall not be less than 4.5 metres.
- (3) Interior Side:
 - (a) for a distance of not less than 10.0 metres as measured perpendicularly from the front lot line, interior side setback shall not be less than 4.5 metres;
 - (b) where a driveway is located in an interior side yard, interior side setback shall not be less than 5.0 metres; and
 - (c) all other situations – side setback shall not be less than 2.0 metres.

(4) Exterior Side:

- (a) exterior side setback shall not be less than 2.5 metres; and
- (b) notwithstanding Section 5.18 Setbacks, setback from a corner cut-off property line shall not be less than 2.5 metres.

107.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 2.5 metres in height;
- (2) not exceed 5.0 m² in gross floor area per residential unit;
- (3) not be located within a front yard; and
- (4) be excluded from required rear and interior side setbacks provided that:
 - (a) no accessory building is located closer than 7.5 metres to a front lot line; and
 - (b) no accessory building is located closer than 1.2 metres to a rear or interior side lot line.

107.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8:

107.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Notwithstanding section 107.12(1), off-street parking shall only be permitted within an interior side yard, in which a driveway is located;
- (3) Driveways shall not exceed 3.0 metres in width; and
- (4) No more than one driveway shall be permitted on a parcel.

107.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel;
- (2) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

108. R3.2 SINGLE-FAMILY – 450 M² PARCEL

108.1 Permitted Uses:

In the R3.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

108.2 Conditions of Use:

(Add #1866 Oct 18/17)

(Rep #1909 Apr 17/19)

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists.
- (2) Gross floor area of the second storey of a building shall not exceed 75% if the gross floor area of the first storey of the building including attached garages, except for:
 - (a) When no portion of the first storey is more than 0.6 metres above the established ground level, as measured along all elevations of the building, which face the rear lot line; or
 - (b) When no portion of the first storey is more than 0.6 metres above the established ground level, as measured along the building frontage.
- (3) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and

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WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
- (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

108.3 Density:
n/a

108.4 Parcel Area:
Parcel area shall not be less than 450 square metres.

108.5 Parcel Frontage:
Parcel frontage shall not be less than 15.0 metres.

108.6 Parcel Depth:
Parcel depth shall not be less than 26.0 metres.

108.7 Parcel Coverage:

- (1) No building on a parcel exceeds one storey - Parcel coverage shall not exceed 40%.
- (2) A building on a parcel exceeds one storey – Parcel coverage shall not exceed 35%.

108.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.
- (3) For multi-storey dwelling units, except for when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage:
 - (a) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 108-1; or
 - (b) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face,

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with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 108-2 and 108-3;

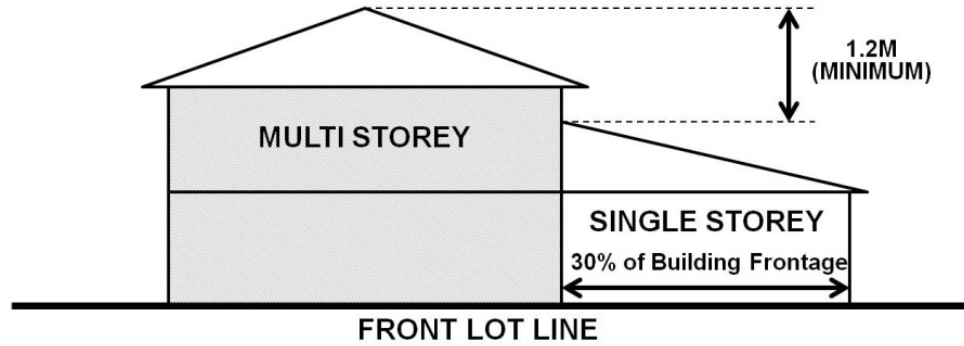


Figure 108-1. Elevation Block Out

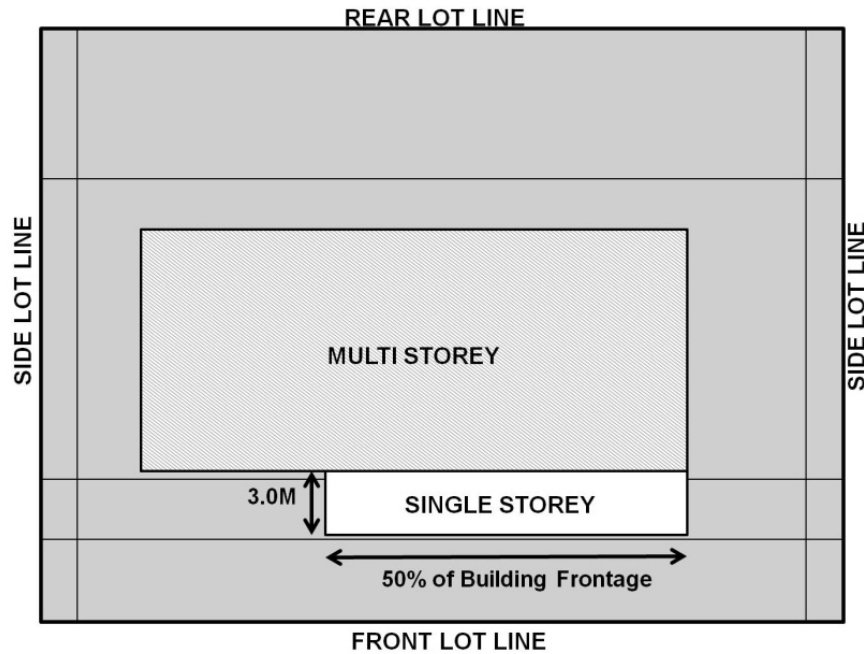


Figure 108-2. Site Plan

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

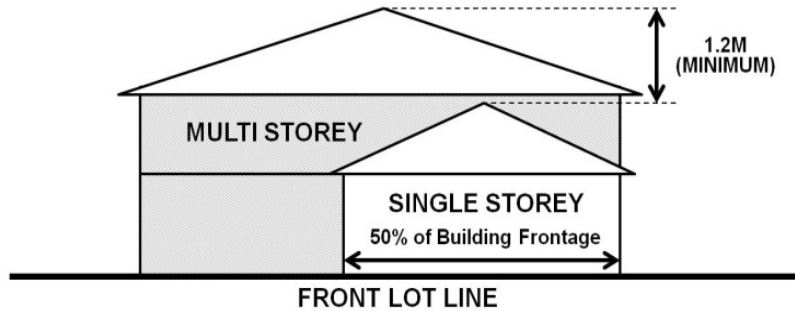


Figure 108-3. Elevation Block Out

108.9 Required Setbacks:

- (1) Front
 - (a) For 5.5 m as measured parallel to and at the front setback – Front setback shall not be less than 7.5 metres as shown in Figure 108-4
 - (b) For any part of a structure used as a garage or carport – Front setback shall not be less than 7.5 metres.
 - (c) All other situations – Front setback shall not be less than 4.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side – interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side – exterior
Exterior side setback shall not be less than 3.5 metres.
- (5) Notwithstanding sections 108.9 (1) through (4), building setback from lot lines shared with the Agricultural Land Reserve shall be not less than 30.0 metres.
(Add #1983 Oct 20/21)

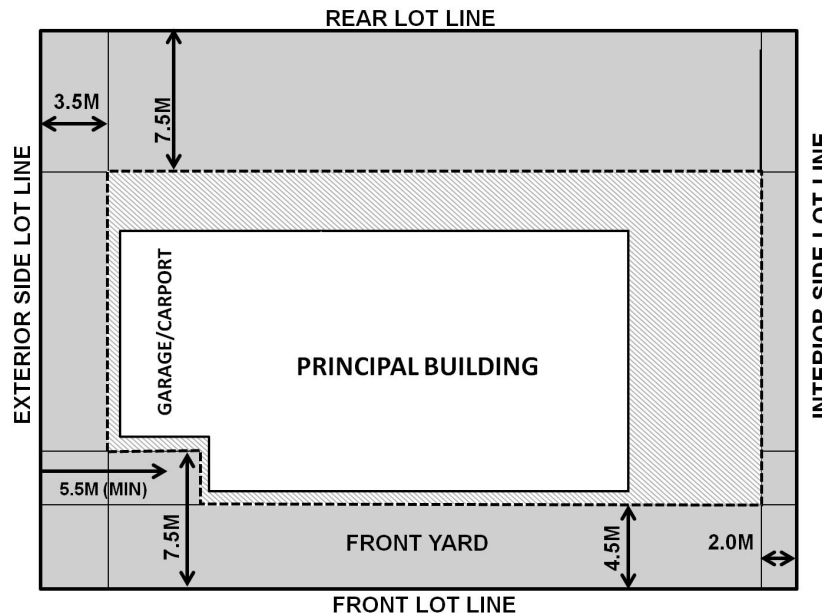


Figure 108-4. Minimum Front Setback

108.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
(Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) be excluded from required rear and interior side setbacks provided that
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 108-5.

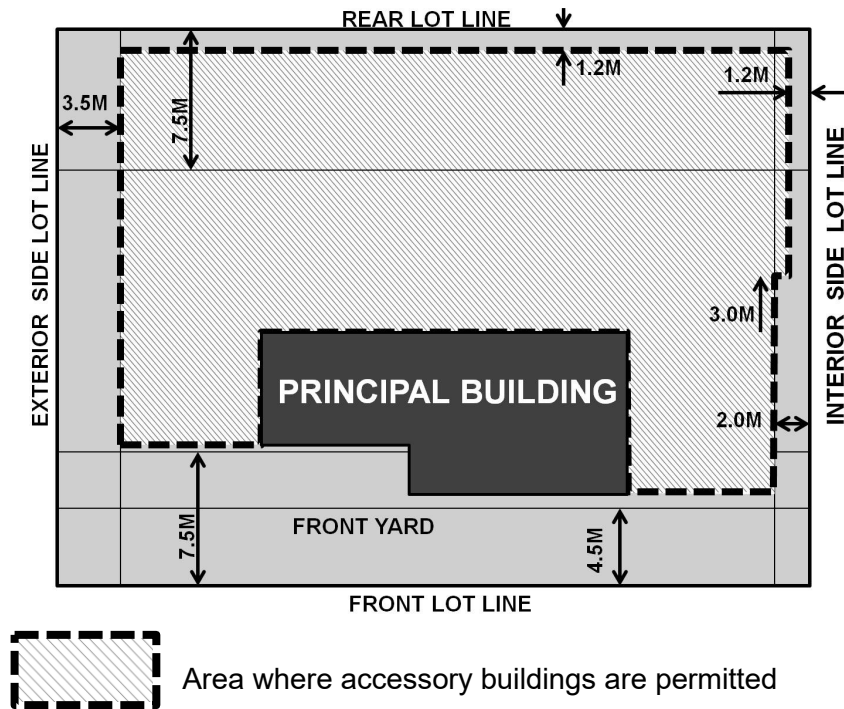


Figure 108-5. R3.2: Accessory building buildable area

108.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers.
- (2) Coach houses abutting Residential zoned parcels.
- (3) R3.2 zoned parcels abutting land within the Agricultural land Reserve shown in Appendix B1 map. (Add #1983 Oct 20/21)

108.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

108.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

109. R3.3 SINGLE-FAMILY - LARGE LOT

109.1 Permitted Uses:

In the R3.3 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach Houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)
- (9) Urban Produce Production (Add #1987 Nov 17/21)

109.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)

(Rep #1861 Sep 20/17)

(Add #1861 Sep 20/17)

- (2) Coach Houses shall (Rep #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and

- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
 - (j) not be located closer than 4.0 metres to a principal building;
 - (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
 - (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.
- (3) Coach Houses shall not be permitted (Add #1909 Apr 17/19):
- (a) on a parcel shown shaded in Appendix “F”; and
 - (b) on a parcel shown shaded in Appendix “G” that has a parcel area less than 1,500 square metres.

109.3 Density:
n/a

- 109.4 Parcel Area:**
- (1) All lands shown shaded in Appendix “G” – parcel area shall not be less than 5,000 square metres.
 - (2) All lands shown shaded in Appendix “H” - parcel area shall be not less than 3,500 square metres.
 - (3) All other lands - parcel area shall not be less than 20,000 square metres.

109.5 Parcel Frontage:
Parcel frontage shall not be less than 20.0 metres.

109.6 Parcel Depth:
Parcel depth shall not be less than 50.0 metres.

109.7 Parcel Coverage:
Parcel coverage shall not exceed 30% or 500 square metres, whichever is lesser.

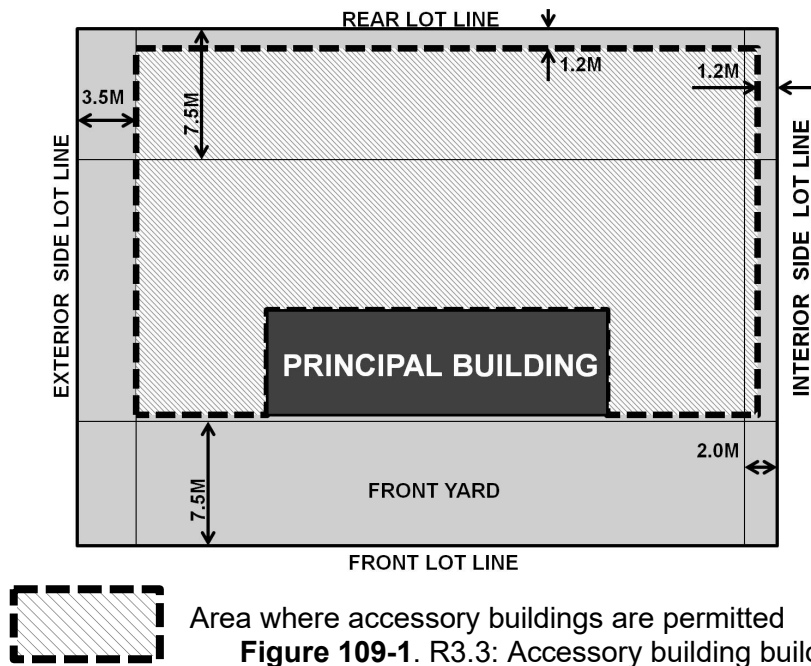
- 109.8 Height and Storeys:**
- (1) Height shall not exceed 9.0 metres.
 - (2) The number of storeys shall not exceed 2.

- 109.9 Required Setbacks:**
- (1) Front
Front setback shall not be less than 7.5 metres.
 - (2) Rear
Rear setback shall not be less than 7.5 metres.
 - (3) Side – interior
Interior side setback shall not be less than 2.0 metres.
 - (4) Side – exterior
Exterior side setback shall not be less than 3.5 metres.

- 109.10 Accessory Buildings**
Accessory buildings shall
- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 109-1.
- (7) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)
(Del #1909 Apr 17/19)



109.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

109.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

109.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

110. R3.4 SINGLE-FAMILY– KYE BAY SEASIDE

110.1 Permitted Uses:

In the R3.4 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary Suites
- (6) Single-family dwellings
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

110.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages.
- (3) The principal building gross floor area shall not exceed 250 square metres, excluding the combined gross floor area of all attached garages to a maximum of 40 square metres.
- (4) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:

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WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- i. 4.5 metres, where the coach house gross floor area is less than 50 m²;
and
- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

110.3 Density:

n/a

110.4 Parcel Area:

Parcel area shall not be less than 500 square metres.

110.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

110.6 Parcel Depth:

n/a

110.7 Parcel Coverage:

- (1) Parcel coverage shall not exceed 35% for all parcels with an area of 500 square metres or greater.
- (2) Parcel coverage shall not exceed 45% for all parcels with an area less than 500 square metres.

110.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of stories shall not exceed 2.

110.9 Required Setbacks

- (1) Front:
Front setback shall not be less than 15.0 metres.
- (2) Rear:
Rear setback shall not be less than 3.0 metres.
- (3) Side:
Side setback shall not be less than 1.2 metres.
- (4) Other:
 - (a) No portion of a building shall be located more than 30 metres from a lot line abutting Windslow Road.
 - (b) Awnings, sunshades, canopies, pilasters, cornices, eaves, gutters, leaders, sills, steps, chimneys, bay windows, balconies, porches or ornamental features may project up to 1.75 metres beyond the 30.0 metre setback in subsection (a) above.

110.10 Accessory Buildings

Accessory buildings shall:

- (1) Not exceed 4.5 metres in height;
- (2) Have a parcel coverage not exceeding 10%;
- (3) Not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; and (Rep #1861 Sep 20/17)
- (5) Not be located within a front yard.

110.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

110.12 Off-Street Parking

Off-street parking and loading shall be provided in accordance with Section 6.

110.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

111. R3.5 SINGLE-FAMILY – 1300 M2 PARCEL KYE BAY

111.1 Permitted Uses:

In the R3.5 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

111.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) The principal building gross floor area shall not exceed 400 square metres, excluding the combined gross floor area of all attached garages to a maximum of 40 square metres.

(Rep #1861 Sep 20/17)

(Add #1861 Sep 20/17)

- (3) Coach Houses shall (Rep #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
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- i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

111.3 Density:

n/a

111.4 Parcel Area:

- (1) Parcel area for 1469 Kye Bay Road (Lot 14A, Lot 93, Comox District, Plan 4276) shall not be less than 5000 square metres;
- (2) All other parcels – parcel area shall not be less than 1300 square metres.

111.5 Parcel Frontage:

Parcel frontage shall not be less than 27.0 metres.

111.6 Parcel Depth:

Parcel depth shall not be less than 40.0 metres.

111.7 Parcel Coverage:

Parcel coverage shall not exceed 30%.

111.8 Height and Storeys:

- (1) Height shall not exceed 13.5 metres; and
- (2) The number of stories shall not exceed 3.

111.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 3.0 metres.
- (2) Rear
Rear setback shall not be less than 1.2 metres.
- (3) Side
Side setback shall not be less than 1.2 metres.
- (4) Notwithstanding Section 5.4, noise generating mechanical equipment, including heat pumps, shall not be located in a rear or exterior side yard and shall be no closer to a lot line than 3.0 metres on Lot 1, District Lot 93, Comox District, Plan 42626.

111.10 Accessory Buildings

Accessory buildings shall:

- (1) other than chicken coops, not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%; (Add #1987 Nov 17/21)

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (3) not occupy more than 2/3 of the width of the front or rear yard, as measured at its widest point; and
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area. (Rep #1861 Sep 20/17)
- (5) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

111.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

111.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

111.13 Other Requirements:

- (1) No more than one single-family dwelling shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

112. R3.6 SINGLE-FAMILY – 1100 M2 PARCEL KYE BAY SEASIDE

112.1 Permitted Uses:

In the R3.6 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

112.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages.
- (3) The principal building gross floor area shall not exceed 400 square metres, excluding the combined gross floor area of all attached garages to a maximum of 40 square metres.
- (4) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;

- (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

112.3 Density:
n/a

112.4 Parcel Area:
Parcel area shall not be less than 1100 square metres.

112.5 Parcel Frontage:
Parcel frontage shall not be less than 27.0 metres.

112.6 Parcel Depth:
Parcel depth shall not be less than 40.0 metres.

112.7 Parcel Coverage:
Parcel coverage shall not exceed 30%.

112.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres; and
- (2) The number of stories shall not exceed 2.

112.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 15.0 metres.
- (2) Rear
Rear setback shall not be less than 3.0 metres.
- (3) Side
Side setback shall not be less than 1.2 metres.

112.10 Accessory Buildings
Accessory buildings shall:

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; and

(Rep #1861 Sep 20/17)

- (5) not be located within a front yard.
- (6) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

112.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

112.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

112.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

113. R3.7 SINGLE-FAMILY – KYE BAY

113.1 Permitted Uses:

In the R3.7 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Secondary Suites
- (5) Single-family dwellings
- (6) Urban Produce Production (Add #1987 Nov 17/21)
- (7) Urban Produce Stand (Add #1987 Nov 17/21)

113.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) The principal building gross floor area shall not exceed 250 square metres, excluding the combined gross floor area of all attached garages to a maximum of 40 square metres.

113.3 Density:

n/a

113.4 Parcel Area:

Parcel area shall not be less than 500 square metres.

113.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

113.6 Parcel Depth:

n/a

113.7 Parcel Coverage:

- (1) Parcel coverage shall not exceed 35% for all parcels with an area of 400 square metres or greater.
- (2) Parcel coverage shall not exceed 45% for all parcels with an area less than 400 square metres.

113.8 Height and Storeys:

- (1) Height shall not exceed 13.5 metres; and
- (2) The number of stories shall not exceed 3.

113.9 Required Setbacks:

- (1) Front:
Front setback shall not be less than 3.0 metres.
- (2) Rear:
Rear setback shall not be less than 1.2 metres.

- (3) Side:
Side setback shall not be less than 1.2 metres.

113.10 Accessory Buildings

Accessory buildings shall:

- (1) Not exceed 4.5 metres in height;
- (2) Have a parcel coverage not exceeding 10%;
- (3) Not occupy more than 2/3 of the width of the front or rear yard, as measured at its widest point; and
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area.

(Rep #1861 Sep 20/17), (Rep #1957 Sept 2/20)

113.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

113.12 Off-Street Parking

Off-street parking and loading shall be provided in accordance with Section 6.

113.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

114. R3.8 SINGLE-FAMILY – 450 M² PARCEL 2.5 M FRONT SETBACK

(Add #1955 Feb 17/21)

114.1 Permitted Uses:

In the R3.8 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

114.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists.
- (2) Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:
 - (c) When no portion of the first storey is more than 0.6 metres above the established ground level, as measured along all elevations of the building, which face the rear lot line; or
 - (d) When no portion of the first storey is more than 0.6 metres above the established ground level, as measured along the building frontage.
- (3) Coach Houses shall:
 - (e) not be permitted on a parcel on which a secondary suite exists;
 - (f) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (g) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (h) have a parcel coverage not exceeding 10%;
 - (i) be located in a rear yard;
 - (j) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;

- iv. exclude 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

114.3 Density:
n/a

114.4 Parcel Area:
Parcel area shall not be less than 450 square metres.

114.5 Parcel Frontage:
Parcel frontage shall not be less than 15.0 metres.

114.6 Parcel Depth:
Parcel depth shall not be less than 26.0 metres.

114.7 Parcel Coverage:

- (1) No building on a parcel exceeds one storey - Parcel coverage shall not exceed 40%.
- (2) A building on a parcel exceeds one storey – Parcel coverage shall not exceed 35%.

114.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.
- (3) For multi-storey dwelling units, except for when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage:
 - (a) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 114-1; or
 - (b) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 114-2 and 114-3;

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EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

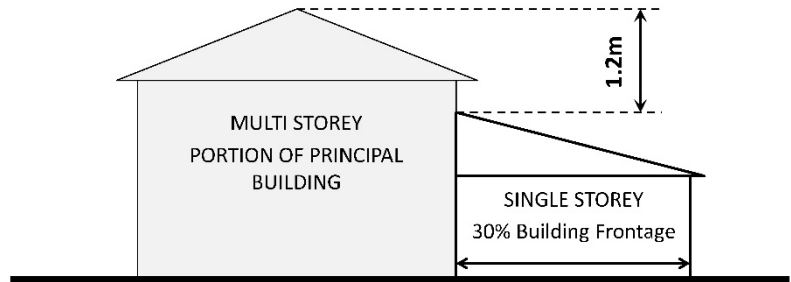


Figure 114-1.
Elevation Block-out

Building Frontage

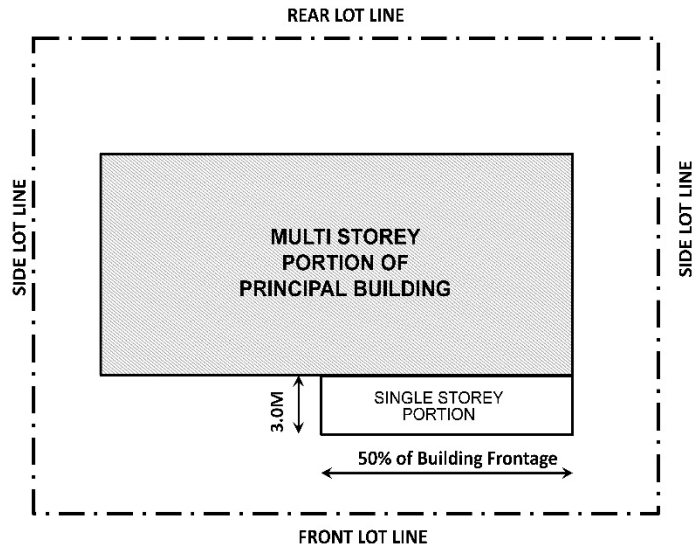
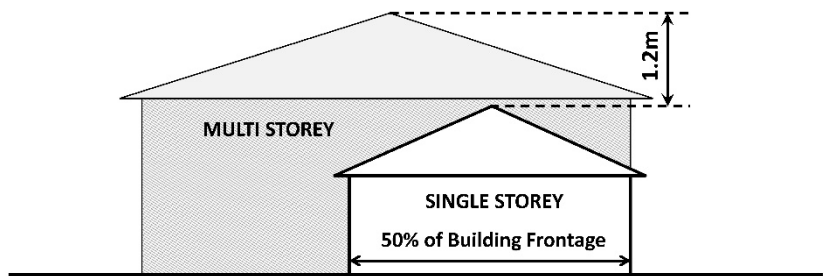


Figure 114-2.
Site Plan



Building Frontage

Figure 114-3.
Elevation Block-out

114.9 Required Setbacks, as shown in Figure 114-4:

- (1) Front
 - (a) For 5.5 metres, as measured parallel to and at the front setback – Front setback shall not be less than 5.0 metres.
 - (b) For any part of a structure used as a garage or carport – Front setback shall not be less than 5.0 metres.
 - (c) All other situations – Front setback shall not be less than 2.5 metres.
- (2) Rear

Rear setback shall not be less than 7.5 metres.
- (3) Side – interior

Interior side setback shall not be less than 2.0 metres.
- (4) Side – exterior and corner cut-off
 - (a) Exterior side setback shall not be less than 2.5 metres.
 - (b) Notwithstanding Section 5.18 Setbacks, setback from a corner cut-off property line shall not be less than 2.5 metres.

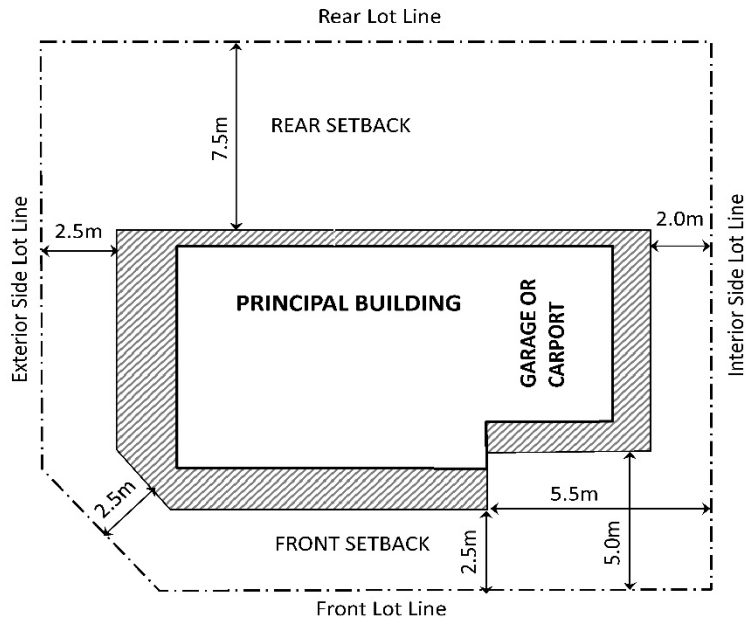


Figure 114-4.
Required Setbacks

114.10 Accessory Buildings

Accessory buildings shall:

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
- (6) not be located within a front yard; and

- (7) be excluded from required rear and interior side setbacks provided that
- (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 114-5.

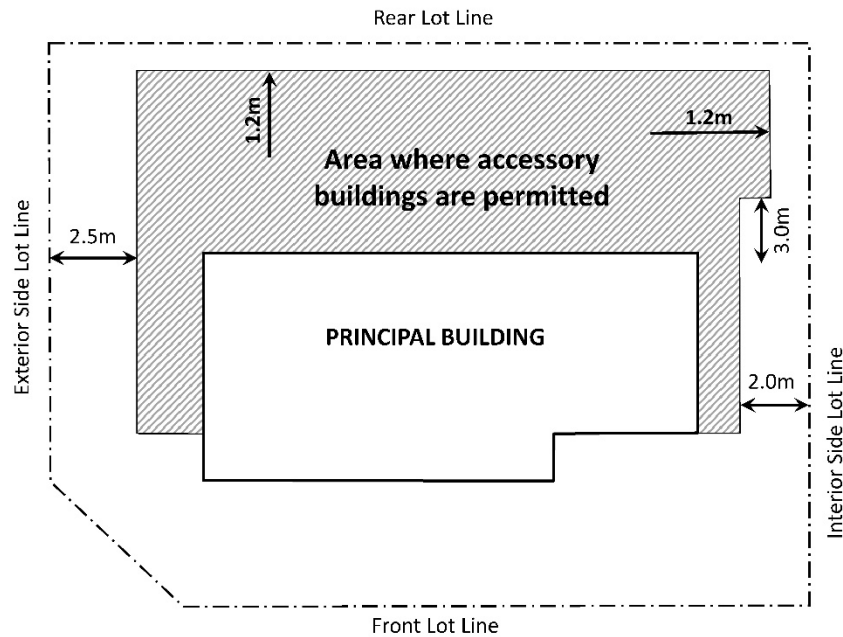


Figure 114-5.
Accessory building buildable area

114.11 Screening

- The following shall be screened in accordance with Section 8:
- (1) Above ground utility boxes and utility transformers; and
 - (2) Coach houses abutting Residential zoned parcels.

114.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Driveways shall not exceed 5.5 metres in width; and
- (3) No more than one driveway shall be permitted on a parcel.

114.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel;
- (2) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground; and
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

115. R4.1 SINGLE-FAMILY – 350 M² PARCEL

115.1 Permitted Uses:

In the R4.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Secondary suites
- (4) Single-family dwellings
- (5) Urban Produce Production (Add #1987 Nov 17/21)
- (6) Urban Produce Stand (Add #1987 Nov 17/21)

115.2 Conditions of Use:

- (1) Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:
 - (a) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along all elevations of the building which face the rear lot line; or
 - (b) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage.
- (2) In combined width, attached garages and attached carports shall not exceed the greater of 25% of the building frontage or 3.5 metres.

115.3 Density:

n/a

115.4 Parcel Area:

Parcel area shall not be less than 350 square metres.

115.5 Parcel Frontage:

- (1) Parcel with an exterior side lot line – Parcel frontage shall not be less than 15.0 metres;
- (2) All other situations – Parcel frontage shall not be less than 13.0 metres.

115.6 Parcel Depth:

Parcel depth shall not be less than 24.0 metres.

115.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

115.8 Height and Storeys:

- (1) Height shall not exceed 8.0 metres;
- (2) The number of storeys shall not exceed 2;
- (3) For multi-storey dwelling units, except for when no portion of the first storey is more than 0.6 metres above the established ground level, as measured along the building frontage:

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (a) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 115-1; or
- (b) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 115-2 and 115-3;

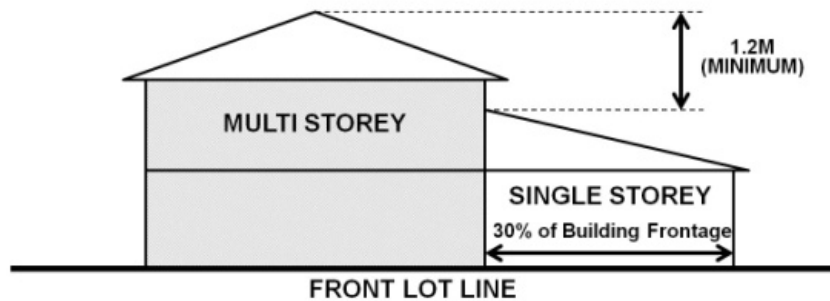


Figure 115-1. Elevation Block Out

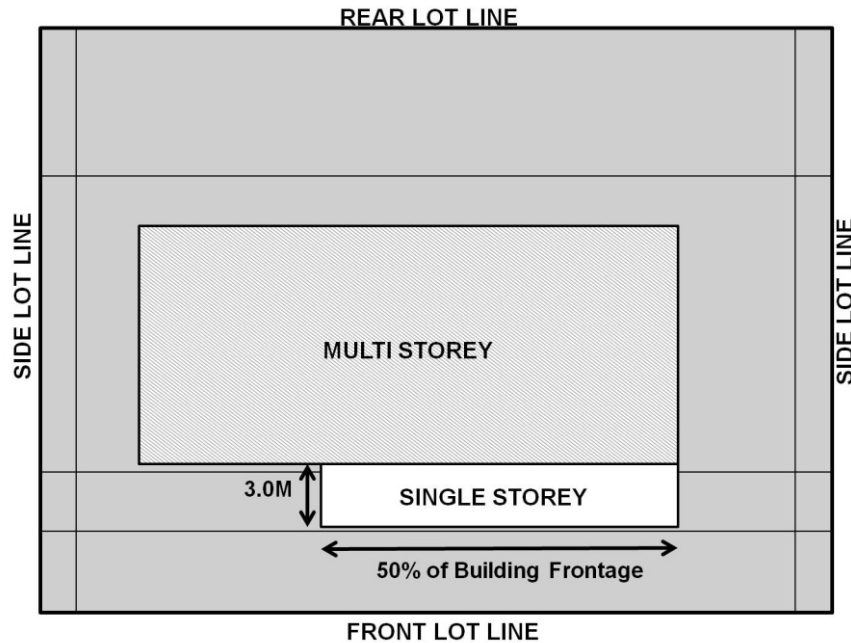


Figure 115-2. Site Plan

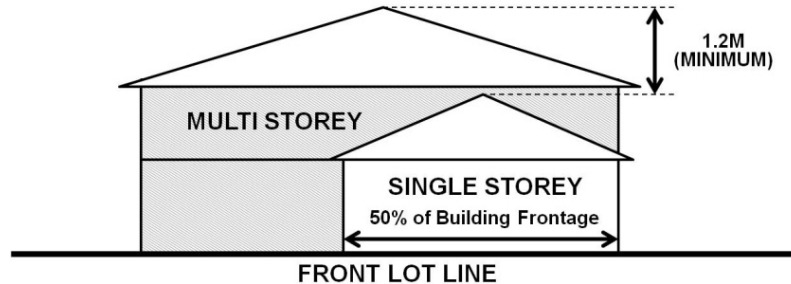


Figure 115-3. Elevation Block Out

115.9 Required Setbacks:

- (1) Front
 - (a) For 5.5 metres, as measured parallel to and at the front setback – Front setback shall not be less than 7.5 metres as shown in Figure 115-4.
 - (b) For any part of a structure used as a garage or carport – Front setback shall not be less than 7.5 metres.
 - (c) All other situations – Front setback shall not be less than 4.5 metres.
- (2) Rear

Rear setback shall not be less than the greater of 7.5 metres or 25% of the parcel depth;
- (3) Side – interior

Interior side setback shall not be less than 1.8 metres;
- (4) Side – exterior

Exterior side setback shall not be less than 3.5 metres;
- (5) Notwithstanding section 115.9 910 through (4), building setbacks from lot lines shared with the Agricultural land Reserve shall be not less than 30.0 metres.
(Add #1983 Oct 20/21)

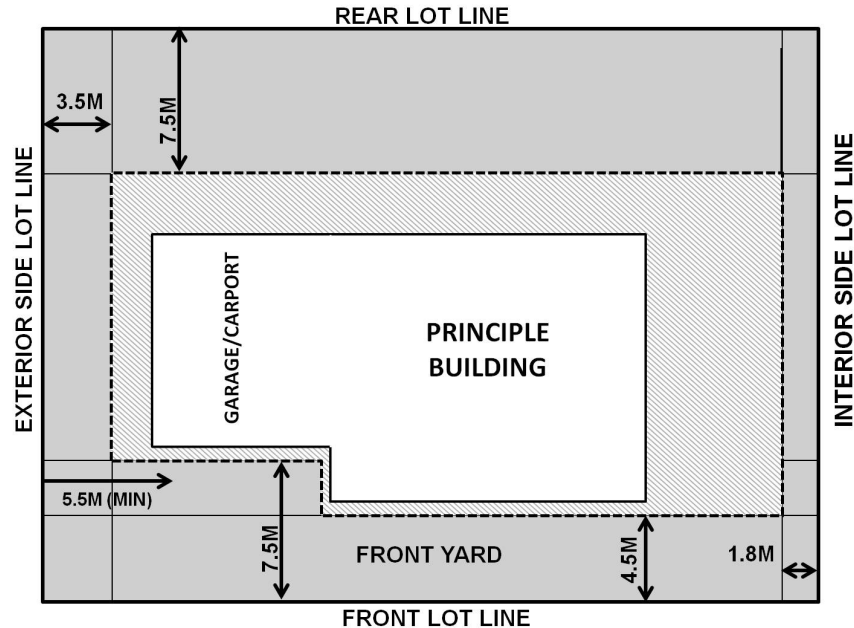


Figure 115-4. Required Setbacks

115.10 Accessory Buildings

Accessory buildings shall:

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 40 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) be excluded from required rear and interior side setbacks provided that
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 1.8 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 115-5.

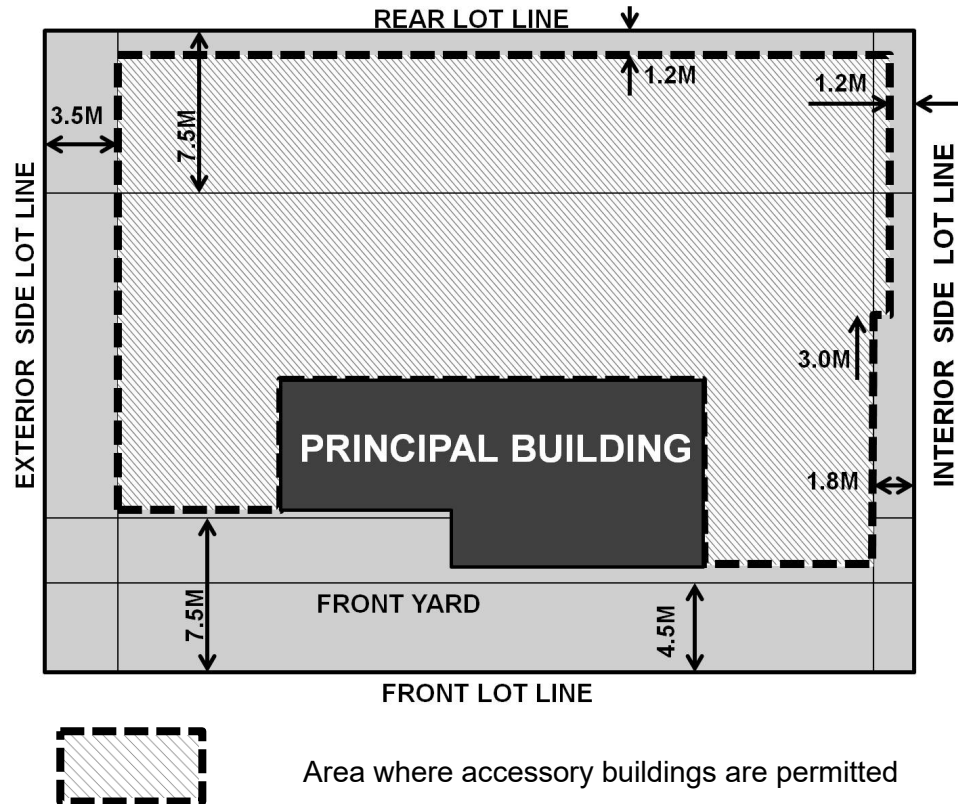


Figure 115-5. Accessory building buildable area

115.11 Screening

(Rep #1983 Oct 20/21)

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) R4.1 zoned parcels abutting land within the Agricultural land Reserve shown in Appendix B1 map.

115.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Driveways shall not exceed 5.5 metres in width.
- (3) No more than one driveway shall be permitted on a parcel.

115.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

116. R5.1 SINGLE-FAMILY – 250 M² PARCEL ZERO LOT LINE

(Add #1955 Feb 17/21)

116.1 Permitted Uses:

In the R5.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Single-family dwellings
- (4) Urban Produce Production (Add #1987 Nov 17/21)
- (5) Urban Produce Stand (Add #1987 Nov 17/21)

115.2 Conditions of Use:

Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:

- (e) when no portion of the first storey is more than 0.6 metres above the established ground level, as measured along all elevations of the building, which face the rear lot line; or
- (f) when no portion of the first storey is more than 0.6 metres above the established ground level, as measured along the building frontage.

116.3 Density:

n/a

116.4 Parcel Area:

Parcel area shall not be less than 250 square metres.

116.5 Parcel Frontage:

Parcel frontage shall not be less than 12.0 metres.

116.6 Parcel Depth:

Parcel depth shall not be less than 14.0 metres.

116.7 Parcel Coverage:

- (1) No building on a parcel exceeds one storey – Parcel coverage shall not exceed 50%.
- (2) A building on a parcel exceeds one storey – Parcel coverage shall not exceed 40%.

116.8 Height and Storeys:

- (1) For any part of a structure used as a garage or carport – Height shall not exceed 4.5 metres and the number of storeys shall not exceed 1.
- (2) All other situations – Height shall not exceed 7.5 metres and the number of storeys shall not exceed 2.

116.9 Required Setbacks:

(1) Front

- (a) For 3.5 m as measured parallel to and at the front setback – Front setback shall not be less than 5.0 metres as shown in Figure 116-1.
- (b) For any part of a structure used as a garage or carport – Front setback shall not be less than 5.0 metres.
- (c) All other situations – Front setback shall not be less than 2.0 metres.

(2) Rear

- (a) Rear setback shall not be less than 4.5 metres.

(3) Side – interior

- (a) Interior side lot line common with another parcel zoned R5.1:
 - i. parcel with an exterior side lot line – Interior side setback shall not be less than 0.0 metres; and
 - ii. parcel with no exterior side lot line – Interior side setback shall not be less than 1.5 metres for one or series of connected lot lines, either of which extends from a front to rear lot line and not less than 0.0 metres for any other interior side lot line;
- (b) All other situations – Interior side setback shall not be less than 1.5 metres.
- (c) Notwithstanding Section 116.9(3) (a) and (b), where a parcel has a lot line common with a street – Interior side setback shall not be less than 1.5 metres.

(4) Side – exterior

- (a) Exterior side setback shall not be less than 2.0 metres;
- (b) Notwithstanding Section 5.18 Setbacks, setback from a corner cut-off property line shall not be less than 2.0 metres.

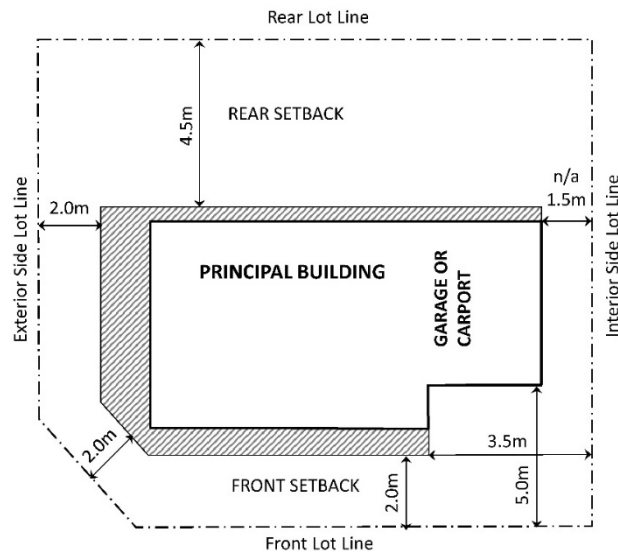


Figure 116-1.
Required Setbacks

116.10 Accessory Buildings

Accessory buildings shall:

- (1) not exceed 2.5 metres in height;
- (2) not exceed 5 m² in gross floor area;
- (3) not be located within front yard; and
- (4) be excluded from required rear and interior side setbacks provided that:
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line, and
 - (b) a 1.5 metres interior side setback is maintained from the front lot line to rear yard, as shown in Figure 116-2.

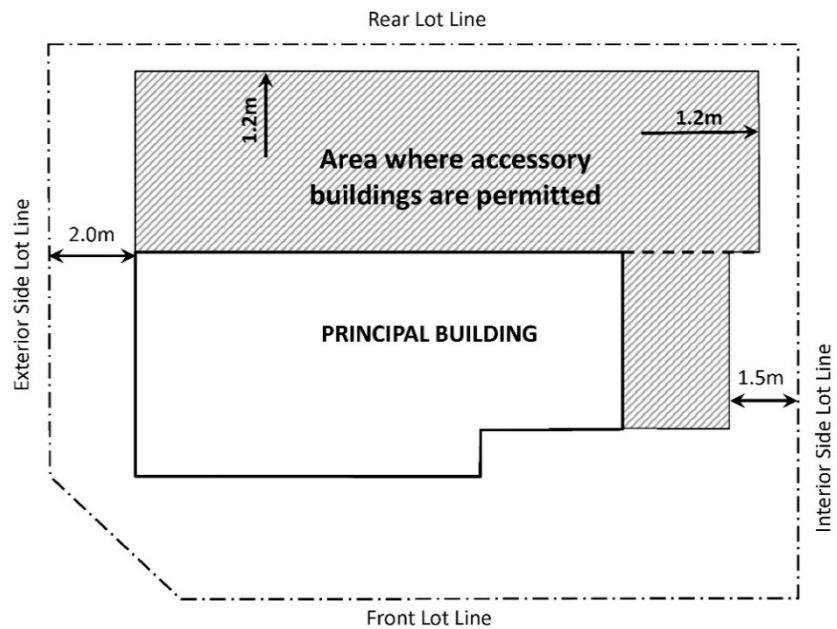


Figure 116-2.
Accessory building buildable area

116.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

116.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Driveways shall not exceed 4.0 metres in width; and
- (3) No more than one driveway shall be permitted on a parcel.

116.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel;
- (2) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground; and
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

MULTI-FAMILY RESIDENTIAL ZONES

201. RM1.1 PATIO DWELLING – 4.6 METRE MAXIMUM HEIGHT

201.1 Permitted Uses:

In the RM1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Patio dwellings

201.2 Conditions of Use:

n/a

201.3 Density:

Density shall not exceed 22 units per hectare.

201.4 Parcel Area:

Parcel area shall not be less than 1,850 square metres.

201.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

201.6 Parcel Depth:

n/a

201.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas and driveways that are open sided and roofless shall not exceed 70%.

201.8 Height and Storeys:

Height shall not exceed 4.6 metres.

201.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 4.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 4.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 4.5 metres.

201.10 Accessory Buildings

Accessory buildings shall:

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;

- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point; and
- (4) not be located within a front yard.

201.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM1.1 zoned parcels from abutting Residential zoned parcels

201.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

201.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

202. RM1.2 PATIO DWELLING – 6.3 METRE MAXIMUM HEIGHT

202.1 Permitted Uses:

In the RM1.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Patio dwellings

202.2 Conditions of Use:

n/a

202.3 Density:

Density shall not exceed 22 units per hectare.

202.4 Parcel Area:

Parcel area shall not be less than 1,850 square metres.

202.5 Parcel Frontage:

Parcel frontage shall not be less than 30 metres.

202.6 Parcel Depth:

n/a

202.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 70%.

202.8 Height and Storeys:

Height shall not exceed 6.3 metres.

202.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall be of not less than 4.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 4.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 4.5 metres.

202.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point; and
- (4) not be located within a front yard.

202.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds
- (2) Off-street parking and loading areas
- (3) Utility kiosks
- (4) RM1.2 zoned parcels from abutting Residential zoned parcels

202.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

202.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

203. RM2.1 TOWNHOUSE/PATIO DWELLING

203.1 Permitted Uses:

In the RM2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Patio dwellings
- (4) Single-family dwellings
- (5) Townhouse dwellings
- (6) Two-family dwellings

203.2 Conditions of Use:

- (1) The number of single-family dwellings on a parcel shall not exceed 25% of the sum of all the patio and single-family dwelling units on the parcel.
- (2) The number of two-family dwelling units on a parcel shall not exceed 25% of the sum of all the townhouse and two-family dwelling units on the parcel.

203.3 Density:

Density shall not exceed 17 units per hectare.

203.4 Parcel Area:

Parcel area shall not be less than 2,400 square metres.

203.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

203.6 Parcel Depth:

n/a

203.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 30%.

203.8 Height and Storeys:

- (1) Two-family and townhouse dwelling – Height shall not exceed 9.0 metres.
- (2) Single-family and patio dwelling – Height shall not exceed 6.3 metres.
- (3) Two-family and townhouse dwellings – Number of storeys shall not exceed 2.
- (4) Single-family and patio dwellings – Number of storeys shall not exceed 1.

203.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 4.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 4.5 metres.
- (4) Side – exterior
Exterior side setback shall not be less than 4.5 metres.
- (5) Dwelling units shall not be located closer than 6.0 metres from an internal road.

203.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height; (Rep #1957 Sept 2/20)
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage excluding garages and carports, not exceeding 10%;
- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point; and
- (5) not be located within a front yard.

203.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM2.1 zoned parcels from abutting Residential zoned parcels

203.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

203.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

204. RM2.2 TOWNHOUSE

204.1 Permitted Uses:

In the RM2.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Townhouse dwellings
- (4) Two-family dwellings

204.2 Conditions of Use:

The number of two-family dwelling units on a parcel shall not exceed 25% of all the dwelling units on the parcel.

204.3 Density:

Density shall not exceed 22 units per hectare.

204.4 Parcel Area:

Parcel area shall not be less than 1,850 square metres.

204.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

204.6 Parcel Depth:

n/a

204.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 70%.

204.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) Number of storeys shall not exceed 2.

204.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 10.0 metres.
- (2) Rear
Rear setback shall not be less than 10.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 5.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 5.5 metres.

204.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) be excluded from required rear setbacks provided that no accessory building is located closer than 5.5 metres to a rear lot line.

204.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM2.2 zoned parcels from abutting Residential zoned parcels

204.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

204.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

205. RM2.3 STREET ORIENTED TOWNHOUSE

205.1 Permitted Uses:

In the RM2.3 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Boutiques
- (3) Home occupations
- (4) Townhouse dwellings

205.2 Conditions of Use:

- (1) Boutiques as a permitted use are limited to:
 - (a) Lot 2, Block 4, Section 56, Comox District, Plan 2696.
- (2) On Lot 2, Block 4, Section 56, Comox District, Plan 2696 the front setback is a lot line common with Comox Avenue and the exterior side setback is a lot line common with Stewart Avenue.

205.3 Density:

Density shall not exceed 45 units per hectare.

205.4 Parcel Area:

Parcel area shall not be less than 700 square metres.

205.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

205.6 Parcel Depth:

n/a

205.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 75%.

205.8 Height and Storeys:

Height shall not exceed 10.0 metres.

205.9 Required Setbacks:

- (1) Front
 - (a) Where a parcel has a common interior side lot line with a Residential zoned parcel, the front setback shall not be less than 5.5 metres for a minimum distance of 6.5 m of Building Parcel Frontage, measured from the common interior side lot line; and
 - (b) In all other cases, the front setback shall not be less than 4.5 metres.
- (2) Rear
 - (a) For a portion of a dwelling unit used as a garage, the rear setback shall not be less than 5.0 metres; and
 - (b) In all other cases, the rear setback shall not be less than 7.5 metres.

- (3) Side - interior
Interior side setback shall not be less than 1.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.
- (5) Notwithstanding section 205.9 (1) through (4), building setbacks from lot lines shared with the Agricultural Land Reserve shall not be less than 15.0 metres.
(Add #1983 Oct 20/21)

205.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage excluding garages and carports not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard or exterior side yard; and
- (5) be excluded from required rear setbacks provided that no accessory building is located closer than 3.5 metres to a rear lot line.

205.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds.
- (2) Off-street parking and loading areas.
- (3) Above ground utility boxes and utility transformers.
- (4) RM2.3 zoned parcels from abutting Residential zoned parcels.
- (5) RM2.3 zoned parcels abutting land within the Agricultural land Reserve shown in Appendix B1 map. (Add #1983 Oct 20/21)

205.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

205.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

206. RM3.1 APARTMENT/TOWNHOUSE – LOW DENSITY

206.1 Permitted Uses:

In the RM3.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Apartment dwellings
- (3) Home occupations
- (4) Townhouse dwellings
- (5) Two-family dwellings

206.2 Conditions of Use:

The number of two-family dwelling units on a parcel shall not exceed 25% of all the dwelling units on the parcel.

206.3 Density:

Density shall not exceed 35 units per hectare; however, if over 75% of the required parking is provided as underground parking, density shall not exceed 54 units per hectare.

206.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

206.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

206.6 Parcel Depth:

n/a

206.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 50%.

206.8 Height and Storeys:

Height shall not exceed 9.0 metres.

206.9 Required Setbacks:

- (1) Front
 - (a) Apartment dwellings – Front setback shall not be less than 12.0 metres.
 - (b) Townhouse dwellings – Front setback shall not be less than 7.5 metres.
 - (c) Two-Family dwellings – Front setback shall not be less than 7.5 metres.
- (2) Rear

Rear setback shall not be less than 7.5 metres.
- (3) Side - interior

Interior side setback shall not be less than 3.5 metres.
- (4) Side - exterior

Exterior side setback shall not be less than 3.5 metres.

206.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage excluding garages and carports not exceeding 10%;
- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (5) not be located within a front yard; and
- (6) be excluded from required rear setbacks provided that no accessory building is located closer than 3.5 metres to a rear lot line.

206.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM3.1 zoned parcels from abutting Residential zoned parcels

206.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

206.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

207. RM3.2 APARTMENT/TOWNHOUSE – HIGH DENSITY

207.1 Permitted Uses:

In the RM3.2 zone, the following uses, are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Apartment dwellings
- (3) Home occupations
- (4) Townhouse dwellings
- (5) Two-family dwellings

207.2 Conditions of Use:

The number of two-family dwelling units on a parcel shall not exceed 25% of all the dwelling units on the parcel.

207.3 Density:

Density shall not exceed 65 units per hectare; however, if over 75% of the required parking is provided as underground parking, density shall not exceed 91 units per hectare.

207.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

207.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

207.6 Parcel Depth:

n/a

207.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 70%.

207.8 Height and Storeys:

Height shall not exceed 10.0 metres.

207.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 12.0 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 3.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

207.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage, excluding garages and carports, not exceeding 10%;
- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (5) not be located within a front yard; and
- (6) be excluded from required rear setbacks provided that no accessory building is located closer than 3.5 metres to a rear lot line.

207.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM3.2 zoned parcels from abutting Residential zoned parcels

207.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

207.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

208. RM4.1 CONGREGATE/INTERMEDIATE CARE

208.1 Permitted Uses:

In the RM4.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Congregate care housing
- (3) Dwelling units as an accessory use
- (4) Intermediate care facilities
- (5) Restaurants

208.2 Conditions of Use:

Dwelling units shall be limited to one caretaker suite and one guest suite per parcel.

208.3 Density:

n/a

208.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

208.5 Parcel Frontage:

Parcel frontage shall not be less than 25.0 metres.

208.6 Parcel Depth:

n/a

208.7 Parcel Coverage:

Parcel coverage including parking areas loading areas, and driveways that are open sided and roofless shall not exceed 50%.

208.8 Height and Storeys:

Height shall not exceed 13.5 metres.

208.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 15.0 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 4.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 4.0 metres.

208.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage excluding garages and carports not exceeding 10%;

- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (5) not be located within a front yard; and
- (6) be excluded from required rear setbacks provided that no accessory building is located closer than 4.0 metres to a rear lot line.

208.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM4.1 zoned parcels from abutting Residential zoned parcels.

208.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

208.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

209. RM5.1 MARINE PLAZA

209.1 Permitted Uses:

In the RM5.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Apartment dwellings
- (3) Townhouse dwellings

209.2 Conditions of Use:

n/a

209.3 Density:

Density shall not exceed 30 units per hectare.

209.4 Parcel Area:

Parcel area shall not be less than 1,350 square metres.

209.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

209.6 Parcel Depth:

n/a

209.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 50%.

209.8 Height and Storeys:

Height shall not exceed 9.0 metres.

209.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 9.5 metres.
- (2) Rear
Rear setback shall not be less than 10.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 5.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 5.5 metres.

209.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and

- (5) be excluded from required rear setbacks provided that no accessory building is located closer than 5.5 metres to a rear lot line.

209.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM5.1 zoned parcels from abutting Residential zoned parcels

209.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

209.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

210. RM5.2 MARINE PLAZA

210.1 Permitted Uses:

In the RM5.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Apartment dwellings

210.2 Conditions of Use:

n/a

210.3 Density:

Density shall not exceed 30 units per hectare.

210.4 Parcel Area:

Parcel area shall not be less than 1,350 square metres.

210.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

210.6 Parcel Depth:

n/a

210.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 50%; however, if all required parking spaces are provided in the form of underground parking, parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 60%.

210.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) Number of storeys shall not exceed 2.

210.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 9.5 metres.
- (2) Rear
Rear setback shall not be less than 10.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 4.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 4.5 metres.

210.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 3.0 metres in height;
- (2) have a parcel coverage not exceeding 10%;

- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) be excluded from required rear setbacks provided that no accessory building is located closer than 4.5 metres to a rear lot line.

210.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) RM5.2 zoned parcels from abutting Residential zoned parcels

210.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

210.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

COMMERCIAL ZONES

301. C1.1 NEIGHBOURHOOD COMMERCIAL – GAS BAR

301.1 Permitted Uses:

In the C1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Gas bars
- (3) Restaurants
- (4) Retail stores

301.2 Conditions of Use:

All permitted uses shall be located within a portion of a building completely enclosed by exterior walls, except for gas bars, restaurants, accessory structures and landscape material.

301.3 Density:

n/a

301.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

301.5 Parcel Frontage:

Parcel frontage shall not be less than 35.0 metres.

301.6 Parcel Depth:

n/a

301.7 Parcel Coverage:

n/a

301.8 Height and Storeys:

Height shall not exceed 9.0 metres.

301.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 2.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 6.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
Exterior side setback shall not be less than 2.5 metres

301.10 Accessory Buildings

n/a

301.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) C1.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

301.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

301.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (4) All buildings shall conform to Section 5.19, Watercourse Regulations.

302. C2.1 GENERAL COMMERCIAL

302.1 Permitted Uses:

In the C2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Childcare facilities
- (3) Dental clinics
- (4) Denturist labs
- (5) Dwelling units
- (6) Financial institutions
- (7) Garden Centres
- (8) Grocery Store
- (9) Home occupations
- (10) Locksmiths
- (11) Medical clinics
- (12) Offices
- (13) Personal service establishments
- (14) Pet grooming
- (15) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (16) Restaurants
- (17) Retail stores
- (18) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which (1) have a total non-retail floor area not in excess of 460 square metres, (2) retail directly from the premises, and (3) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance.
- (19) Veterinary Clinic – Small Animal Practice (Add #1879 Apr 4/18)
- (20) Video rental stores

302.2 Conditions of Use:

- (1) Veterinary Clinics-Small Animal Practice shall:
 - (a) not be located in a building containing more than 1 dwelling unit or any hotel or motel use; and
 - (b) not include outdoor boarding or kenneling of animals. (Add #1879 Apr 4/18)
- (2) Dwelling units shall not be located on or below the ground floor or on a storey containing non-residential uses.
- (3) All permitted uses shall be located within a portion of a building completely enclosed by exterior walls, except for restaurants, childcare facilities, garden centres, accessory structures, and landscape material.
- (4) A recreational retail cannabis retail store shall:
 - (a) not exceed 500 m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix “V”; and

(c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores.

(Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)

(5) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place.

(Add #1927 Nov 20/19)

302.3 Density:

n/a

302.4 Parcel Area:

Parcel area shall not be less than 550 square metres.

302.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

302.6 Parcel Depth:

n/a

302.7 Parcel Coverage:

Parcel coverage shall not exceed 60%.

302.8 Height and Storeys:

Height shall not exceed 9.0 metres.

302.9 Required Setbacks:

(1) Front

Front setback shall not be less than 2.5 metres.

(2) Rear

Rear setback shall not be less than 3.0 metres.

(3) Side - interior

Interior side setback shall not be less than 3.5 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.

(4) Side - exterior

Exterior side setback shall not be less than 2.5 metres.

302.10 Accessory Buildings

n/a

302.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) C2.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

302.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

302.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

303. C2.2 GENERAL COMMERCIAL/ ACCOMMODATION

303.1 Permitted Uses:

In the C2.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Brew pubs
- (3) Childcare facilities
- (4) Dental clinics
- (5) Denturist labs
- (6) Dwelling units
- (7) Financial institutions
- (8) Garden Centres
- (9) Grocery Store
- (10) Home occupations
- (11) Hotels
- (12) Locksmiths
- (13) Medical clinics
- (14) Motels
- (15) Offices
- (16) Personal service establishments
- (17) Pet grooming
- (18) Pubs
- (19) Restaurants
- (20) Restaurant-Lounges
- (21) Retail stores
- (22) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which (1) have a total non-retail floor area not in excess of 460 square metres, (2) retail directly from the premises, and (3) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance.
- (23) Veterinary Clinic – Small Animal Practice (Add #1879 Apr 4/18)
- (24) Video rental stores

303.2 Conditions of Use:

- (1) Veterinary Clinics-Small Animal Practice shall:
 - (a) not be located in a building containing more than 1 dwelling unit or any hotel or motel use; and
 - (b) not include outdoor boarding or kenneling of animals.
(Add #1879 Apr 4/18)
- (2) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place.
(Add #1927 Nov 20/19)

- (3) Other than a live-in caretaker suite for a motel, dwelling units shall not be located on or below the ground floor or on a storey containing non-residential uses.
- (4) All permitted uses shall be located within a portion of a building completely enclosed by exterior walls, except for pubs, brew pubs, restaurants, child care facilities, garden centres, accessory structures, and landscape material.

303.3 Density:

n/a

303.4 Parcel Area:

Parcel area shall not be less than 2,000 square metres.

303.5 Parcel Frontage:

Parcel frontage shall not be less than 35.0 metres.

303.6 Parcel Depth:

n/a

303.7 Parcel Coverage:

Parcel coverage shall not exceed 60%.

303.8 Height and Storeys:

Height shall not exceed 10.0 metres.

303.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 2.5 metres.
- (2) Rear
Rear setback shall not be less than 3.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 6.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
Exterior side setback shall not be less than 2.5 metres.

303.10 Accessory Buildings

n/a

303.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) C2.2 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

303.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

303.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

304. C2.3 COMMERCIAL – BUILDING SUPPLIES

304.1 Permitted Uses:

In the C2.3 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings
- (2) Boat sales and service
- (3) Building supply and lumber outlets
- (4) Car washes
- (5) Garden Centres
- (6) Gas bars
- (7) Minor vehicle repair
- (8) Pet grooming
- (9) Plant nurseries
- (10) Service stations
- (11) Vehicle sales or rental
- (12) Veterinary clinics

304.2 Conditions of Use:

- (1) A parcel on which a service station or gas bar is located shall be flanked on at least two sides, including front or rear lot lines, by streets.
- (2) Minor or major vehicle repair shall be located within a portion of a building completely enclosed by exterior walls.

304.3 Density:

n/a

304.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

304.5 Parcel Frontage:

- (1) Service stations and gas bars – Parcel frontage shall not be less than 35.0 metres.
- (2) All other uses – Parcel frontage shall not be less than 30.0 metres.

304.6 Parcel Depth:

n/a

304.7 Parcel Coverage:

n/a

304.8 Height and Storeys:

Height shall not exceed 10.0 metres.

304.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 2.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 6.0 metres only where the parcel abuts a Residential or Multi-Family zoned parcel.
- (4) Side - exterior
Exterior side setback shall not be less than 2.5 metres.

304.10 Accessory Buildings

n/a

304.11 Screening

The following shall be screened in accordance with Section 8.

- (1) Outside storage areas;
- (2) Garbage compounds;
- (3) Off-street parking and loading areas;
- (4) Above ground utility boxes and utility transformers; and
- (5) C2.3 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

304.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

304.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

305. C3.1 ARTERIAL COMMERCIAL

305.1 Permitted Uses:

(Rep #1957 Sept 2/20)

In the C3.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Amusement centres
- (3) Assembly centres
- (4) Billiard halls
- (5) Bowling alleys
- (6) Brew pubs
- (7) Childcare facilities
- (8) Dental clinics
- (9) Denturist labs
- (10) Drive-thru restaurants
- (11) Drive-thru services
- (12) Film theatres
- (13) Financial institutions
- (14) Funeral parlours
- (15) Garden Centres
- (16) Gas bars
- (17) Grocery Store
- (18) Hotels
- (19) Libraries
- (20) Liquor Stores
- (21) Locksmiths
- (22) Medical clinics
- (23) Motels
- (24) Offices
- (25) Personal service establishments
- (26) Pet Grooming
- (27) Pubs
- (28) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (29) Recycling drop-off centres
- (30) Restaurants
- (31) Restaurant-Lounges
- (32) Retail stores
- (33) Service stations
- (34) Small appliance repair shops, processing or packaging of food or beverage products or establishments that repair or assemble electronic equipment which (1) have a total non-retail floor area not in excess of 460 square metres, (2) retail directly from the premises, and (3) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance.
- (35) Veterinary clinics
- (36) Video rental stores

305.2 Conditions of Use:

- (1) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for child care facilities, restaurants, gas bars, brew pubs, pubs, service stations, recycling drop-off centres, garden centres, accessory structures and landscape material.
- (2) A parcel on which a service station or gas bar is located shall be flanked on at least two sides, including front or rear lot lines, by streets.
- (3) A liquor store shall only be permitted on Lot A, Section 70, Comox District, Plan 21153; (Rep #1958 Dec 15/21)
- (4) A recreational cannabis retail store shall:
 - (a) not exceed 500m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix "V";
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores; and
 - (d) not be permitted on the same parcel as a liquor store, gas bar or service station. (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (5) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (6) Drive-thru services and drive-thru restaurants shall only be permitted on Lot A Section 77 Comox District Plan VIP86498 and Lot A District Lot 170 Comox District Plan VIP67445.

305.3 Density:

n/a

305.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

305.5 Parcel Frontage:

- (1) Service stations and gas bars – Parcel frontage shall not be less than 35.0 metres.
- (2) All other uses – Parcel frontage shall not be less than 30.0 metres.

305.6 Parcel Depth:

n/a

305.7 Parcel Coverage:

n/a

305.8 Height and Storeys:

Height shall not exceed 10.0 metres.

305.9 Required Setbacks:

For the purpose of this section only, lot lines common to Comox Avenue shall be deemed front lot lines for Lot A, Section 1, Comox District, Plan 41740.

- (1) Front
Front setback shall not be less than 2.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 6.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
Exterior side setback shall not be less than 2.5 metres.

305.10 Accessory Buildings

n/a

305.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) C3.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

305.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

305.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

306. C3.2 COMMERCIAL – INDUSTRIAL

306.1 Permitted Uses:

In the C3.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Adult fitness studios
- (3) Amusement centres
- (4) Artist studios
- (5) Billiard halls
- (6) Bowling alleys
- (7) Brew pubs
- (8) Car washes
- (9) Dental clinics
- (10) Denturist labs
- (11) Dwelling units as an accessory use
- (12) Garden Centres
- (13) Gas bars
- (14) Home occupations
- (15) Laundry or dry-cleaning
- (16) Locksmiths
- (17) Mail sorting and distribution
- (18) Minor vehicle repair
- (19) Manufacturing
- (20) Medical clinics
- (21) Music studios
- (22) Offices
- (23) Personal service establishments
- (24) Plant nurseries
- (25) Printers or publishers
- (26) Processing or packaging of food or beverage products
- (27) Pubs
- (28) Recreational cannabis retail store (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (29) Recycling drop-off centres
- (30) Restaurants
- (31) Restaurant-lounges
- (32) Research laboratory
- (33) Retail stores
- (34) Sale or rental of machinery, equipment, tools, or boats
- (35) Service stations
- (36) Taxi dispatch centres
- (37) Testing, repair or servicing of goods, machinery, equipment, tools, or boats
- (38) Truck terminals
- (39) Veterinary clinics
- (40) Warehousing
- (41) Wholesale outlets

306.2 Conditions of Use:

- (1) Dwelling unit as an accessory use shall be limited to one on a parcel.
- (2) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, gas bars, brew pubs, pubs, service stations, recycling drop-off centres, garden centres, accessory structures and landscape material.
- (3) A recreational cannabis retail store shall:
 - (a) not exceed 500m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix "V";
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores; and
 - (d) not be permitted on the same parcel as a gas bar or service station.
(Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (4) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (5) Nothing shall be permitted which is an annoyance or nuisance to surrounding areas by reason of unsightliness, odour, emission, liquid effluents, dust, noise, fumes, smoke, glare or vibration.
- (6) A parcel on which a service station or gas bar is located shall be flanked on at least two sides, including front or rear lot lines, by streets.

306.3 Density:

n/a

306.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

306.5 Parcel Frontage:

- (1) Service stations and gas bars – Parcel frontage shall not be less than 35.0 metres.
- (2) All other uses – Parcel frontage shall not be less than 30.0 metres.

306.6 Parcel Depth:

n/a

306.7 Parcel Coverage:

n/a

306.8 Height and Storeys:

Height shall not exceed 10.0 metres.

306.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 2.5 metres.
- (2) Rear
Rear setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 6.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
Exterior side setback shall not be less than 2.5 metres.

306.10 Accessory Buildings

n/a

306.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) C3.2 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

306.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

306.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

307. C4.1 CORE COMMERCIAL

307.1 Permitted Uses:

In the C4.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Artist studios
- (3) Assembly centres
- (4) Billiard halls
- (5) Bowling alleys
- (6) Brew pubs
- (7) Childcare facilities
- (8) Cultural centres
- (9) Dental clinics
- (10) Denturist labs
- (11) Dwelling units
- (12) Film theatres
- (13) Financial institutions
- (14) Garden Centres
- (15) Grocery Store
- (16) Home occupations
- (17) Hotels
- (18) Libraries
- (19) Liquor stores
- (20) Locksmiths
- (21) Marine pubs
- (22) Medical clinics
- (23) Museums
- (24) Offices
- (25) Parkades
- (26) Parking lots
- (27) Personal service establishments
- (28) Pet grooming
- (29) Produce stalls
- (30) Pubs
- (31) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (32) Recycling drop-off centres
- (33) Restaurants
- (34) Restaurant-Lounges
- (35) Retail stores
- (36) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 460 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance. (Rep #1927 Nov 20/19)
- (37) Veterinary Clinic – Small Animal Practice (Add #1879 Apr 4/18)
- (38) Video rental

307.2 Conditions of Use:

- (1) Veterinary Clinics-Small Animal Practice shall:
 - (a) not be located in a building containing more than 1 dwelling unit or any hotel or motel use; and
 - (b) not include outdoor boarding or kenneling of animals. (Add #1879 Apr 4/18)
- (2) Dwelling units shall not be located on or below the ground floor or on a storey containing non-residential uses.
- (3) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, child care facilities, produce stalls, brew pubs, marine pubs, pubs, recycling drop-off centres, parking lots, parkades, garden centres, accessory structures, and landscape material.
- (4) Liquor stores as a principal use shall only be permitted on Lot A, Section 56, Comox District, Plan VIP75741. Only one liquor store shall be permitted on Lot A, Section 56, Comox District, Plan VIP75741.
- (5) A recreational cannabis retail store shall:
 - (a) not exceed 500m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix "V";
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores; and
 - (d) not be permitted on the same parcel as a liquor store; except for Lot A Section 56 Comox District Plan VIP75741 (215 Port Augusta St.) where a recreational cannabis retail store shall be located a minimum of 50 metres from a liquor store as measured by the shortest distance between the outside of the perimeter walls of a recreational cannabis retail store and a liquor store on the same parcel. (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (6) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)

307.3 Density:
n/a

307.4 Parcel Area:
Parcel area shall not be less than 550 square metres.

307.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

307.6 Parcel Depth:

n/a

307.7 Parcel Coverage:

n/a

307.8 Height and Storeys:

Height shall not exceed 10.0 metres.

307.9 Required Setbacks:

(1) Front

n/a

(2) Rear

n/a

(3) Side - interior

Interior side setback shall not be less than 3.5 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.

(4) Side - exterior

n/a

307.10 Accessory Buildings

n/a

307.11 Screening

The following shall be screened in accordance with Section 8:

(1) Garbage compounds;

(2) Off-street parking and loading areas;

(3) Above ground utility boxes and utility transformers; and

(4) C4.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

307.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

307.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.
- (4) No portion of the ground floor of any building shall be located in the area bounded by the intersecting (a) front and exterior side lot lines of a parcel, or (b) the front and interior side lot lines of a parcel where the interior side lot line abuts a lane and a line joining points along the lot lines
 - (i) 4.5 metres from their point of intersection if abutting a street; or
 - (ii) 3.0 metres from their point of intersection if abutting a lane, as shown in Figure 307-1, *Corner Cut-Out*. (Rep #1957 Sept 2/20)

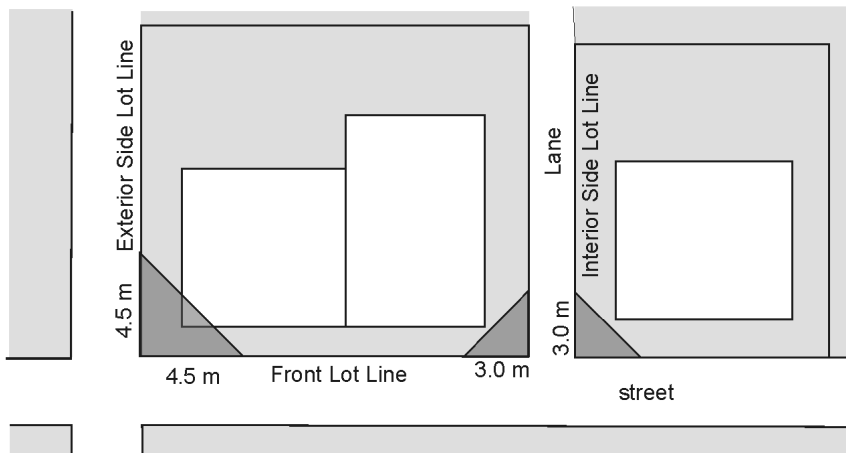


Figure 307-1. Corner Cut-Out

308. C5.1 RESIDENTIAL-ORIENTED MIXED USE

308.1 Permitted Uses:

In the C5.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Artist studios
- (3) Childcare facilities
- (4) Dental clinics
- (5) Denturist labs
- (6) Dwelling units
- (7) Financial institutions
- (8) Grocery Store
- (9) Home occupations
- (10) Libraries
- (11) Locksmiths
- (12) Medical clinics
- (13) Museums
- (14) Offices
- (15) Personal service establishments
- (16) Produce stalls
- (17) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
- (18) Restaurants
- (19) Retail stores
- (20) Video rental stores

308.2 Conditions of Use:

- (1) Dwelling units shall not be located on or below the ground floor;
- (2) Permitted uses other than dwelling units shall not be located above the ground floor;
- (3) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, child care facilities, produce stalls, accessory structures, and landscape material;
- (4) A recreational cannabis retail store shall:
 - (a) not exceed 500m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix "V"; and
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores. (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)

308.3 Density:

n/a

308.4 Parcel Area:

Parcel area shall not be less than 550 square metres.

308.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

308.6 Parcel Depth:

n/a

308.7 Parcel Coverage:

n/a

308.8 Height and Storeys:

Height shall not exceed 10.0 metres.

308.9 Required Setbacks:

(1) Front

n/a

(2) Rear

n/a

(3) Side - interior

Interior side setback shall not be less than 3.5 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.

(4) Side - exterior

n/a

308.10 Accessory Buildings

n/a

308.11 Screening

The following shall be screened in accordance with Section 8:

(1) Garbage compounds;

(2) Off-street parking and loading areas;

(3) Above ground utility boxes and utility transformers; and

(4) C5.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

308.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

308.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.
- (4) No portion of the ground floor of any building shall be located in the area bounded by the intersecting (a) front and exterior side lot lines of a parcel, or (b) the front and interior side lot lines of a parcel where the interior side lot line abuts a lane and a line joining points along the lot lines
 - (i) 4.5 metres from their point of intersection if abutting a street; or
 - (ii) 3.0 metres from their point of intersection if abutting a lane, as shown in Figure 308-1, *Corner Cut-Out*.

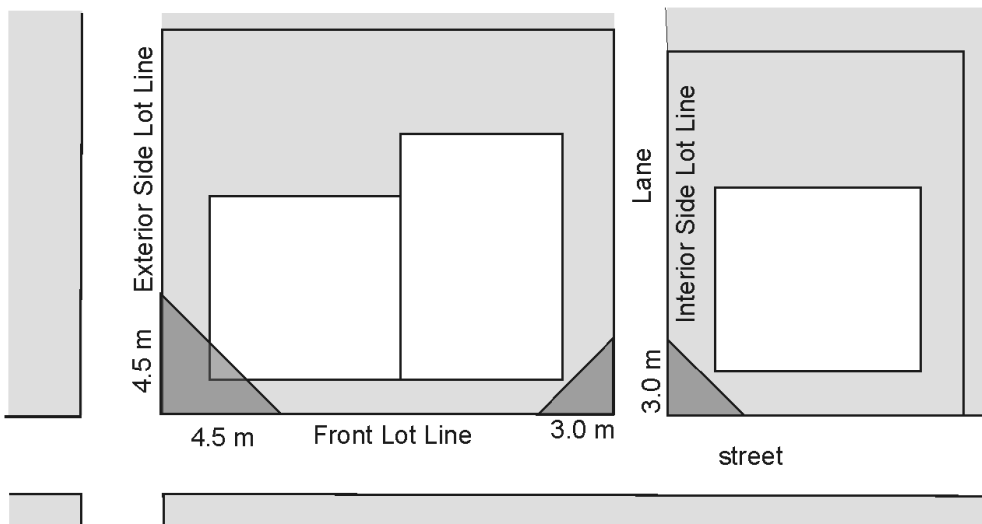


Figure 308-1. Corner Cut-Out

309. C6.1 KYE BAY COMMERCIAL

309.1 Permitted Uses:

In the C6.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory office
- (2) Accessory restaurant
- (3) Accessory retail store
- (4) Accessory structures excluding buildings
- (5) Bed and Breakfast accommodations
- (6) Boat rental
- (7) Hotels
- (8) Motels
- (9) Single family dwellings
- (10) Townhouse dwellings
- (11) Two-family dwellings

309.2 Conditions of Use

- (1) Gross floor area of accessory restaurants shall not exceed 140 square metres.
- (2) Gross floor area of accessory retail stores shall not exceed 93 square metres.

309.3 Density:

n/a

309.4 Parcel Area:

Parcel area shall not be less than 2000 square metres.

309.5 Parcel Frontage:

n/a

309.6 Parcel Depth:

n/a

309.7 Parcel Coverage:

Parcel Coverage shall not exceed 50%.

309.8 Height and Storeys:

- (1) **Parcels next to the sea:**
 - (a) Height shall not exceed 9.0 metres; and
 - (b) The number of storeys shall not exceed 2.
- (2) **All other parcels:**
 - (a) Height shall not exceed 10.0 metres; and
 - (b) The number of storeys shall not exceed 2.

309.9 Required Setbacks

(1) **For parcels next to the sea:**

- (a) Front
Front setback shall not be less than 15.0 metres.
- (b) Rear
Rear setback shall not be less than 3.0 metres.
- (c) Side - interior
Interior side setback shall not be less than 2.0 metres only where the parcel abuts a non C6.1 zoned parcel.
- (d) Side – exterior
Exterior side setback shall be not less than 2.0 metres
- (e) Other
 - (i) No portion of a building shall be located more than 41.0 metres from the rear property line.
 - (ii) Awnings, sunshades, canopies, pilasters, cornices, eaves, gutters, leaders, sills, steps, chimneys, bay windows, balconies, porches or ornamental features may project up to 1.75 metres beyond the 41.0 metre setback in subsection (i) above.

(2) **All other parcels:**

- (a) Front
Front setback shall not be less than 3.0 metres.
- (b) Rear
Rear setback shall not be less than 1.2 metres.
- (c) Side yard
Side setback shall not be less than 2.0 metres.

309.10 Accessory Buildings

n/a

309.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) C6.1 zoned parcels from abutting Residential or Multi-Family zoned parcels.

309.12 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

MARINE ZONES

401. M1.1 MARINE RECREATION

401.1 Permitted Uses:

In the M1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Breakwaters
- (3) Navigation of boats
- (4) Parks

401.2 Conditions of Use:

n/a

401.3 Density:

n/a

401.4 Parcel Area:

n/a

401.5 Parcel Frontage:

n/a

401.6 Parcel Depth:

n/a

401.7 Parcel Coverage:

n/a

401.8 Height and Storeys:

n/a

401.9 Required Setbacks:

- (1) Front: n/a
- (2) Rear: n/a
- (3) Side – interior: n/a
- (4) Side – exterior: n/a

401.10 Accessory Buildings

n/a

401.11 Screening

n/a

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

401.12 Off-Street Parking and Loading

n/a

401.13 Other Requirements:

n/a

402. M1.2 MARINE RECREATION AND AQUACULTURE

402.1 Permitted Uses:

In the M1.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses to breakwaters, navigation of boats and parks excluding buildings and outside storage
- (2) Breakwaters
- (3) Navigation of boats
- (4) Parks
- (5) Shellfish aquaculture

402.2 Conditions of Use:

n/a

402.3 Density:

n/a

402.4 Parcel Area:

n/a

402.5 Parcel Frontage:

n/a

402.6 Parcel Depth:

n/a

402.7 Parcel Coverage:

n/a

402.8 Height and Storeys:

n/a

402.9 Required Setbacks:

- (1) Front: n/a
- (2) Rear: n/a
- (3) Side – interior: n/a
- (4) Side – exterior: n/a

402.10 Accessory Buildings

n/a

402.11 Screening

n/a

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

402.12 Off-Street Parking and Loading

n/a

402.13 Other Requirements:

n/a

403. M2.1 MARINA

403.1 Permitted Uses:

In the M2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Breakwaters
- (3) Marinas
- (4) Navigation of boats
- (5) Parks
- (6) Promenades
- (7) Retail sale of seafood from a boat

403.2 Conditions of Use:

n/a

403.3 Density:

n/a

403.4 Parcel Area:

Parcel area shall not be less than 2.0 hectares.

403.5 Parcel Frontage:

n/a

403.6 Parcel Depth:

n/a

403.7 Parcel Coverage:

n/a

403.8 Height and Storeys:

n/a

403.9 Required Setbacks:

- (1) Front
n/a
- (2) Rear
n/a
- (3) Side - interior
n/a
- (4) Side - exterior
n/a

403.10 Accessory Buildings

n/a

403.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds; and
- (2) Above ground utility boxes and utility transformers

403.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

403.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel.

404. M2.2 MARINE COMMERCIAL

This zone has different regulations for land above and below the natural boundary.

404.1 LAND ABOVE THE NATURAL BOUNDARY

404.1.1 Permitted Uses:

In the M2.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Artist studios
- (3) Assembly centres
- (4) Boat launches
- (5) Boat rental or charter operations
- (6) Boat sales
- (7) Childcare facilities
- (8) Dental clinics
- (9) Dwelling units as an accessory use
- (10) Hotels
- (11) Libraries
- (12) Marinas
- (13) Marine grids for boat maintenance
- (14) Marine pubs
- (15) Medical clinics
- (16) Museums
- (17) Offices
- (18) Parkades
- (19) Parking lots
- (20) Parks
- (21) Promenades
- (22) Restaurants
- (23) Restaurant-Lounges
- (24) Retail stores

404.1.2 Conditions of Use:

- (1) Dwelling units shall,
 - (a) be limited to one per commercial unit; and
 - (b) not be located on or below the ground floor.
- (2) Offices, assembly centres, medical clinics, or dental clinics shall not be located on or below the ground floor.
- (3) All permitted uses shall be located within a portion of a building completely enclosed by exterior walls, except for restaurants, marine pubs, parking lots, parkades, boat launches, childcare facilities, marine grids for boat maintenance, parks, promenades, marinas, accessory structures, and landscape material.

404.1.3 Density:

n/a

404.1.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

404.1.5 Parcel Frontage:

Parcel frontage shall not be less than 35.0 metres.

404.1.6 Parcel Depth:

n/a

404.1.7 Parcel Coverage:

Parcel coverage shall not exceed 50%.

404.1.8 Height and Storeys:

Height shall not exceed 10.0 metres.

404.1.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 3.5 metres only where parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

404.1.10 Accessory Buildings

n/a

404.1.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) M2.2 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

404.1.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

404.1.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

404.2 LAND BELOW THE NATURAL BOUNDARY

404.2.1 Permitted Uses:

In the M2.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding boathouses and outdoor storage other than the storage of tenders for boats moored in a marina
- (2) Boat launches
- (3) Boat rental or charter operations
- (4) Boat sales
- (5) Breakwaters
- (6) Marinas
- (7) Marine fueling station
- (8) Marine grids for boat maintenance
- (9) Marine loading and unloading
- (10) Minor boat servicing or repair
- (11) Navigation of boats
- (12) Parks
- (13) Promenades
- (14) Restaurants

404.2.2 Conditions of Use:

- (1) Gross floor area of restaurants shall not exceed 50 square metres.
- (2) Gross floor area of buildings shall not exceed 185 square metres.

404.2.3 Density:

n/a

404.2.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

404.2.5 Parcel Frontage:

n/a

404.2.6 Parcel Depth:

n/a

404.2.7 Parcel Coverage:

- (1) Parcel coverage of buildings shall not exceed 3%.

404.2.8 Height and Storeys:

- (1) Height shall not exceed 5.5 metres measured from the surface of the water.
- (2) Number of storeys shall not exceed 1.

404.2.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 3.0 metres.
- (2) Rear
Rear setback shall not be less than 3.0 metres.

- (3) Side - interior
Interior side setback shall not be less than 3.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.0 metres.

404.2.10 Accessory Buildings

n/a

404.2.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds; and
- (2) Above ground utility boxes and utility transformers

404.2.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

404.2.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel.

INDUSTRIAL ZONES

501. 11.1 LIGHT INDUSTRIAL

501.1 Permitted Uses:

In the I1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings
- (2) Animal shelters
- (3) Bottle depots
- (4) Building supply and lumber outlets
- (5) Car washes
- (6) Dental clinics
- (7) Dwelling units as an accessory use
- (8) Garden Centres
- (9) Gas bars
- (10) Laundry or dry-cleaning
- (11) Mail sorting and distribution
- (12) Major vehicle repair
- (13) Manufacturing
- (14) Medical clinics
- (15) Offices for an industrial or construction business
- (16) Parkades
- (17) Parking lots
- (18) Pet grooming
- (19) Plant nurseries
- (20) Printers or publishers
- (21) Processing or packaging of food or beverage products
- (22) Public utility buildings and facilities such as telephone exchanges, transformer stations, and public works yards
- (23) Research laboratory
- (24) Retail stores
- (25) Sale or rental of machinery, equipment, tools, or boats
- (26) Service stations
- (27) Taxi dispatch centres
- (28) Testing, repair or servicing of goods, machinery, equipment, tools, or boats
- (29) Truck terminals
- (29) Vehicle sales or rental
- (30) Veterinary clinics
- (31) Warehousing
- (32) Wholesale outlets

501.2 Conditions of Use:

- (1) Dwelling units as an accessory use shall be limited to one on a parcel.
- (2) Outside storage shall
 - (a) not include used, partially completed, damaged, or obviously unserviceable products, goods, machinery, equipment, tools, boats, vehicles, or articles;

- (b) not be located in a front yard; and
- (c) be excluded from required rear and side setbacks provided that no outside storage is located closer than 3.0 metres to a lot line.
- (3) Manufacturing, processing, packaging, testing, repair, servicing, research laboratories, warehousing, wholesale outlets, and bottle depots shall be located within a portion of a building completely enclosed by exterior walls.
- (4) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (5) Nothing shall be permitted which is an annoyance or nuisance to surrounding areas by reason of unsightliness, odour, emission, liquid effluents, dust, noise, fumes, smoke, glare, or vibration.
- (6) A parcel on which a service station is located shall be flanked on at least two sides, including front or rear lot lines, by streets.
- (7) Medical clinics and dental clinics shall only be permitted on Lot 2, District Lot 170, Comox District, Plan 35818, Except that part in Plan 41140.

501.3 Density:
n/a

501.4 Parcel Area:
Parcel area shall not be less than 900 square metres.

501.5 Parcel Frontage:
(1) Service stations and gas bars – Parcel frontage shall not be less than 35.0 metres.
(2) All other uses – Parcel frontage shall not be less than 30.0 metres.

501.6 Parcel Depth:
n/a

501.7 Parcel Coverage:
Parcel coverage shall not exceed 50%.

501.8 Height and Storeys:
Height shall not exceed 10.0 metres.

501.9 Required Setbacks:
(1) Front: (Rep #1957 Sep2/20)
(a) Service stations and gas bars – Front setback shall not be less than 3.0 metres.
(b) All other uses – Front setback shall not be less than 7.5 metres.
(2) Rear
Rear setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the rear setback shall not be less than 7.5 metres.

- (3) Side - interior
Interior side setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the interior side setback shall not be less than 6.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.0 metres.

501.10 Accessory Buildings

n/a

501.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Outside storage areas;
- (2) Garbage compounds;
- (3) Off-street parking and loading areas;
- (4) Above ground utility boxes and utility transformers; and
- (5) I1.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

501.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

501.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

502. I2.1 AERONAUTICAL INDUSTRIAL

502.1 Permitted Uses:

In the I2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings other than in relation to utility, and solar electric and geothermal power generation uses
- (2) Aircraft storage
- (3) Airline or air cargo operations or the servicing thereof
- (4) Aviation fuel storage
- (5) Bottle depots
- (6) Child care facilities
- (7) Dwelling units as an accessory use
- (8) Farmers Open Air Markets
- (9) Garden centres
- (10) Gas bars
- (11) Generation of solar electric or geothermal power
- (12) Home occupation
- (13) Industrial fueling installations
- (14) Laundry or dry cleaning
- (15) Mail sorting and distribution
- (16) Major vehicle repair
- (17) Manufacturing
- (18) Medical cannabis production facilities (Rep #1880 Apr 18/18)
- (19) Offices
- (20) Outdoor retail sales
- (21) Outdoor wholesale
- (22) Parkades
- (23) Parking lots
- (24) Plant nurseries
- (25) Printers or publishers
- (26) Processing or packaging of food or beverage products (Rep #1927 Nov 20/19)
- (27) Utility buildings and facilities such as telephone exchanges, transformer stations and public works yards
- (28) Research laboratories
- (29) Retail stores as an accessory use which have a total retail floor area not in excess of 200 square metres
- (30) Rental of aircraft, machinery, equipment, tools or boats
- (31) Restaurants
- (32) Restaurant lounges
- (33) Sales of boats
- (34) Sales of aircraft or aircraft equipment, parts, accessories, or tools
- (35) Service Stations
- (36) Single-family dwellings
- (37) Taxi dispatch centres
- (38) Testing, repair or servicing of aircraft, goods, machinery, equipment, tools or boats
- (39) Truck Terminals
- (40) Vehicle rental
- (41) Veterinary clinics
- (42) Warehousing
- (43) Wholesale outlets

502.2 Conditions of Use:

- (1) Aviation fuel storage shall only be permitted on the following lands:
 - (a) Lot 1, District Lot 217, Comox District, Plan 15375, Except that Part in Plan 50460; and
 - (b) Lot D, District Lot 217, Comox District, Plan 47754.
- (2) The area for individual retailers in Farmers Open Air Markets including vehicles used for storage or sales shall not exceed 40 m².
- (3) No storage room in warehousing excluding a cold storage room shall be less than 125 square metres. This condition does not apply to Lots A and B District Lot 205 Comox District Plan VIP62126.
- (4) No more than one single-family dwelling shall be permitted on a parcel.
- (5) Dwelling units as an accessory use shall be limited to one on a parcel.
- (6) Single-family dwellings as a principal use shall only be permitted on the following parcels and subject to the following corresponding minimum parcel area to undertake a single family dwelling use:
 - (a) Lot A, District Lot 217, Comox District, Plan 47754, Except That Part in Plan VIP86199 - minimum parcel area to undertake a single-family dwelling use is 34,500 m²
 - (b) Lot D, District Lot 217, Comox District, Plan 47754 - minimum parcel area to undertake a single-family dwelling use is 24,900 m²
 - (c) Lot A, District Lot 205 Comox District Plan VIP62126 – minimum parcel area to undertake a single-family dwelling use is 33,000 m²
 - (d) Lot A, District Lot 205, Comox District Plan 21417 – minimum parcel area to undertake a single family dwelling use is 3,000 square metres.
- (7) Outside storage as an accessory use
 - (a) on all parcels other than Lot A, District Lot 205 Comox District Plan VIP62126, shall be limited to outside storage in relation to utility use and air cargo operations;
 - (b) on Lot A, District Lot 205 Comox District Plan VIP62126 shall be limited to outside storage in relation to utility, outdoor retail sales, outdoor wholesale and air cargo operations uses;
 - (c) shall not include used, partially completed, damaged, or obviously unserviceable products, goods, machinery, equipment, tools, boats, vehicles, or articles other than aircraft under repair or manufacture;
 - (d) shall be excluded from required rear and side setbacks provided that no outside storage is located closer than 3.0 metres to a lot line;
 - (e) excluding in relation to outdoor retail sales shall not be located in a front yard;
 - (f) in relation to outdoor retail sales and outdoor wholesale shall be limited to the storage of soil, finished compost, bark mulch, sand and gravel and shall not exceed 2.5m in the height; and
 - (g) in relation to air cargo operations shall be limited to air cargo containers.

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (8) Manufacturing, testing, repair, servicing, research laboratories, sales, rental or warehousing of items other than aircraft shall be located within a portion of a building completely enclosed by exterior walls.
- (9) Processing, packaging and bottle depots shall be located within a portion of a building completely enclosed by exterior walls.
- (10) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place.
(Add #1927 Nov 20/19)
- (11) Nothing shall be permitted which is an annoyance or nuisance to surrounding areas by reason of unsightliness, odour, emission, liquid effluents, dust, noise, fumes, smoke, glare, or vibration.
- (12) A parcel on which a gas bar or service station is located shall be flanked on at least two sides, including front or rear lot lines, by streets.
- (13) Outdoor retail sales, and outdoor wholesale shall only be permitted on Lot A, District Lot 205 Comox District Plan VIP62126 and shall be limited to the sale of soil, finished compost, bark mulch, sand and gravel.
- (14) The following uses are not permitted on Lots A and B District Lot 205 Comox District Plan, VIP62126:
 - (a) Airline or air cargo operations or the servicing thereof
 - (b) Bottle depots
 - (c) Gas bar
 - (d) Industrial fuelling installations
 - (e) Major vehicle repair
 - (f) Services stations
 - (g) Taxi dispatch centres
 - (h) Truck terminals

502.3 Density:
n/a

502.4 Parcel Area:
Parcel area shall not be less than 2000 square metres.

502.5 Parcel Frontage:

- (1) Service stations and gas bars – Parcel frontage shall not be less than 35.0 metres.
- (2) All other uses – Parcel frontage shall not be less than 30.0 metres.

502.6 Parcel Depth:
n/a

502.7 Parcel Coverage:

- (1) No loading space located in front yard and a minimum of 1 loading space is located in a rear yard – Parcel coverage shall not exceed 60%.
- (2) All other cases – Parcel coverage shall not exceed 50%.

502.8 Height and Storeys:

Height shall not exceed 10.0 metres.

502.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 3.0 metres.
- (2) Rear
Rear setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the interior side setback shall not be less than 6.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.0 metres.
- (5) Notwithstanding section 502.9 (1) through (4), building setbacks from lot lines shared with the Agricultural Land Reserve shall not be less than 15.0 metres.
(Add #1983 Oct 20/21)
- (6) Notwithstanding section 205.9 (1) through (5), building setbacks from lot lines shared with the Agricultural Land Reserve shall not be less than 30.0 metres for the following uses:
 - (a) Airline or air cargo operations or the servicing thereof;
 - (b) Bottle depots;
 - (c) Gas bars;
 - (d) Industrial fueling installations;
 - (e) Laundry or dry cleaning;
 - (f) Major vehicle repair;
 - (g) Service stations;
 - (h) Testing, repair or servicing of aircraft goods, machinery, equipment, tools or boats; and
 - (g) Truck Terminals.
(Add #1983 Oct 20/21)

502.10 Accessory Buildings:

n/a

502.11 Screening:

- (1) The following shall be screened in accordance with Section 8:
 - (a) Outside storage areas excluding outdoor storage areas in relation to wholesale;
 - (b) Garbage compounds;
 - (c) Off-street parking and loading areas;
 - (d) Above ground utility boxes and utility transformers;

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
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- (e) I2.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels; and
- (f) I2.1 zoned parcels from abutting land within the Agricultural Land Reserve.
- (2) Outdoor storage areas in relation to outdoor wholesale shall be fully enclosed by a solid 2.5m high fence.
- (3) I2.1 zoned parcels abutting land within the Agricultural Land Reserve shown in Appendix B1 map. (Add #1983 Oct 20/21)

502.12 Off-Street Parking and Loading:

Off-street parking and loading shall be provided in accordance with Section 6.

502.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

PARK ZONES

601. P1.1 PARK AND OPEN SPACE

601.1 Permitted Uses:

In the P1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Community gardens
- (3) Parks
- (4) Playgrounds
- (5) Recreation facilities
- (6) Restaurants
- (7) Sports fields

601.2 Conditions of Use:

n/a

601.3 Density:

n/a

601.4 Parcel Area:

n/a

601.5 Parcel Frontage:

n/a

601.6 Parcel Depth:

n/a

601.7 Parcel Coverage:

Parcel coverage of all buildings shall not exceed 35%.

601.8 Height and Storeys:

Height shall not exceed 9.0 metres.

601.9 Required Setbacks:

- (1) Front
n/a
- (2) Rear
Rear setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (3) Side - interior
Interior side setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
n/a

601.10 Accessory Buildings

n/a

601.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Outside storage areas;
- (2) Garbage compounds; and
- (3) Above ground utility boxes and utility transformers.

601.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

601.13 Other Requirements:

- (1) All buildings shall conform to Section 5.19, Watercourse Regulations.

602. P1.2 PARK AND NATURE CONSERVATION

602.1 Permitted Uses:

In the P1.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Parks
- (3) Public utilities
- (4) Private utilities

602.2 Conditions of Use:

n/a

602.3 Density:

n/a

602.4 Parcel Area:

n/a

602.5 Parcel Frontage:

n/a

602.6 Parcel Depth:

n/a

602.7 Parcel Coverage:

Parcel coverage of all buildings shall not exceed 35%.

602.8 Height and Storeys:

Height shall not exceed 9.0 metres.

602.9 Required Setbacks:

- (1) Front
n/a
- (2) Rear
Rear setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (3) Side - interior
Interior side setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (4) Side - exterior
n/a

602.10 Accessory Buildings

n/a

602.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Outside storage areas;
- (2) Garbage compounds; and
- (3) Above ground utility boxes and utility transformers.

602.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

602.13 Other Requirements:

- (1) All buildings shall conform to Section 5.19, Watercourse Regulations.

603. P2.1 PUBLIC GOLF COURSE

603.1 Permitted Uses:

In the P2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding outdoor storage
- (2) Ancillary commercial
- (3) Brew Pubs
- (4) Driving ranges
- (5) Golf courses
- (6) Parks
- (7) Playgrounds
- (8) Pubs
- (9) Restaurants
- (10) Restaurant-Lounges
- (11) Sports fields

603.2 Conditions of Use:

n/a

603.3 Density:

n/a

603.4 Parcel Area:

n/a

603.5 Parcel Frontage:

n/a

603.6 Parcel Depth:

n/a

603.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 10%.

603.8 Height and Storeys:

Height shall not exceed 10.0 metres.

603.9 Required Setbacks:

- (1) Front
n/a
- (2) Rear
Rear setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (3) Side - interior
Interior side setback shall not be less than 3.0 metres, only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.

- (4) Side - exterior
n/a

603.10 Accessory Buildings

Accessory buildings shall not exceed 4.5 metres in height.

603.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) P2.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels which, for the purpose of this section only, is limited to parking and loading areas on the P2.1 parcel.

603.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

603.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

INSTITUTIONAL ZONES

701. PA1.1 PUBLIC ASSEMBLY

701.1 Permitted Uses:

In the PA1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding outside storage
- (2) Ambulance stations or training facilities
- (3) Animal shelters
- (4) Art galleries
- (5) Artist studios, including the creation of sculptures
- (6) Assembly centres
- (7) Boat launches
- (8) Childcare facilities
- (9) Community gardens
- (10) Cultural centres
- (11) Dwelling units
- (12) Fire stations or training facilities
- (13) Hospitals and related facilities
- (14) Libraries
- (15) Museums
- (16) Offices
- (17) Parkades
- (18) Parking lots
- (19) Parks
- (20) Physical therapy clinics
- (21) Playgrounds
- (22) Processing or packaging of food or beverage products (Add #1925 Aug 7/19)
- (23) Police stations or training facilities
- (24) Restaurants
- (25) Retail stores (Add #1925 Aug 7/19)
- (26) Utility buildings and facilities such as telephone exchanges, transformer stations, and public works yards
- (27) Recreation facilities
- (28) Recycling drop-off centres
- (29) Sports fields
- (30) Visitor information centres

701.2 Conditions of Use:

- (1) The following uses shall be located within a portion of a building completely enclosed by exterior walls: art galleries; artist studios, including the creation of sculptures; trade schools; physical therapy clinics; and offices.
- (2) The following uses shall only be permitted on a parcel provided an assembly centre, cultural centre, library, museum or recreation facility is also located on the parcel: art galleries, dwelling units, physical therapy clinics and restaurants.

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (3) The gross floor area of physical therapy clinics shall not exceed 20% of the gross floor area of assembly centres, cultural centres, libraries, museums, and recreation facilities, or 100 m², whichever is the lesser.
- (4) On all parcels except Lot 1, District Lot 87, Comox District, Plan 71790; Lot A, District Lot 87, Comox District, Plan 32509; Lot 1, Section 56, Comox District, Plan VIP70988; and Block A, DL 380, Nanaimo District, Plan VIP70988:
 - (a) The gross floor area of dwelling units shall not exceed 75% of the gross floor area of assembly centres, cultural centres, libraries, museums, physical therapy clinics, recreation facilities and restaurants, or 220 m², whichever is the lesser; and
 - (b) The gross floor area of restaurants shall not exceed 20% of the gross floor area of assembly centres, cultural centres, libraries, museums, and recreation facilities, or 100 m², whichever is the lesser.
- (5) The following uses shall only be permitted on LOT 1 SECTIONS 53 AND 56 COMOX DISTRICT PLAN VIP71843: Processing or packaging of food or beverage products and retail stores. (Add #1925 Aug 7/19)
- (6) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)

701.3 Density:
n/a

701.4 Parcel Area:
Parcel area shall not be less than 750 square metres.

701.5 Parcel Frontage:
Parcel frontage shall not be less than 18.0 metres.

701.6 Parcel Depth:
n/a

701.7 Parcel Coverage:
Parcel coverage shall not exceed 35% excluding fire stations or training facilities and accessory structures thereof.

701.8 Height and Storeys:
Height shall not exceed 15.0 metres.

701.9 Required Setbacks:

- (1) Front
Excluding fire stations and training facilities, and accessory structures thereto, front setback shall not be less than 7.5 metres.

- (2) Rear
Excluding community gardens, fire stations or training facilities, and accessory buildings to fire stations or training facilities - Rear setback shall not be less than 9.0 metres.
- (3) Side - interior
Excluding community gardens, fire stations or training facilities, and accessory buildings to fire stations or training facilities - Interior side setback shall not be less than 6.0 metres.
- (4) Side – exterior
 - (a) Excluding community gardens, fire stations or training facilities, and accessory buildings to fire stations or training facilities - Exterior side setback shall not be less than 6.0 metres.
 - (b) Community gardens – Exterior side setback shall not be less than 3.5 metres.
- (5) Notwithstanding section 701.9 (1) through (4), building setback from lot lines shared with the Agricultural Land Reserve for permitted uses shall be 30.0 metres. (Add #1983 Oct 20/21)

701.10 Accessory Buildings

Accessory buildings, excluding buildings accessory to parks, playgrounds, sports fields, recreation facilities, fire stations or training facilities, and utility buildings and facilities shall

- (1) not exceed 4.5 metres in height;
- (2) not be located within a front yard; and
- (3) for community gardens:
 - (a) the Rear and Interior Side setbacks shall not be less than 2.0 metres from a Residential or Multi-family Residentially zoned parcel; and
 - (b) the Exterior Side setback shall not be less than 6.0 m; and
 - (c) shall not exceed 60 m² in gross floor area.

701.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds.
- (2) Off-street parking and loading areas.
- (3) Above ground utility boxes and utility transformers.
- (4) PA1.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels.
- (5) PA1.1 zoned parcels abutting land with the Agricultural Land Reserve shown in Appendix B1 map. (Add #1983 Oct 20/21)

701.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6; and,
- (2) Notwithstanding section 701.12(1), the minimum required parking spaces on LOT 1 SECTIONS 53 AND 56 COMOX DISTRICT PLAN VIP71843 shall be ZERO. (Add #1925 Aug 7/19)

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

***EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW***

701.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.
- (3) No more than one dwelling unit shall be permitted on a parcel.

702. PA1.2 PUBLIC ASSEMBLY/ HOUSING

702.1 Permitted Uses:

In the PA1.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding outside storage
- (2) Ambulance stations or training facilities
- (3) Assembly centres
- (4) Childcare facilities
- (5) Cultural centres
- (6) Dwelling units
- (7) Fire stations or training facilities
- (8) Libraries
- (9) Medical clinics
- (10) Museums
- (11) Offices
- (12) Parkades
- (13) Parking lots
- (14) Parks
- (15) Playgrounds
- (16) Police stations or training facilities
- (17) Recreation facilities
- (18) Recycling drop-off centres
- (19) Sports fields
- (20) Visitor information centres

702.2 Conditions of Use:

- (1) Trade schools shall be located within a portion of a building completely enclosed by exterior walls.

702.3 Density:

n/a

702.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

702.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

702.6 Parcel Depth:

n/a

702.7 Parcel Coverage:

n/a

702.8 Height and Storeys:

Height shall not exceed 10.0 metres.

702.9 Required Setbacks:

- (1) Front
n/a
- (2) Rear
Rear setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned property.
- (3) Side - interior
Interior side setback shall not be less than 3.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned property.
- (4) Side - exterior
n/a

702.10 Accessory Buildings

Accessory buildings, excluding buildings accessory to parks, playgrounds, sports fields and recreation facilities shall

- (1) not exceed 4.5 metres in height; and
- (2) not be located within a front yard.

702.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) PA1.2 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

702.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

702.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

703. DND1.1 CFB COMOX

703.1 Permitted Uses:

In the DND1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Air terminals
- (3) Aircraft repair or servicing
- (4) Aircraft storage
- (5) Airline or air cargo operations or the servicing thereof
- (6) Assembly centres
- (7) Boat launches
- (8) Brew Pubs
- (9) Canadian Forces bases
- (10) Driving ranges
- (11) Golf courses
- (12) Home Occupations
- (13) Parkades
- (14) Parking lots
- (15) Parks
- (16) Playgrounds
- (17) Pubs
- (18) Recreation facilities
- (19) Restaurants
- (20) Restaurant-Lounges
- (21) Sports fields
- (22) Vehicle rental

703.2 Conditions of Use:

n/a

703.3 Density:

n/a

703.4 Parcel Area:

n/a

703.5 Parcel Frontage:

n/a

703.6 Parcel Depth:

n/a

703.7 Parcel Coverage:

n/a

703.8 Height and Storeys:

n/a

703.9 Required Setbacks:

- (1) Front
n/a
- (2) Rear
n/a
- (3) Side - interior
n/a
- (4) Side - exterior
n/a

703.10 Accessory Buildings

n/a

703.11 Screening

n/a

703.12 Off-Street Parking and Loading

n/a

703.13 Other Requirements:

n/a

COMPREHENSIVE DEVELOPMENT ZONES

801. CD1.1 COMPREHENSIVE DEVELOPMENT 1.1: BECKTON ESTATES – SINGLE/TWO-FAMILY

For the purpose of Section 801, Areas G, H, I, J, K, and Road A are as shown in Appendix “A”, Drawing 1.

801.0 Permitted Uses:

In the CD1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

801.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) Within Area K - Number of parcels shall not exceed 5; however, if the owner dedicates as public park at least 2 zero-lot-line parcels, the owner may subdivide the lands into a maximum of 8 zero-lot-line parcels and they may be used for townhouse dwellings or patio dwellings.
- (3) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and

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- iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
- (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²; and
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

801.3 Density:
n/a

801.4 Parcel Area:
(1) Within Area G – Parcel area shall not be less than 450 square metres.
(2) Within Area H – Parcel area shall not be less than 450 square metres.
(3) Within Area I – Parcel area shall not be less than 440 square metres.
(4) Within Area J – Parcel area shall not be less than 400 square metres.
(5) Within Area K – Parcel area shall not be less than 550 square metres or 360 square metres under the density bonusing option in 801.2.

801.5 Parcel Frontage:
n/a

801.6 Parcel Depth:
n/a

801.7 Parcel Coverage:
(1) Within Area G, H, and I – Parcel coverage shall not exceed 35%.
(2) Within Area J – Parcel coverage shall not exceed 40%.
(3) Within Area K – Parcel coverage shall not exceed 35% except where the owner dedicates 2 zero-lot-line parcels as public park wherein parcel coverage shall not exceed 45%.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

801.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) Number of storeys shall not exceed 2.

801.9 Required Setbacks:

Setbacks shall not be less than as shown in Appendix “A”, Drawings 2 and 3.

801.10 Accessory Buildings

- (1) No more than one accessory building shall be permitted on a parcel.
- (2) Accessory buildings shall
 - (a) not exceed 4.5 metres in height;
 - (b) have a parcel coverage not exceeding the greater of 45.0 square metres or 10% of the area of the required rear setback;
 - (c) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
 - (d) not be located within a front yard;
 - (e) not be located closer than 4.5 metres from an exterior side lot line;
 - (f) be excluded from required rear setbacks provided that no accessory building is located closer than 1.2 metres to a rear lot line; and
 - (g) be excluded from required interior side setbacks provided that
 - (i) no accessory building is located closer than 1.2 metres to an interior side lot line; and
 - (ii) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 801-1.

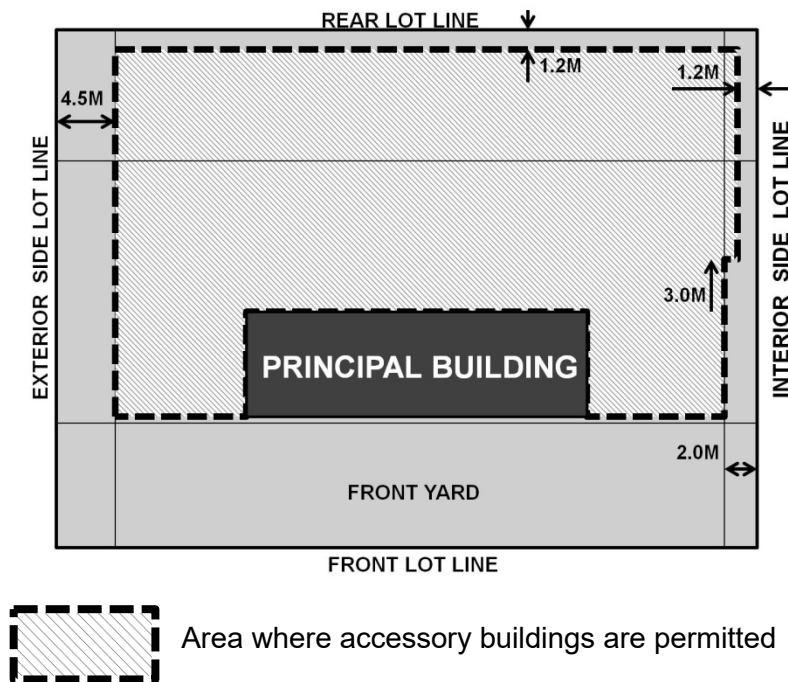


Figure 801-1. CD1.1: Accessory building buildable area

801.11 Screening

- (1) Within Area J, all lot lines adjacent to the designated park shall be fenced and the fence shall be a single design installed at the time of subdivision, shall be of wooden material and be between 1.5 to 1.8 metres in height; and
- (2) Above ground utility boxes and utility transformers shall be screened in accordance with Schedule 8.
- (3) Coach houses abutting Residential zoned parcels shall be screened in accordance with Section 8. (Add #1909 Apr 17/19)

801.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

801.13 Other Requirements:

- (1) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground.
- (2) No more than one principal building shall be permitted on a parcel.
- (3) Within Area G
 - (a) No vehicle access shall be permitted to Guthrie Road or to the street identified as Road A.
- (4) Within Area J
 - (a) No vehicle access shall be permitted to Noel Road or to the south side of the street identified as Road A.
- (5) All buildings shall conform to Section 5.19, Watercourse Regulations.

802. CD 1.2 COMPREHENSIVE DEVELOPMENT 1.2: BECKTON ESTATES – MULTI-FAMILY

For the purpose of Section 802, Areas A1, A2, B and C1 are as shown in Appendix “A”, Drawing 1.

802.1 Permitted Uses:

In the CD1.2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Areas A1 and A2:
 - (a) Accessory structures and uses
 - (b) Home occupations
 - (c) Patio dwellings
 - (d) Townhouse dwellings
- (2) Within Area B:
 - (a) Accessory structures and uses
 - (b) Home occupations
 - (c) Patio dwellings
 - (d) Townhouse dwellings
- (3) Within Area C1:
 - (a) Accessory structures and uses
 - (b) Apartment dwellings
 - (c) Home occupations
 - (d) Townhouse dwellings

802.2 Conditions of Use:

n/a

802.3 Density:

- (1) Within Areas A1 and A2 (combined) – Density shall not exceed 19 units per hectare.
- (2) Within Area B – Density shall not exceed 21 units per hectare.
- (3) Within Area C1 – Density shall not exceed 36 units per hectare.

802.4 Parcel Area:

- (1) Within area A1 – Parcel area shall not be less than 20,000 square metres.
- (2) Within Area A2 – Parcel area shall not be less than 23,000 square metres.
- (3) Within Area B – Parcel area shall not be less than 6,000 square metres.
- (4) Within Area C1 – Parcel area shall not be less than 2,000 square metres.

802.5 Parcel Frontage:

n/a

802.6 Parcel Depth:

n/a

802.7 Parcel Coverage:

Parcel coverage shall not exceed 25%.

802.8 Height and Storeys:

- (1) Within Areas A1, A2 and B
 - (a) Height shall not exceed 10.6 metres.
 - (b) Number of storeys shall not exceed 2.
- (2) Within Area C1
 - (a) Height shall not exceed 12.0 metres.
 - (b) Number of storeys shall not exceed 3.

802.9 Required Setbacks:

- (1) Within Areas A1 and A2
 - (a) Front setback shall not be less than 10.6 metres.
 - (b) Rear setback shall not be less than 7.5 metres.
 - (c) Interior side setbacks shall not be less than 7.5 metres.
 - (d) Exterior side setbacks shall be not less than 7.5 metres.
- (2) Within Area B
 - (a) Setbacks shall not be less than as shown in Appendix "A", Drawings 2.
- (3) Within Area C1
 - (a) Front setback shall not be less than 10.6 metres.
 - (b) Rear setback shall not be less than 6.0 metres.
 - (c) Interior side setbacks shall not be less than 2.4 metres.
 - (d) Exterior side setbacks shall not be less than 2.4 metres.

802.10 Accessory Buildings

- (1) Accessory buildings shall
 - (a) not exceed 4.5 metres in height;
 - (b) have a parcel coverage not exceeding the greater of 45.0 square metres or 10% of the area of the required rear setback;
 - (c) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
 - (d) not be located within a front yard;
 - (e) not be located closer than 4.5 metres from an exterior side lot line; and
 - (f) be excluded from required rear setbacks provided that no accessory building is located closer than 1.2 metres to a rear lot line.

802.11 Screening

- (1) Parking and loading areas shall be screened from any abutting Residential zoned parcels by a landscape screen not less than 1.75 metres in height.
- (2) The following shall be screened in accordance with Schedule 8:
 - (a) Garbage compounds;
 - (b) Above ground utility boxes and utility transformers; and
 - (c) Off-street parking and loading areas

802.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

802.13 Other Requirements:

- (1) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19
- (2) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground.
- (3) Within Areas A1 and A2,
 - (a) vehicle accesses onto Guthrie Road shall not exceed 2.
- (4) Within Areas B and C1,
 - (a) vehicle accesses onto Guthrie Road shall not exceed 1.
- (5) All buildings shall conform to Section 5.19, Watercourse Regulations.

803. CD 2 COMPREHENSIVE DEVELOPMENT 2: CLUSTER SINGLE-FAMILY

803.1 Permitted Uses:

In the CD2 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Single-family dwellings
- (3) Urban Produce Production (Add #1987 Nov 17/21)
- (4) Urban Produce Stand (Add #1987 Nov 17/21)

803.2 Conditions of Use:

n/a

803.3 Density:

Density shall not exceed 34 units per hectare.

803.4 Parcel Area:

Parcel area shall not be less than 1,850 square metres.

803.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

803.6 Parcel Depth:

n/a

803.7 Parcel Coverage:

Parcel coverage, including parking areas, loading areas, and driveways that are open sided and roofless, shall not exceed 70%.

803.8 Height and Storeys:

- (1) Height shall not exceed 7.5 metres.
- (2) Number of storeys shall not exceed 2.

803.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 9.0 metres.
- (2) Rear
Rear setback shall not be less than 3.0 metres.
- (3) Side - interior
Interior side setback shall not be less than 1.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 2.45 metres.

803.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point; and
- (4) not be located within a front yard.

803.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) CD2 zoned parcels from abutting Residential zoned parcels.

803.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

803.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

804. CD 4.1 COMPREHENSIVE DEVELOPMENT 4.1: CONGREGATE CARE

For the purpose of Section 804, Areas A, B and C are as shown in Appendix “T”.

804.1 Permitted Uses:

In the CD 4.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Area A:
 - (a) Accessory structures and uses, excluding outside storage
 - (b) Artist studios
 - (c) Assembly centres
 - (d) Billiard halls
 - (e) Bowling alleys
 - (f) Brew pubs
 - (g) Childcare facilities
 - (h) Congregate care housing
 - (i) Cultural centres
 - (j) Dental clinics
 - (k) Denturist labs
 - (l) Dwelling units
 - (m) Film theatres
 - (n) Financial institutions
 - (o) Garden Centres
 - (p) Home occupations
 - (q) Hotels
 - (r) Intermediate care facilities
 - (s) Libraries
 - (t) Locksmiths
 - (u) Marine Pubs
 - (v) Medical clinics
 - (w) Museums
 - (x) Offices
 - (y) Parkades
 - (z) Personal service establishments
 - (aa) Produce Stalls
 - (bb) Pubs
 - (cc) Restaurants
 - (dd) Restaurants - Lounges
 - (ee) Retail stores
 - (ff) Small appliance repair shops, processing or packaging of food or beverage products or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 460 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance.
 - (gg) Video rental stores

- (2) Within Areas B and C:
 - (a) Accessory structures and uses, excluding outside storage
 - (b) Ambulance stations or training facilities
 - (c) Congregate care housing
 - (d) Intermediate care facilities
 - (e) Parkades

804.2 Conditions of Use:

- (1) Accessory buildings shall be limited to those servicing the following principal uses: congregate care housing and intermediate care facilities.
- (2) Dwelling units shall be limited to one caretaker suite and one guest suite per parcel.
- (3) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, child care facilities, produce stalls, brew pubs, marine pubs, pubs, parking lots, garden centres, accessory structures, landscape material, congregate care housing, intermediate care facilities, dwelling units and accessory uses to congregate care housing and intermediate care facilities.
- (4) Parkades shall not be located on or above the ground floor.
- (5) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (6) Within Area A:
Along the full length of any elevation of a building facing Comox Avenue, congregate care housing, dwelling units, home occupations and intermediate care facilities shall not be permitted on the ground floor, for a depth of a minimum 6.5 metres, as measured from the building wall fronting Comox Avenue.

804.3 Density:

n/a

804.4 Parcel Area:

Parcel area shall not be less than 8,000 square metres.

804.5 Parcel Frontage:

n/a

804.6 Parcel Depth:

n/a

804.7 Parcel Coverage:

- (1) Within Areas A and B – n/a.
- (2) Within Area C – parcel coverage shall not exceed 50%.

804.8 Height and Storeys:

- (1) Within Areas A and B – height shall not exceed 13.5 metres.
- (2) Within Area C – height shall not exceed 17.50 metres.

804.9 Required Setbacks:

(1) Within Area A:

- (a) Front:
n/a
- (b) Rear:
Rear setback shall not be less than 7.5 metres.
- (c) Side – interior:
n/a
- (d) Side – exterior:
n/a

(2) Within Areas B and C:

- (a) Front
Front setback shall not be less than 8.0 metres.
- (b) Rear
Rear setback shall not be less than 7.0 metres.
- (c) Side - interior
Interior side setback shall not be less than 4.0 metres only where the parcel abuts a Residential or Multi-Family Residential zoned parcel.
- (d) Side - exterior
n/a

804.10 Accessory Buildings

Accessory Buildings shall:

- (1) not exceed 4.5 metres in height.
- (2) have a parcel coverage not exceeding 10%.
- (3) other than gazebos open on all sides, not be located within a front yard.
- (4) be excluded from required rear setback, provided that no accessory building is located closer than 4.0 metres to a rear lot line.

804.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) CD4.1 zoned parcels from abutting Residential zoned parcels.

804.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

804.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

805. CD 5 COMPREHENSIVE DEVELOPMENT 5: LAZO MARSH - SINGLE FAMILY

805.1 Permitted Uses:

In the CD5 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses
- (4) Home occupations
- (5) Secondary suites
- (6) Single family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

805.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) Coach Houses shall:
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes; not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (h) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;

- (i) not be located closer than 4.0 metres to a principal building;
- (j) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (k) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.
(Rep #1861 Sep 20/17) (Add #1861 Sep 20/17) (Rep #1909 Apr 17/19)

805.3 Density:
n/a

805.4 Parcel Area:
Parcel area shall not be less than 1400 square metres.

805.5 Parcel Frontage:
Parcel frontage shall not be less than 27.0 metres.

805.6 Parcel Depth:
28.0 metres.

805.7 Parcel Coverage:
Parcel coverage shall not exceed 20%, including non-permeable driveways and parking areas.

805.8 Height and Storeys:
Height shall not exceed 9.0 metres.

805.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres, except for parcels adjacent to Guthrie Road where the exterior side setback shall be not less than 7.5 m.

805.10 Accessory Buildings
Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 100 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (5) not be located within a front yard; and
- (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3 metres into the rear yard, as shown in Figure 805-1. (Del #1909 Apr 17/19)
- (7) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

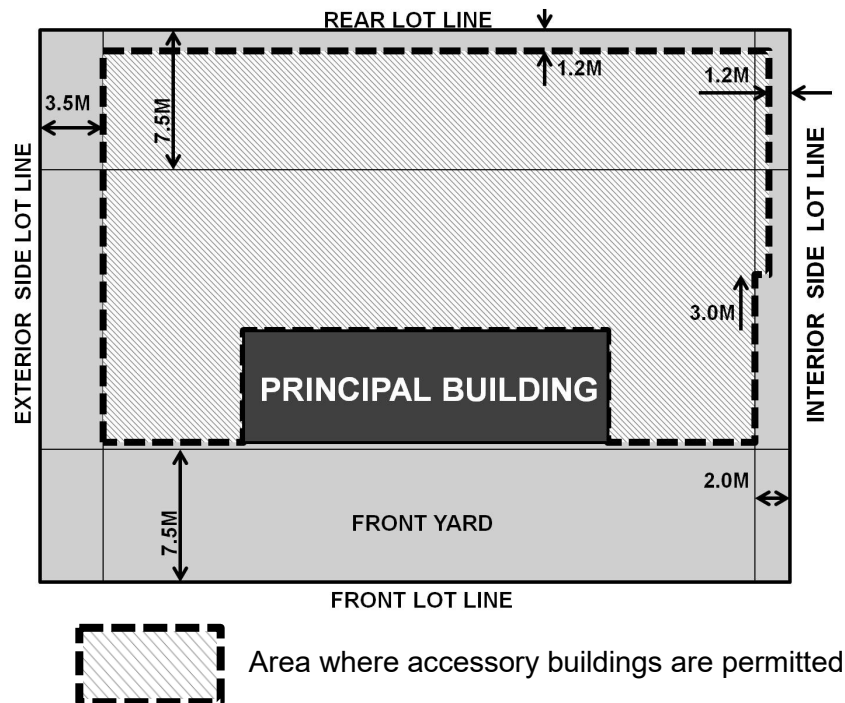


Figure 805-1. CD5: Accessory building buildable area

805.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

805.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

805.13 Other Requirements:

- (1) No more than one principal dwelling on a parcel.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

806. CD 6.1 COMPREHENSIVE DEVELOPMENT 6.1: 1829 BEAUFORT AVENUE

For the purpose of Section 806, Area A, Area B, and Area C are as shown on Appendix “B”. (Rep #1957 Sept 2/20)

806.1 Permitted Uses:

In the CD6.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Area A (Commercial):
 - (a) Accessory structures and uses, excluding buildings and outside storage
 - (b) Artist studios
 - (c) Childcare facilities
 - (d) Dental clinics
 - (e) Denturist labs
 - (f) Financial institutions
 - (g) Libraries
 - (h) Locksmiths
 - (i) Medical clinics
 - (j) Museums
 - (k) Offices
 - (l) Personal service establishments
 - (m) Parkades
 - (n) Produce stalls
 - (o) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
 - (p) Restaurants
 - (q) Restaurant-Lounges
 - (r) Retail stores
 - (s) Veterinary Clinic – Small Animal Practice (Add #1879 Apr 4/18)
 - (t) Video rental stores
- (2) Within Area B:
 - (a) Accessory structures and uses to an Area A or Area C principal use, excluding buildings and outside storage.
- (3) Within Area C (Residential):
 - (a) Accessory structures and uses, excluding buildings and outside storage
 - (b) Apartment dwellings
 - (c) Home occupations
 - (d) Parkades

806.2 Conditions of Use:

- (1) Within Area A (Commercial):
 - (a) A recreational cannabis retail store shall:
 - (i) not exceed 500 m² in gross floor area;
 - (ii) only be permitted on those parcels or portions thereof shown shaded in Appendix “V”; and

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (iii) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores. (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18) (Rep #1957 Sept 2/20)
 - (b) Veterinary Clinics-Small Animal Practice shall:
 - (i) not be located in a building containing more than 1 dwelling unit or any hotel or motel use; and
 - (ii) not include outdoor boarding or kenneling of animals.
(Add #1879 Apr 4/18), (Rep #1957 Sept 2/20)
 - (c) Dental clinics, Denturist labs, and Medical clinics shall not be located below 19.5 m geodetic elevation;
 - (d) Along the full length of any elevation of a building facing Beaufort Avenue, "Offices" use is not permitted for a depth of 6.5 metres measured perpendicularly from the Beaufort Avenue elevation on any floor between 16.0 m geodetic elevation and 19.5 metres geodetic elevation; and
 - (e) Parkades shall not be located above 16.0 m geodetic elevation.
- (2) Within Area A (Commercial) and Area C (Residential):
- (a) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for balconies, restaurants; restaurant-lounges; child care facilities; produce stalls; accessory structures other than garbage compounds; and landscape material.

806.3 Density:

- (1) Within Area A and Area B density is not applicable.
- (2) Within Area C:
 - (a) Density shall not exceed 18 unit per hectare; however if a minimum of 10% of the dwelling units are designed and constructed as special needs housing units compliant with adaptable housing standards set out in Section 5.20, as indicated on building permit application, then density shall not exceed 85 units per hectare, and
 - (b) Where calculation of the number of required special needs housing units results in a fractional number, the next highest whole number shall be required; and
 - (c) When the calculation of the number of required special needs housing units results in a fractional number less than 1.0, one special needs housing unit shall be provided.

806.4 Parcel Area:

Parcel area shall not be less than 4000 square metres.

806.5 Parcel Frontage:

Parcel frontage shall not be less than 40.0 metres.

806.6 Parcel Depth:

n/a

806.7 Parcel Coverage:

- (1) Within Area A and Area B parcel coverage is not applicable.
- (2) Within Area C, parcel coverage, including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 60%.

806.8 Height and Storeys:

- (1) Within Area A (Commercial) – height, as measured from 11.411 metres geodetic datum, shall not exceed 13.3 metres.
- (2) Within Area B – height shall not exceed 12.1 metres as measured from 11.411 metres geodetic datum.
- (3) Within Area C (Residential) – height as measured from 11.411 metres geodetic datum shall not exceed 12.1 metres; except that height as measured from 11.411 metres geodetic datum shall not exceed 5.5 metres for that portion of a parcel located within the area measured from the front lot line to a point 20 metres north of, and parallel to, the front lot line.

806.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 8.4 metres, except where a front setback is measured from a lot line in common with Beaufort Avenue where the front setback shall not be applicable.
- (2) Rear
n/a
- (3) Side – interior:
 - (a) Within Area A (Commercial) - interior side setback shall not be less than 0.6 metres.
 - (b) Within Area B and Area C (Residential) - interior side setback shall not be less than 3.5 metres.
- (4) Side - exterior
n/a

806.10 Accessory Buildings

n/a

806.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Off-street parking and loading areas;
- (2) Above ground utility boxes and utility transformers; and
- (3) CD6.1 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels

806.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Where a maneuvering aisle does not provide direct access to a parking space, the width of a two-way maneuvering aisle shall be not less than 5.5 m.

806.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations

807. CD7.1 COMPREHENSIVE DEVELOPMENT 7.1: 1700 BALMORAL AVE

(Rep #1877 Jun 20/18)

807.1 Permitted Uses:

In the CD7.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage;
- (2) Apartment dwellings
- (3) Home occupations

807.2 Conditions of Use:

- (1) The gross floor area of the first storey shall not exceed 1400 square metres;
- (2) The gross floor area of the fifth storey shall not exceed 900 square metres.
- (3) All parking spaces and areas used for the temporary storage of garbage or recycling produced on the parcel shall be located underground and below grade.

807.3 Density:

Density shall not exceed 170 units per hectare.

807.4 Parcel Area:

Parcel area shall not be less than 2650 square metres.

807.5 Parcel Frontage:

Parcel frontage shall not be less than 50.0 metres.

807.6 Parcel Depth:

Parcel Depth shall be not less than 45.0 metres.

807.7 Parcel Coverage:

Parcel Coverage including parking areas, loading areas and driveways that are open sided and roofless shall not exceed 65 percent.

807.8 Height and Storeys:

- (1) Height shall not exceed 19.0 metres.
- (2) Number of storeys shall not exceed five.

807.9 Required Setbacks:

As shown in Figure 807-1:

- (1) Front
Front setback shall not be less than:
 - (a) 7.0 metres, for a maximum 16.0 metres of continuous building frontage as measured from west property line; and
 - (b) 17.0 metres, for the remainder of building frontage.
- (2) Rear
Rear setback shall not be less than 6.0 metres.

- (3) Side - interior
Interior side setback shall not be less than 3.5 metres.

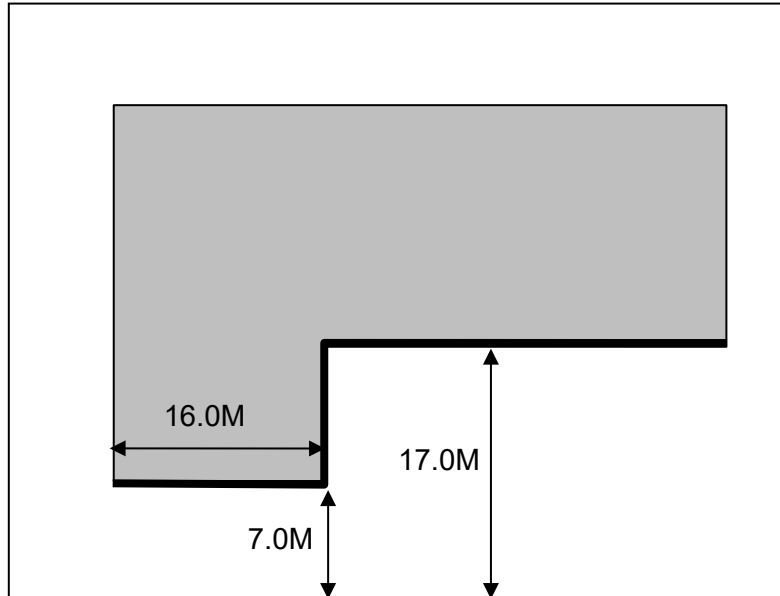


Figure 807-1. Required Setbacks.

807.10 Accessory Buildings:

n/a

807.11 Screening:

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) CD7.1 zoned parcels from abutting Residential parcels.

807.12 Off-Street Parking and Loading:

Off-street parking and loading shall be provided in accordance with Section 6.

807.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.
- (4) No more than one principal building shall be permitted on a parcel.

808. CD 8 COMPREHENSIVE DEVELOPMENT 8: SHAMROCK PLACE

808.1 Permitted Uses:

In the CD8 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Apartment dwellings
- (3) Home occupations

808.2 Conditions of Use:

n/a

808.3 Density:

Density shall not exceed 86 units per hectare.

808.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

808.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

808.6 Parcel Depth:

n/a

808.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 70%.

808.8 Height and Storeys:

Height shall not exceed 10.0 metres.

808.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 12.0 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 3.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

808.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage, excluding garages and carports, not exceeding 10%;
- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;

- (5) not be located within a front yard; and
- (6) be excluded from required rear setbacks provided that no accessory building is located closer than 3.5 metres to a rear lot line.

808.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) CD8 zoned parcels from abutting Residential zoned parcels

808.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

808.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

809. CD 9 COMPREHENSIVE DEVELOPMENT 9: AVERAGE 4650 M² PARCEL – SINGLE FAMILY

For the purpose of Section 809, Areas A, B, and C are shown in Appendix “C”

809.1 Permitted Uses:

In the CD9 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Urban Hen Keeping (Add #1987 Nov 17/21)
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

809.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)

809.3 Density:

n/a

809.4 Parcel Area:

Parcel area shall not be less than:

- (1) 2600 square metres in Area A of Appendix “C”;
- (2) 5400 square metres in Area B of Appendix “C”; and
- (3) 7000 square metres in Area C of Appendix “C”.

809.5 Parcel Frontage:

- (1) Kye Bay Road shall not be used to determine parcel frontage.
- (2) Parcel frontage shall not be less than 30.0 metres.

809.6 Parcel Depth:

Parcel depth shall not be less than:

- (1) 80 metres in Area A of Appendix “C”;
- (2) 100 metres in Area B of Appendix “C”; and
- (3) 50 metres in Area C of Appendix “C”.

809.7 Parcel Coverage:

Parcel coverage shall not exceed:

- (1) 15% in Area A of Appendix “C”;
- (2) 10% in Area B of Appendix “C”; and
- (3) 7% in Area C of Appendix “C”.

809.8 Height and Storeys:

Height shall not exceed 9.0 metres.

809.9 Required Setbacks:

- (1) Front
 - (a) Area A front setback is as shown in Appendix "C".
 - (b) In all other cases, the front setback shall not be less than 9.0 metres.
- (2) Rear
 - (a) Area B rear setback is as shown in Appendix "C".
 - (b) In all other cases, the rear setback shall not be less than 9.0 metres.
- (3) Side – interior

Interior side setback shall not be less than 3.0 metres.
- (4) Side – exterior
 - (a) Where Parcel Area is less than 5000 square metres, exterior side setback shall not be less than 3.0 metres.
 - (b) Where minimum Parcel Area is equal to or greater than 5,000 square metres, exterior side setback shall be equal to the front setback.

809.10 Accessory Buildings

Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (3) not exceed:
 - (a) 150 m² in gross floor area on parcels greater than 5000 m²; or
 - (b) 60 m² in gross floor area in all other cases.For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (4) not be located:
 - (a) within the rear yard of a parcel next to the sea; or
 - (b) within a front yard in all other cases;
- (5) be excluded from required rear setbacks on parcels that are not next to the sea provided that no accessory building is located closer than 3.0 metres to a rear lot line.
- (6) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

809.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8. (Rep #1957 Sept 2/20)

809.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

809.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

810. CD 10 COMPREHENSIVE DEVELOPMENT 10: 1245 AND 1263 GUTHRIE ROAD

For the purpose of Section 810, Areas A1, A2, B and C are shown separated by dashed lines in Appendix “D”

810.1 Permitted Uses:

In CD10 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Areas A1, A2 and B:
 - (a) Accessory structures and uses
 - (b) Home occupations
 - (c) Patio dwellings
 - (d) Townhouse dwellings

- (2) Within area C:
 - (a) Accessory structures and uses, excluding buildings and outside storage.
 - (b) Artist studios
 - (c) Childcare facilities
 - (d) Dental clinics
 - (e) Denturist labs
 - (f) Dwelling units
 - (g) Home occupations
 - (h) Financial institutions
 - (i) Locksmiths
 - (j) Medical clinics
 - (k) Offices
 - (l) Personal service establishments
 - (m) Produce stalls
 - (n) Restaurants
 - (o) Restaurant-lounges
 - (p) Retail stores
 - (q) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 300 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance. (Rep #1927 Nov 20/19)
 - (r) Video rental stores

810.2 Conditions of Use:

- (1) Residential use, including the construction of a building for residential use, is permitted within Areas A1, A2 and C only if a building for commercial use has been constructed in Area C and is occupied or available for occupancy.
- (2) A building permit may be issued for a building for a residential use in Area C if the same building permit authorizes the construction of a building in Area C for commercial use.
- (3) Within area C:

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- (a) A retail store shall not exceed a floor area of 465 square metres; and
 - (b) Dwelling units shall not be contained in a storey on or below a ground floor or on a storey with non-residential uses.
 - (c) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, child care facilities, produce stalls, accessory structures, and landscape material.
 - (d) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. **(Add #1927 Nov 20/19)**
- (4) Within areas A1, A2, B, and C no parking area shall be located between a building and the street on which the building has frontage.

810.3 Density:

- (1) Within Area A1 – Density shall not exceed 8 units per hectare; however if a minimum of 10% of the dwelling units are designed and constructed as special needs housing units compliant with adaptable housing standards set out in Section 5.20, as indicated on a building permit application, then density shall not exceed 42 units per hectare, and
 - (a) Where the calculation of the number of required special needs housing units results in a fractional number, the nearest whole number shall be required; and
 - (b) When the calculation of the number of required special needs housing units results in a fractional number less than 1.0, one special needs housing unit shall be provided.
- (2) Within Area A2 - Density shall not exceed 11 units per hectare; however if a minimum of 10% of the dwelling units are designed and constructed as special needs housing units compliant with adaptable housing standards set out in Section 5.20, as indicated on a building permit application, then density shall not exceed 38 units per hectare, and
 - (a) Where the calculation of the number of required special needs housing units results in a fractional number, the nearest whole number shall be required; and
 - (b) When the calculation of the number of required special needs housing units results in a fractional number less than 1.0, one special needs housing unit shall be provided.
- (3) Within Area B – Density shall not exceed 62 units per hectare.

810.4 Parcel Area:

- (1) Within Area A1- Parcel Area shall not be less than 3860 square metres.
- (2) Within Area A2 and Area C combined - Parcel Area shall not be less than 4360 square metres.
- (3) Within Area B - Parcel Area shall not be less than 645 square metres.

810.5 Parcel Frontage:

n/a

810.6 Parcel Depth:
n/a

810.7 Parcel Coverage:

- (1) Including parking areas, loading areas and driveways that are open sided and roofless:
 - (a) Within Area A1 – Parcel Coverage shall not exceed 65%.
 - (b) Within Area A2 – Parcel Coverage shall not exceed 70%.
 - (c) Within Area B – Parcel Coverage shall not exceed 70%.
 - (d) Within Area C – Parcel Coverage shall not exceed 65%.

810.8 Height and Storeys:

- (1) Within Areas A1, A2, and B:
 - (a) Height shall not exceed 10.0 metres.
 - (b) Number of storeys shall not exceed 3.
- (2) Within Area C:
 - (a) Height shall not exceed 12.0 metres.
 - (b) Number of storeys shall not exceed 2.

810.9 Required Setbacks:

- (1) The minimum setback of buildings from property lines, Beckton Drive, Noel Avenue and Guthrie Road shall be as shown in Appendix “D”.
- (2) In the event that a building having a different footprint from that shown in Appendix “D” is constructed in any Area, the siting of the building in relation to property lines, Beckton Drive, Noel Avenue and Guthrie Road shall be such that equivalent percentages of the building length, plus or minus 10%, are set back from the property line or street that the building faces by at least the distances specified in Appendix “D” and no area of land lying directly between a building and a street that the building faces is increased or reduced in area by more than 10%, and there must be at least as many articulations in the façade of any building as are shown in Appendix “D”. For illustration, in respect of the building in the southerly portion of Area A1, at least 1/3 of the building length must be set back at least 6.70 m; at least 1/3 must be set back at least 4.69 m; and at least 1/3 must be set back at least 2.55 m, in all cases plus or minus 10% of the proportion of the building length.
- (3) Notwithstanding Section 5.10(2) “Projections Into Required Setbacks”, as it applies to porches, the minimum required setback for a porch or an eave over a porch is 0.15 metres from property lines common to Beckton Drive, Noel Avenue, and Guthrie Road.

810.10 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

810.11 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6 with the exception of the CD 10 zone, where a parcel or part thereof that provides vehicle access to and from parking spaces as shown in Appendix "D", minimum widths for these areas shall be as shown in Appendix "D".

810.12 Other Requirements:

- (1) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include watercourse setbacks as specified in Section 5.19.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.
- (4) Within Area A1 not more than one vehicle access onto Guthrie Road from off street parking areas shall be constructed or used.
- (5) Within combined Areas A2, B and C not more than one vehicle access onto Guthrie Road from off street parking areas shall be constructed or used.

**811. CD 11 COMPREHENSIVE DEVELOPMENT 11: 640 ANDERTON
COMMERCIAL/MINI-STORAGE**

For the purpose of Section 811, Area A and Area B are shown separated by a dashed line in Appendix “K” and in Appendix “L”.

811.1 Permitted Uses:

In the CD11 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Area A:
 - (a) Accessory structures and uses for Area A or Area B principal uses, excluding buildings and outside storage
 - (b) Artist studios
 - (c) Denturist labs
 - (d) Locksmiths
 - (e) Offices
 - (f) Personal service establishments
 - (g) Produce stalls
 - (h) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)
 - (i) Restaurants
 - (j) Restaurant-lounges
 - (k) Retail stores
 - (l) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 300 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance. (Rep #1927 Nov 20/19)
 - (m) Veterinary Clinic – Small Animal Practice (Add #1879 Apr 4/18)
 - (n) Video rental stores
- (2) Within area B:
 - (a) Accessory structures and uses for Area A or Area B principal uses, excluding buildings and outside storage
 - (b) Warehousing

811.2 Conditions of Use:

- (1) Veterinary Clinics-Small Animal Practice shall:
 - (a) not be located in a building containing more than 1 dwelling unit or any hotel or motel use; and
 - (b) not include outdoor boarding or kenneling of animals. (Add #1879 Apr 4/18)
- (2) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, produce stalls, accessory structures, and landscape material.

- (3) A recreational cannabis retail store shall:
 - (a) not exceed 500 m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix “V”; and
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores. (Add #1890 Aug 1/18)
(Rep #1896 Sep 19/18)
- (4) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (5) Within Area B, warehouse use:
 - (a) shall only be permitted provided principal uses of 230 square metres of gross floor area or greater are locate within Area A.
 - (b) no storage room in a warehouse shall be more than 130 square metres in floor area, excluding mezzanines.

811.3 Density:
n/a

811.4 Parcel Area:
Parcel Area shall be not less than 6000 square metres.

811.5 Parcel Frontage:
Parcel frontage shall not be less than 18.0 metres.

811.6 Parcel Depth:
n/a

811.7 Parcel Coverage:
Parcel coverage shall not exceed 35%.

811.8 Height and Storeys:
Height shall not exceed 10.0 metres.

811.9 Required Setbacks:
Required setbacks are as shown in Appendix “K”

811.10 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) CD11 zoned parcels from abutting residential or multi-family residential zoned parcels.

811.11 Off-Street Parking and Loading

- (1) Shall be provided in accordance with Section 6 with the exception of (i) the location of off-street parking spaces and (ii) the number, location, and dimensions of loading spaces, which shall be as shown in Appendix "L";
- (2) Within Area A, no parking area shall be located between a building and the street on which the building has frontage; and
- (3) Section 6.13(1)(c) and (e) do not apply.

811.12 Other Requirements:

- (1) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include watercourse setbacks as specified in Section 5.19.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

812. CD 12 COMPREHENSIVE DEVELOPMENT 12: 700 LANCASTER WAY

For the purpose of Section 812, Areas A, B and C are shown separated by dashed lines in Appendix “E”

812.1 Permitted Uses:

In CD12 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Area A and B:
 - (a) Accessory structures and uses
 - (b) Home occupations
 - (c) Two-family dwellings
- (2) Within area C:
 - (a) Accessory structures and uses.
 - (b) Home occupations
 - (c) Townhouse dwellings

812.2 Conditions of Use:

- (1) Within areas B and C no parking area shall be located between a building and a lot line.
- (2) The combined the number of accessory buildings shall not exceed one.

812.3 Density:

Density shall not exceed 11 units per hectare; however if a minimum of 10% of the dwelling units are designed and constructed as special needs housing units compliant with adaptable housing standards set out in Section 5.20, as indicated on a building permit application, then density shall not exceed 42 units per hectare, and

- (a) Where the calculation of the number of required special needs housing units results in a fractional number, the nearest whole number shall be required; and
- (b) When the calculation of the number of required special needs housing units results in a fractional number less than 1.0, one special needs housing unit shall be provided.

812.4 Parcel Area:

Parcel area shall be not less than 15,550 square metres.

812.5 Parcel Frontage:

n/a

812.6 Parcel Depth:

n/a

812.7 Parcel Coverage:

Including parking areas, loading areas and driveways that are open sided and roofless:

- (a) Parcel Coverage shall not exceed 70%.

812.8 Height and Storeys:

- (1) Within Area A:
 - (a) Height shall not exceed 11.5 metres.
 - (b) Number of storeys shall not exceed 2.
- (2) Within Area B:
 - (a) Height shall not exceed 10.5 metres.
 - (b) Number of storeys shall not exceed 2.
- (3) Within Area C:
 - (a) Height shall not exceed 12.5 metres.
 - (b) Number of storeys shall not exceed 3.

812.9 Required Setbacks:

The front, rear, and interior side setbacks of buildings from property lines and Lancaster Way shall be as shown in Appendix "E".

812.10 Accessory Building

Accessory Buildings shall:

- (1) not exceed 3.0 m in height
- (2) not exceed 10 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (3) not be located within a front yard, side yard, or rear yard. (Rep #1957 Sept 2/20)

812.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Above ground utility boxes and utility transformers; and
- (3) CD12 zoned parcels from abutting Residential zoned parcels.

812.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6 with the exception of the location and type of parking spaces and the location and width of driveways and manoeuvring aisles, which shall be as shown in Appendix "E".

812.13 Other Requirements:

- (1) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include watercourse setbacks as specified in Section 5.19.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

813. CD 13 COMPREHENSIVE DEVELOPMENT 13:SINGLE-FAMILY – 425 STEWART STREET

(Del #1897 Nov 25/20) (Add #1950 Sept 8/21)

For the purpose of Section 813, Areas A and B are shown in Appendix “A1”.

813.1 Permitted Uses:

In Area A of the CD13 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Urban Hen Keeping (Add #1987 Nov 17/21)
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

In Area B of the CD13 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Single-family dwellings

813.2 Conditions of Use:

(1) In Area B, gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:

- (a) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along all elevations of the building which face the rear lot line; or
- (b) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage.

(2) In Area B, in combined width, attached garages and attached carports shall not exceed the greater of 25% of the building frontage or 3.5 metres.

(3) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists.

813.3 Density:

n/a

813.4 Parcel Area:

(1) In Area A, parcel area shall not be less than 650 square metres.

(2) In Area B, parcel area shall not be less than 350 square metres.

813.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres;

813.6 Parcel Depth:

Parcel depth shall not be less than 24.0 metres;

813.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

813.8 Height and Storeys:

(1) For Area A"

(a) Height shall not exceed 9.0 metres.

(b) The number of storeys shall not exceed 2.

(2) For Area B

(a) Height shall not exceed 8.0 metres.

(b) The number of storeys shall not exceed 2.

813.9 Required Setbacks:

For Area A

(1) Front

Front setback shall be not less than 7.5 metres;

(2) Rear

Rear setback shall be not less than 6.5 metres;

(3) Side - interior

Interior side setback shall be not less than 2.0 metres; and

(4) Side - exterior

Exterior side setback shall be not less than 3.5 metres.

For Area B

(1) Front

Front setback shall be not less than 7.5 metres;

(2) Rear

Rear setback shall be not less than 6.5 metres; and

(3) Side - interior

Interior side setback shall be not less than 1.8 metres.

813.10 Accessory Buildings

Accessory buildings shall

(1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)

(2) have a parcel coverage not exceeding 10%;

(3) other than chicken coops, not occupy more than 2/3 of the width of the rear yard, as measured at its widest point; (Add #1987 Nov 17/21)

(4) not exceed 40 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for

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- garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
- (5) not be located within a front yard; and
 - (6) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
 - a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - b) the interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard.
 - (7) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

813.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8;

813.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Notwithstanding Section 6.15(3), the required off-street parking spaces in Area B shall be one.
- (3) In Area A, driveways shall not exceed 5.5 metres in width.
- (4) In Area B, driveways, parking areas, and maneuvering aisle shall not be permitted in the shaded area shown in Figure 813-1.
- (5) No more than one driveway shall be permitted on a parcel.

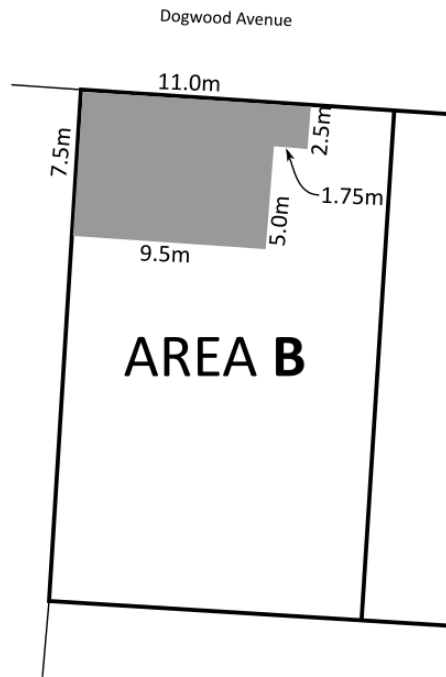


Figure 813-1. Area where driveways, parking areas, and maneuvering aisles are not permitted

813.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

814. CD 14 COMPREHENSIVE DEVELOPMENT 14: SINGLE FAMILY-TRACKER PLACE

814.1 Permitted Uses:

In the CD14 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home Occupations
- (3) Single-Family dwellings
- (4) Urban Produce Production (Add #1987 Nov 17/21)
- (5) Urban Produce Stand (Add #1987 Nov 17/21)

814.2 Conditions of Use:

n/a.

814.3 Density:

n/a

814.4 Parcel Area:

Parcel area shall not be less than 280 square metres.

814.5 Parcel Frontage:

- (1) Where the front lot line has a radius of 18.0 m or less, parcel frontage shall not be less than 13.0 metres measured at the required front setback;
- (2) In all other cases parcel frontage shall not be less than 15.0 metres.

814.6 Parcel Depth:

Parcel depth shall not be less than 14.0 metres.

814.7 Parcel Coverage:

- (1) parcel coverage, shall not exceed 45%.

814.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.
- (3) For multi-storey dwelling units,
 - (a) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 814-1; or
 - (b) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 814-2 and 814-3;

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EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

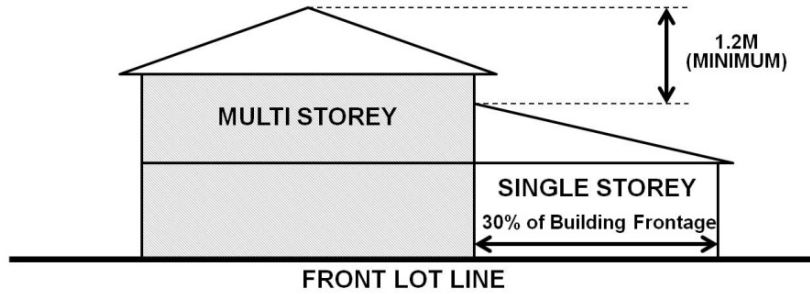


Figure 814-1. Elevation Block Out

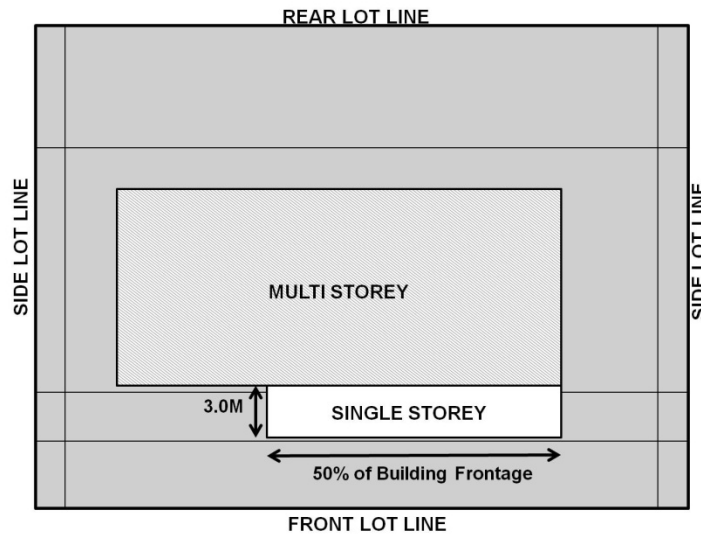


Figure 814-2. Site Plan

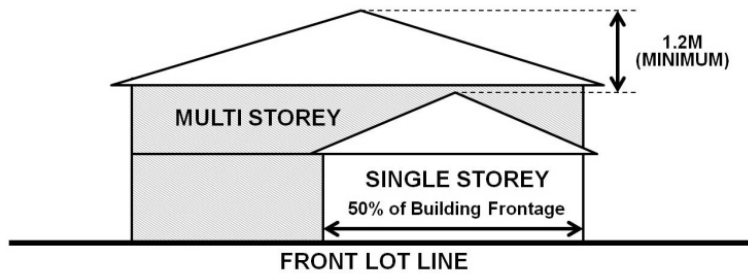


Figure 814-3. Elevation Block Out

814.9 Required Setbacks:

- (1) Front
 - (a) Where the front lot line has a radius of 18.0 m or less:
 - (i) For 3.5 m as measured parallel to and at the front setback, the front setback shall not be less than 4.3 metres as shown in Figure 814-4.
 - (ii) For any part of a structure used as a garage or carport – Front setback shall not be less than 4.3 metres.
 - (iii) All other situations – Front setback shall not be less than 1.45 metres.
 - (b) In all other situations:
 - (i) For 3.5 m as measured parallel to and at the front setback, the front setback shall not be less than 5.5 metres as shown in Figure 814-5.
 - (ii) For any part of a structure used as a garage or carport – Front setback shall not be less than 5.5 metres.
 - (iii) All other situations – Front setback shall not be less than 2.8 metres.
- (2) Rear

Rear setback shall not be less than 4.0 metres.
- (3) Side – interior

Interior side setback shall not be less than 1.5 metres.
- (4) Side – exterior

n/a

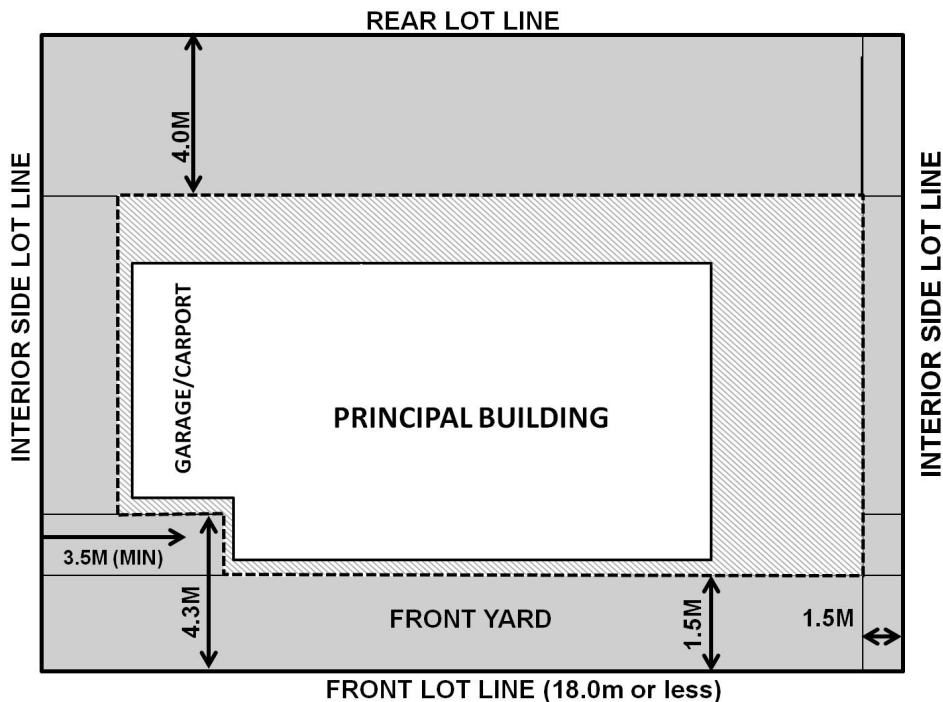


Figure 814-4 Minimum Front Setback

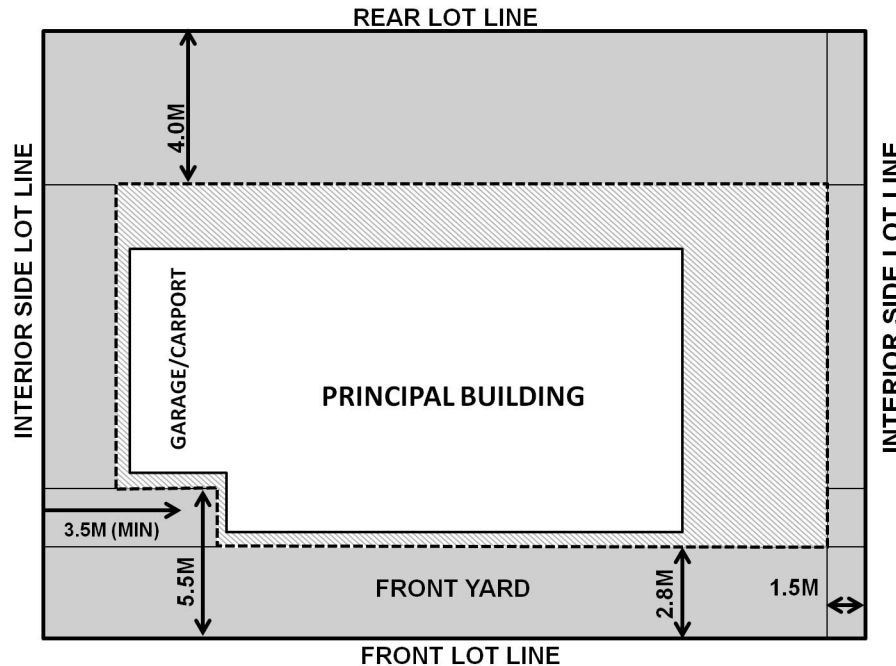


Figure 814-5. Minimum Front Setback

814.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 3.0 metres in height;
- (2) have a parcel coverage not exceeding 2%;
- (3) not exceed 5 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (4) not be located within a front or interior side yard setback; and
- (5) be excluded from any required rear setback.

814.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8. (Rep #1957 Sept 2/20)

814.12 Off-Street Parking and Loading

- (1) Where the front lot line has a radius of 18.0 m or less:
 - (a) An unenclosed off-street parking space length is 4.3 metres.
- (2) In all other situations, off-street parking and loading shall be provided in accordance with Section 6.

814.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

**815. CD 15 COMPREHENSIVE DEVELOPMENT 15: SINGLE-FAMILY/
CAMPGROUNDS**

815.1 Permitted Uses:

In the CD15 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Campgrounds
- (4) Coach houses
- (5) Dwelling units as an accessory use to a campground
- (6) Home occupations
- (7) Secondary suites
- (8) Single-family dwellings
- (9) Urban Hen Keeping (Add #1987 Nov 17/21)
- (10) Urban Produce Production (Add #1987 Nov 17/21)
- (11) Urban Produce Stand (Add #1987 Nov 17/21)

815.2 Conditions of Use:

- (1) Campgrounds shall:
 - (a) Not be permitted on a parcel with a parcel area less than 25,000 square metres;
 - (b) Not exceed 61 camping sites;
 - (c) Not be permitted outside storage as an accessory use; and
 - (d) Not be permitted on a parcel on which any other principal use exists.
- (2) Dwelling units as an accessory use to a campground shall be limited to one on a parcel.
- (3) Coach Houses shall:
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and

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- iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²; and
 - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
 - (j) not be located closer than 4.0 metres to a principal building;
 - (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
 - (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.
- (Rep #1861 Sep 20/17) (Add #1861 Sep 20/17) (Add #1866 Oct 18/17) (Rep #1909 Apr 17/19)

815.3 Density:
n/a

815.4 Parcel Area:
Parcel area shall not be less than 5,000 square metres.

815.5 Parcel Frontage:
Parcel frontage shall not be less than 20.0 metres.

815.6 Parcel Depth:
Parcel depth shall not be less than 50.0 metres.

815.7 Parcel Coverage:
Parcel coverage shall not exceed 30% or 500 square metres, whichever is the lesser.

815.8 Height and Storeys:
(1) Height shall not exceed 9.0 metres.
(2) The number of storeys shall not exceed 2.

815.9 Required Setbacks:
(1) Front
Front setback shall not be less than 7.5 metres.
(2) Rear
Front setback shall not be less than 7.5 metres.
(3) Side – interior
(a) campgrounds - interior side setback shall not be less than 3.5 metres.
(b) all other uses - interior side setback shall not be less than 2.0 metres.
(4) Side – exterior
Exterior side setback shall not be less than 3.5 metres.

815.10 Accessory Buildings

- (1) Campgrounds – the number of storeys shall not exceed 1;
- (2) All other uses – accessory buildings shall:
 - (a) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
 - (b) have a parcel coverage not exceeding 10%;
 - (c) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
 - (d) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
 - (e) not be located within a front yard; and
 - (f) other than chicken coops, be excluded from required rear and interior side setbacks provided that no accessory building is located closer than 1.2 metres to a rear or interior side lot line. (Add #1987 Nov 17/21)
 - (g) chicken coops shall:
 - (i) not exceed 2.5 metres in height;
 - (ii) not exceed 5.0 m² in gross floor area;
 - (iii) not be located closer than 1.0 metre to a principal building or a coach house;
 - (iv) be located in a rear yard; and,
 - (v) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)

815.11 Screening

(Rep #1909 Apr 17/19) The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Above ground utility boxes and utility transformers;
- (3) Coach houses abutting Residential zoned parcels; and
- (4) Parcels used for campground purposes from abutting Residential or Multi-Family Residential parcels.

815.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

815.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

816. CD 16 COMPREHENSIVE DEVELOPMENT 16: 221 GLACIER VIEW DRIVE

816.1 Permitted Uses:

In the CD 16 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Single family dwellings
- (4) Townhouse dwellings

816.2 Conditions of Use:

- (1) the number of single family dwellings on a parcel shall not exceed 50% of all the dwelling units on the parcel.

816.3 Density:

Density shall not exceed 21 units per hectare.

816.4 Parcel Area:

Parcel area shall not be less than 3000 square metres.

816.5 Parcel Frontage:

Parcel frontage shall not be less than 60.0 metres.

816.6 Parcel Depth:

n/a

816.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 55%.

816.8 Height and Storeys:

Height shall not exceed 10.0 metres.

816.9 Required Setbacks:

- (1) Front
 - (a) Front lot line is a lot line common to a parcel and Glacier View Drive.
 - (b) Front setback shall not be less than 5.0 metres.
- (2) Rear
 - (a) Rear lot line is a lot line common to a parcel and Comox Avenue
 - (b) Rear setback shall not be less than 5.0 metres.
- (3) Side - interior
 - (a) For a building or part thereof used as a garage or carport, the interior side setback shall not be less than 2.0 metres; and
 - (b) In all other cases, the interior side setback shall not be less than 4.5 metres.

816.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) not exceed 1 on a parcel;
- (3) not exceed 200 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; **(Rep #1861 Sep 20/17)**
- (4) not be located within a front yard or rear yard; and
- (5) be excluded from required setbacks provided that no accessory building is located closer than 2.0 metres to an interior side lot line.

816.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and.
- (4) CD 16 zoned parcels from abutting Residential zoned parcels.

816.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6 with the exception that:

- (1) the required parking spaces for a dwelling unit shall be 1.75;
- (2) the location and dimensions of parking spaces, maneuvering aisles, and driveways shall be as shown in Appendix "M"; and
- (3) Section 6.14(6), (7) and (8)(a) and (d) shall apply to single-family dwelling units.

816.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

**817. CD 17 COMPREHENSIVE DEVELOPMENT 17: SINGLE-FAMILY
1651 McDONALD ROAD**

For the purpose of Section 817, Areas A, B, and C are shown in Appendix “O”

817.1 Permitted Uses:

In the CD17 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Secondary suites
- (4) Single-family dwellings
- (5) Urban Produce Production (Add #1987 Nov 17/21)
- (6) Urban Produce Stand (Add #1987 Nov 17/21)

817.2 Conditions of Use:

Within Area A, gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:

- (1) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along all elevations of the building which face the rear lot line; or
- (2) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage.

817.3 Density:

n/a

817.4 Parcel Area:

Parcel area shall not be less than 2,000 square metres.

817.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres.

817.6 Parcel Depth:

n/a

817.7 Parcel Coverage:

Parcel Coverage shall not exceed 30%;

817.8 Height and Storeys:

- (1) Within Area A:
 - (a) height shall not exceed 9.0 metres;
 - (b) the number of storeys shall not exceed 2;
 - (c) for multi-storey dwelling units except for when no portion of the first storey is more than 0.6 metres above the established ground level as measured along all elevations of the building which face the rear lot line; or when no

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portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage:

- (i) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 817-1; or
- (ii) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 817-2 and 817-3.

- (2) Within Areas B and C:
 - (a) height as measured from 65.0 metres geodetic datum shall not exceed 6.5 metres; and
 - (b) the number of storeys shall not exceed 2.

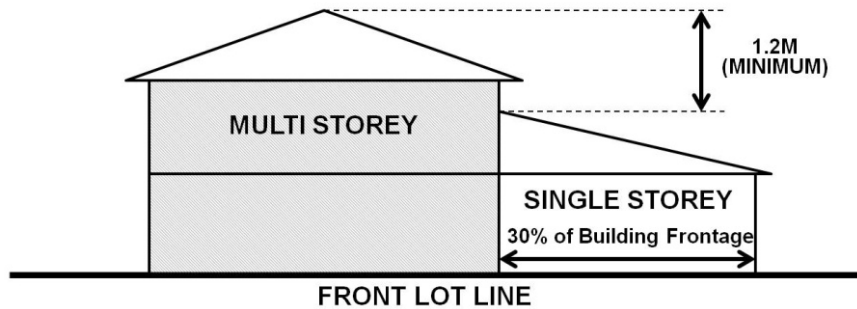


Figure 817-1. Elevation Block Out

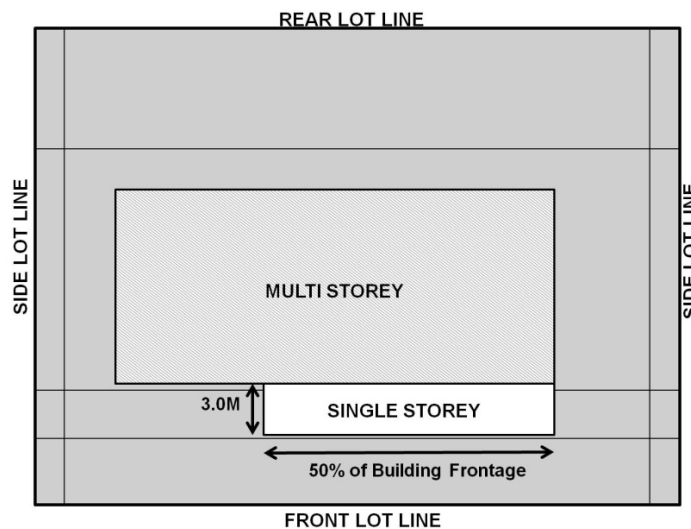


Figure 817-2. Site Plan

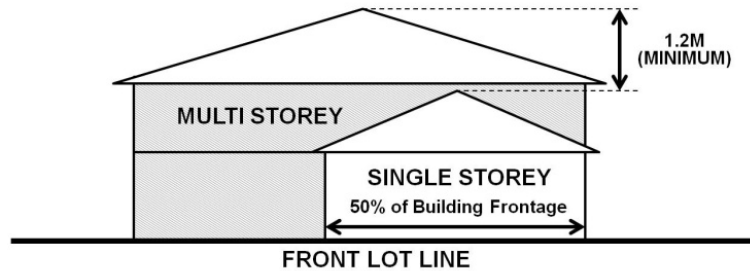


Figure 817-3. Elevation Block Out

817.9 Required Setbacks

Setback shall be as shown in Appendix "O".

817.10 Accessory Buildings

- (1) Within Area A accessory buildings shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed 20 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
 - (c) not be located within a front yard; and
 - (d) be excluded from required setbacks provided that no accessory building is located closer than 2.0 metres to a lot line.
- (2) Within Areas B and C accessory buildings shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed 45 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
 - (c) not be located closer than 3.0 metres to a principal building; and
 - (d) be excluded from required setbacks provided that no accessory building is located closer than 2.0 metres to a lot line.

817.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) Garbage compounds.

817.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Parking spaces in tandem are not permitted;
- (3) Driveway and maneuvering aisle location and width shall be provided as shown in Appendix "P";
- (4) Parking spaces must be arranged so that each parking space has unobstructed access to and from a maneuvering aisle so that a vehicle occupying the parking space is able to enter and leave the parcel in a forward motion.

817.13 Other Requirements:

- (1) No more than one principal building shall be permitted within each Area A, B and C;
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground;
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

818. CD 18 COMPREHENSIVE DEVELOPMENT 18: SINGLE FAMILY 560 COLBY ROAD

For the purpose of Section 818, setbacks are shown in Appendix “N”

818.1 Permitted Uses:

In the CD18 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single family dwellings
- (7) Urban Hen Keeping (Add #1987 Nov 17/21)
- (8) Urban Produce Production (Add #1987 Nov 17/21)
- (9) Urban Produce Stand (Add #1987 Nov 17/21)

818.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)
- (2) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:

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- i. 4.5 metres, where the coach house gross floor area is less than 50 m²;
and
- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

818.3 Density:

n/a

818.4 Parcel Area:

Parcel area shall not be less than 2,500 square metres.

818.5 Parcel Frontage:

Parcel frontage shall not be less than 22.0 metres.

818.6 Parcel Depth:

75.0 metres.

818.7 Parcel Coverage:

Parcel coverage shall not exceed 20%, including non-permeable driveways and parking areas, patios, canopies, eaves, gutters and steps projecting further than 0.6 metres from a building wall.

818.8 Height and Storeys:

Height shall not exceed 9.0 metres.

818.9 Required Setbacks:

- (1) Front
Front setback is as shown in Appendix “N”.
- (2) Rear
Rear setback is as shown in Appendix “N”.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
n/a

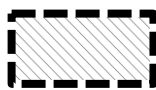
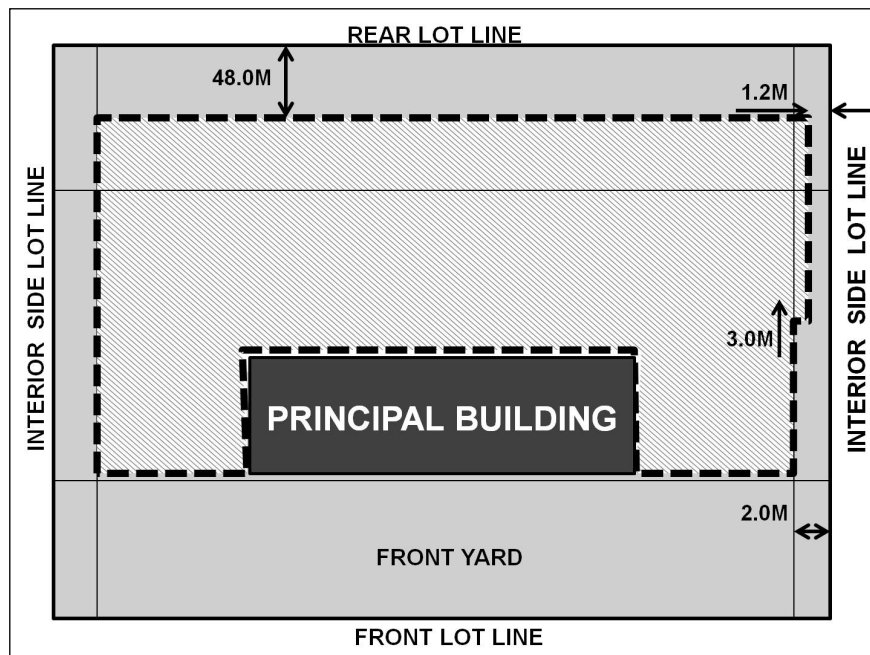
818.10 Accessory Buildings

Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (3) not exceed 100 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for

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- garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (4) not be located within a front yard; and
 - (5) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 48.0 metres to a rear or 1.2 metres to interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 818-1.
 - (6) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to a exterior side lot line. (Add #1987 Nov 17/21)



Area where accessory buildings are permitted

Figure 818-1 CD18: Accessory building buildable area

818.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

818.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

818.13 Other Requirements:

- (1) No more than one principal dwelling shall be permitted on a parcel;
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground;
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

819. CD 19 COMPREHENSIVE DEVELOPMENT 19: LOT 2 PLAN 43630

819.1 Permitted Uses:

In the CD 19 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Townhouse dwellings

819.2 Conditions of Use:

- (1) n/a

819.3 Density:

Density shall not exceed 40 units per hectare.

819.4 Parcel Area:

Parcel area shall not be less than 2000 square metres.

819.5 Parcel Frontage:

Parcel frontage shall not be less than 40 metres as measured along Wallace Avenue.

819.6 Parcel Depth:

n/a

819.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 65%.

819.8 Height and Storeys:

Height shall not exceed 10.0 metres.

819.9 Required Setbacks:

- (1) Front
 - (a) Front setback as measured from a lot line common to a parcel and Wallace Avenue shall be as shown in Appendix "Q".
- (2) in all other cases, setbacks are as shown in Appendix "R".

819.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not be located within a front yard or exterior side yard; and
- (4) be excluded from required setbacks provided that:
 - (a) no accessory building is located in an interior side yard with a lot line common to Section 1, Comox District Except that Part Included In AFB 8.793.6122, AFB 9.219.6773A, AFB 9.425.7071A, AFB 9.669.7408A, AFB 9.881.7683A, AFB 9.883.7642A, AFB 10.80.7872A, AFB 10.230.8021A and AFB 10.232.8021A More Particularly Described As

Shown Coloured Red on Plan 425 R/W and Said to Contain .102 Acres and the 30 Foot Wide Parcel Labelled "Remainder of Sec. 1" on Said Plan Together With the 60' Wide Portion of Section 1 Included in Comox Avenue (2006 Comox Ave.); and

- (b) no accessory building is located closer than 2.0 metres to an interior side lot line.

819.11 Screening

The following shall be screened in accordance with Section 8

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) CD 19 zoned parcels from abutting Residential zoned parcels.

819.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6; and
- (2) Notwithstanding Section 819.12(1), a maneuvering aisle minimum width of not less than 6.0 m shall be provided.

819.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

820. CD 20 COMPREHENSIVE DEVELOPMENT 20: 1770 COMOX AVENUE

820.1 Permitted Uses:

In the CD 20 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses excluding outside storage and buildings other than carports, garages, and Class II bike parking
- (2) Artist studios
- (3) Assembly centres
- (4) Billiard halls
- (5) Bowling alleys
- (6) Brew pubs
- (7) Cultural centres
- (8) Dental clinics
- (9) Denturist labs
- (10) Dwelling units
- (11) Film theatres
- (12) Financial institutions
- (13) Garden Centres
- (14) Home occupations
- (15) Hotels
- (16) Libraries
- (17) Liquor stores
- (18) Locksmiths
- (19) Marine pubs
- (20) Medical clinics
- (21) Museums
- (22) Offices
- (23) Parkades
- (24) Parking lots
- (25) Personal service establishments
- (26) Produce stalls
- (27) Pubs
- (28) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19, 18)
- (29) Restaurants
- (30) Restaurant-Lounges
- (31) Retail stores
- (32) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 460 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance. (Rep #1927 Nov 16/19)
- (33) Video rental stores

820.2 Conditions of Use:

- (1) Dwelling units shall not be located on or below the ground floor or on a storey containing non-residential uses;
- (2) Commercial use shall not be located above the ground floor;
- (3) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, produce stalls, brew pubs, marine pubs, pubs, accessory structures, and landscape material;
- (4) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (5) A liquor store shall only be permitted provided a pub is also located on the parcel.
- (6) A recreational cannabis retail store shall:
 - (a) not exceed 500 m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix "V";
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores; and
 - (d) not be permitted on the same parcel as a liquor store; except for Lot A Section 56 Comox District Plan VIP75741 (215 Port Augusta St.) where a recreational cannabis retail store shall be located a minimum of 50 metres from a liquor store as measured by the shortest distance between the outside of the perimeter walls of a recreational cannabis retail store and a liquor store on the same parcel. (Add #1890 Aug 1/18) (Rep #1896 Sep 19, 18)

820.3 Density:

n/a

820.4 Parcel Area:

Parcel area shall not be less than 2000 square metres.

820.5 Parcel Frontage:

n/a

820.6 Parcel Depth:

n/a

820.7 Parcel Coverage:

n/a

820.8 Height and Storeys:

- (1) Height shall not exceed 19.0 metres.
- (2) The number of storeys shall not exceed 5 storeys.

820.9 Required Setbacks:

n/a

820.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 3.5 metres in height;
- (2) have a parcel coverage not exceeding 15%; and
- (3) not be located within a front yard.

820.11 Screening

The following shall be screened in accordance with Section 8

- (1) Garbage compounds;
- (2) Off-street parking and loading areas; and
- (3) Above ground utility boxes and utility transformers.

820.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Notwithstanding section 820.12(1), the minimum required parking spaces per dwelling unit above commercial shall be 0.85.

820.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground;
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19;
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

821. CD 21: COMPREHENSIVE DEVELOPMENT 21: PUBLIC UTILITY BUILDINGS

821.1 Permitted Uses:

In the CD21 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings
- (2) Public utility buildings and facilities such as telephone exchanges, transformer stations, and public works yards

821.2 Conditions of Use:

- (1) Outside storage shall
 - (a) not include used, partially completed, damaged, or obviously unserviceable products, goods, machinery, equipment, tools, boats, vehicles, or articles;
 - (b) not be located in a front yard; and
 - (c) be excluded from required rear and side setbacks provided that no outside storage is located closer than 3.0 metres to a lot line.
- (2) Manufacturing, processing, packaging, testing, repair, servicing, research laboratories and warehousing shall be located within a portion of a building completely enclosed by exterior walls; and
- (3) Nothing shall be permitted which is an annoyance or nuisance to surrounding areas by reason of unsightliness, odour, emission, liquid effluents, dust, noise, fumes, smoke, glare, or vibration.

821.3 Density:

n/a

821.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

821.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

821.6 Parcel Depth:

n/a

821.7 Parcel Coverage:

Parcel coverage shall not exceed 50%.

821.8 Height and Storeys:

Height shall not exceed 10.0 metres.

821.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.

- (2) Rear
Rear setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 3.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned property, in which case the interior side setback shall not be less than 6.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.0 metres.

821.10 Accessory Buildings

n/a

821.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Outside storage areas;
- (2) Garbage compounds;
- (3) Off-street parking and loading areas;
- (4) Above ground utility boxes and utility transformers; and
- (5) CD21 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels.

821.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

821.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

822. CD 22: COMPREHENSIVE DEVELOPMENT 22: 537 ANDERTON TWO-FAMILY

822.1 Permitted Uses:

In the CD 22 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Secondary Suites
- (5) Single-family dwellings
- (6) Two-family dwellings
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

822.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)

822.3 Density:

n/a

822.4 Parcel Area:

Parcel area shall not be less than 680 square metres.

822.5 Parcel Frontage:

Parcel frontage shall not be less than 20.0 metres.

822.6 Parcel Depth:

Parcel depth shall not be less than 26.0 metres.

822.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

822.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.

822.9 Required Setbacks:

- (1) Front
 - (a) For a parcel fronting Anderton Road - Front setback shall not be less than 4.5 metres.
 - (b) All other situations - Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
n/a

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

822.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 60 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
(Rep #1861 Sep 20/17)
- (5) not be located within a front yard; and
- (6) be excluded from required rear and interior side setbacks provided that
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 822-1.

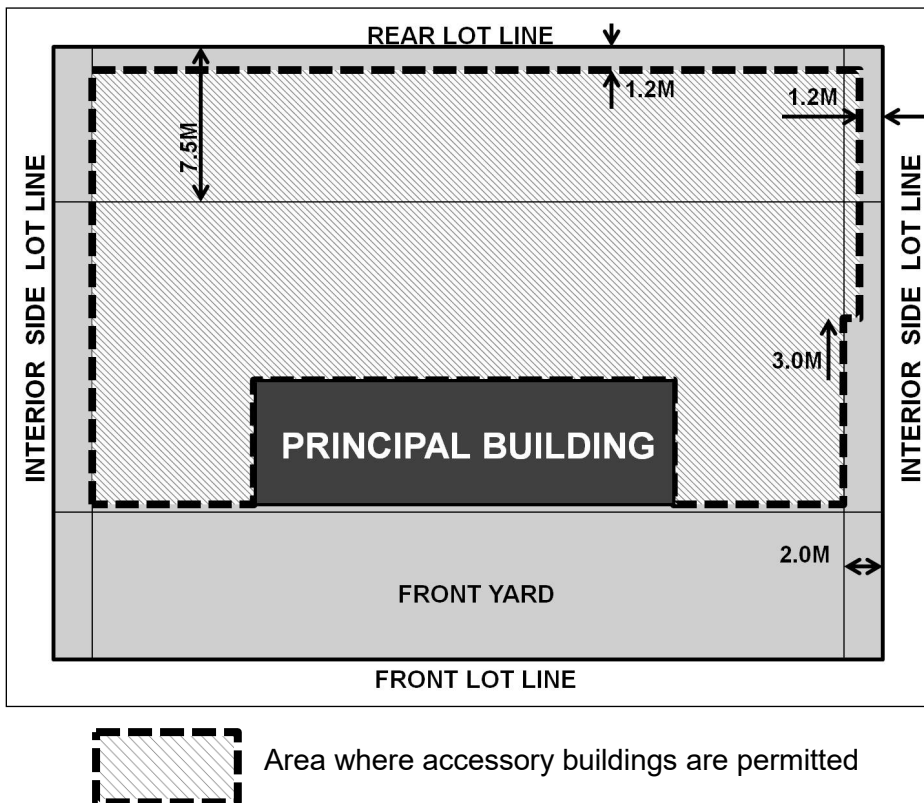


Figure 822-1. CD22: Accessory building buildable area

822.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

822.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

822.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

823. CD 23 COMPREHENSIVE DEVELOPMENT 23: SINGLE-FAMILY – ELLIS STREET

(Add #1847 Jun 7/17)

For the purpose of Section 823, Areas A and B are shown in Appendix U.

823.1 Permitted Uses:

In the CD23 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Secondary suites
- (4) Single-family dwellings
- (5) Urban Produce Production (Add #1987 Nov 17/21)
- (6) Urban Produce Stand (Add #1987 Nov 17/21)

823.2 Conditions of Use:

- (1) Gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:
 - (a) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along all elevations of the building which face the rear lot line; or
 - (b) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage.
- (2) In combined width, attached garages and attached carports shall not exceed the greater of 25% of the parcel frontage or 3.5 metres, whichever is the lesser.

823.3 Density:

n/a

823.4 Parcel Area:

Parcel area shall not be less than 350 square metres.

823.5 Parcel Frontage:

Parcel frontage shall not be less than 14.0 metres;

823.6 Parcel Depth:

Parcel depth shall not be less than 19.0 metres;

823.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

823.8 Height and Storeys:

- (1) Height shall not exceed 8.0 metres;
- (2) The number of storeys shall not exceed 2;

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- (3) For multi-storey dwelling units, except for when no portion of the first storey is more than 0.6 metres above the established ground level, as measured along the building frontage:
- (a) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 823-1; or
 - (b) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 823-2 and 823-3;

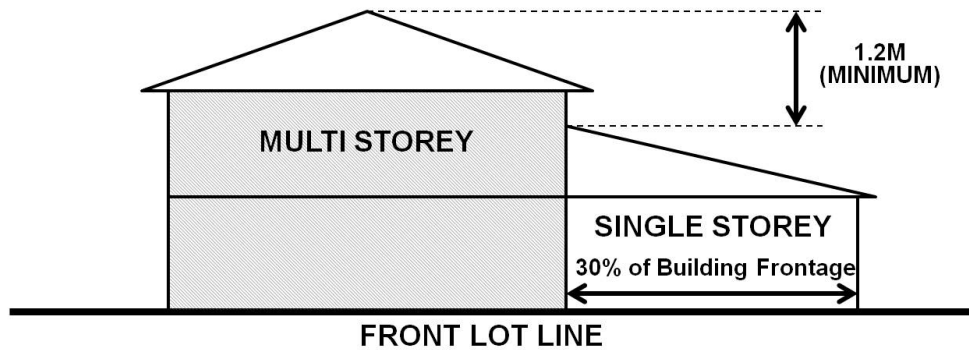


Figure 823-1. Elevation Block Out

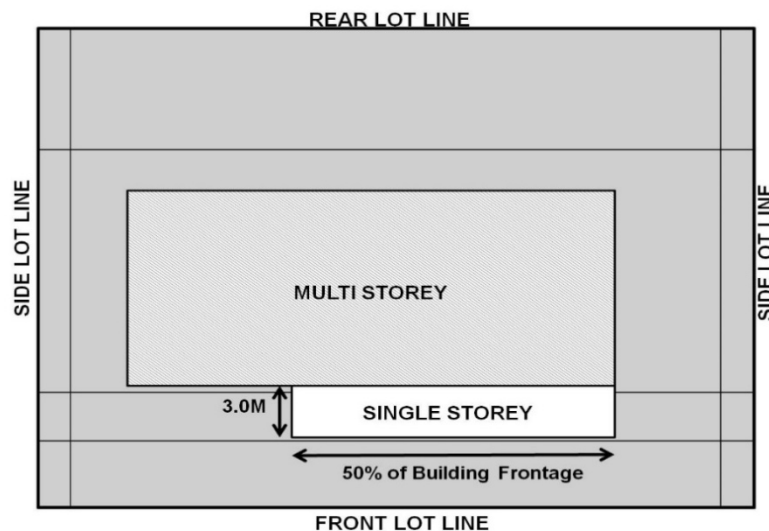


Figure 823-2. Site Plan

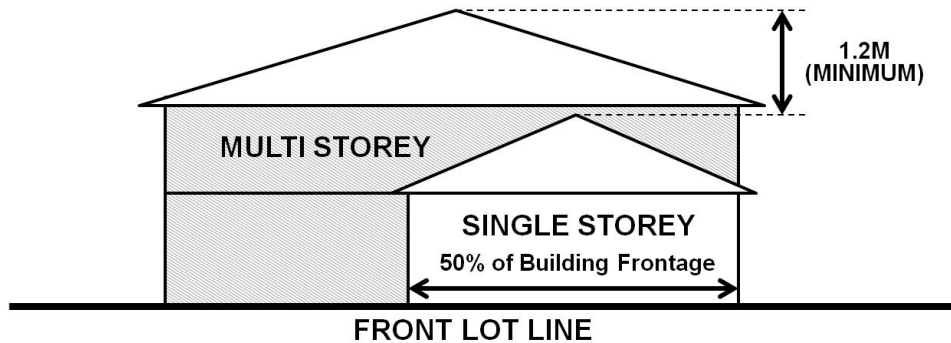


Figure 823-3. Elevation Block Out

823.9 Required Setbacks:

- (1) For parcels not exceeding 500 square metres:
 - (a) for Area A as shown in Appendix "U" the required setbacks shall be:
 - (i) Front
Front setback shall be not less than 3.5 metres;
 - (ii) Rear
Rear setback shall be not less than 4.0 metres;
 - (iii) Side - interior
Interior side setback shall be not less than 1.8 metres;
 - (iv) Side - exterior
 - (A) For 5.5 metres, as measured parallel to and at the exterior side setback - Exterior side setback shall be not less than 7.5 metres as shown in Figure 823-4;
 - (B) For any part of a structure used as a garage or carport – Exterior side setback shall be not less than 7.5 metres; and
 - (C) All other situations – Exterior side setback shall not be less than 3.5 metres.
 - (b) notwithstanding 823.9 (1)(a), the minimum setback from a street corner cut-off excluding lanes is 2.0 m as shown in Figure 823-5.
 - (c) for Area B as shown in Appendix "U" the required setbacks shall be:
 - (i) Front
 - (A) For 5.5 metres, as measured parallel to and at the front setback - Front setback shall be not less than 7.5 metres as shown in Figure 823-4;
 - (B) For any part of a structure used as a garage or carport – Front setback shall be not less than 7.5 metres; and
 - (C) All other situations – Front setback shall not be less than 3.5 metres.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (ii) Rear
Rear setback shall be not less than 7.5 metres;
- (iii) Side - interior
Interior side setback shall be not less than 1.8 metres;
- (iv) Side - exterior
Exterior side setback shall be not less than 3.5 metres.

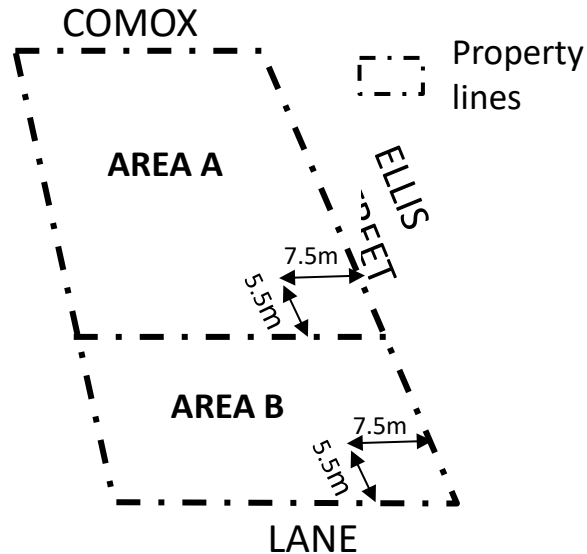


Figure 823-4. Required setbacks for parcels not exceeding 500 square metres.

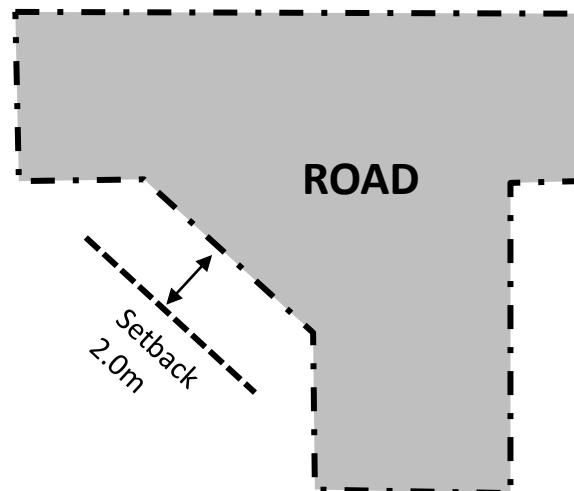


Figure 823-5. Required setbacks for corner cut-off.

- (2) For parcels equal to or greater than 500 square metres:
 - (a) Front
Front setback shall be not less than 7.5 metres;

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

- (b) Rear
Rear setback shall be not less than 7.5 metres;
- (c) Side - interior
Interior side setback shall be not less than 2.0 metres;
- (d) Side - exterior
Exterior side setback shall be not less than 3.5 metres.

823.10 Accessory Buildings

Accessory buildings shall

- (a) not exceed 4.5 metres in height;
- (b) have a parcel coverage not exceeding 10%;
- (c) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (d) not exceed 20 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (e) not be located within a front yard; and
- (f) be excluded from required rear and interior side setbacks provided that:
 - (i) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (ii) a 1.8 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 823-6. (Rep #1957 Sept 2/20)

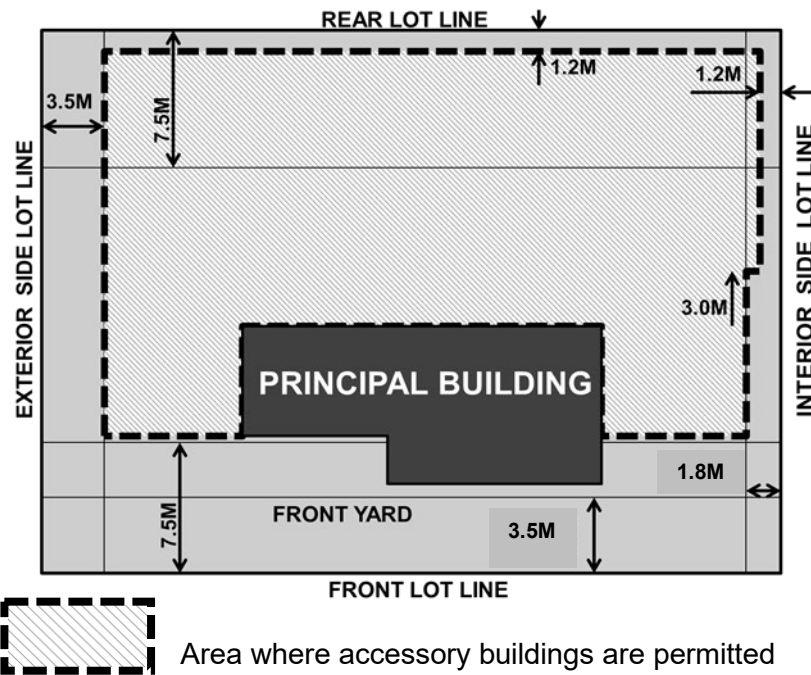


Figure 823-6. Accessory building buildable area

823.11 Screening

Utility kiosks shall be screened in accordance with Section 8. (Rep #1957 Sept 2/20)

823.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Driveways shall not exceed 5.5 metres in width.
- (3) No more than one driveway shall be permitted on a parcel.
- (4) No vehicle access shall be permitted to Comox Avenue.

823.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

824. CD24 COMPREHENSIVE DEVELOPMENT 24: 290 ANDERTON ROAD

(Add #1860 Jul 5/17)

824.1 Permitted Uses:

In the CD24 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding buildings and outside storage
- (2) Home occupations
- (3) Single-family dwellings
- (4) Two-family dwellings

824.2 Conditions of Use:

n/a

824.3 Density:

n/a

824.4 Parcel Area:

Parcel area shall not be less than 800 square metres.

824.5 Parcel Frontage:

n/a

824.6 Parcel Depth:

n/a

824.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

824.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.

824.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 1.5 metres.
- (2) Rear
Rear setback shall be not less than 2.0 metres.
- (3) Side
Side setback shall be not less than 6.5 metres.

824.10 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas; and
- (3) Above ground utility boxes and utility transformers.

824.11 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Driveways shall not exceed 6.0 metres in width.
- (3) No more than one driveway shall be permitted on a parcel.

824.12 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground;
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks, as specified in Section 5.19;
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

825. CD25 COMPREHENSIVE DEVELOPMENT 25: 618 ANDERTON ROAD

(Add #1872 Jun 20/18)

825.1 Permitted Uses:

In the CD25 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding:
 - (a) buildings other than those used for solid waste collection, recycling collection or dwelling unit accessory uses; and
 - (b) outside storage
- (2) Artist studios
- (3) Assembly centres
- (4) Childcare facilities
- (6) Dental clinics
- (7) Denturist labs
- (8) Dwelling units
- (9) Financial institutions
- (10) Grocery Store
- (11) Home occupations
- (12) Libraries
- (13) Locksmiths
- (14) Medical clinics
- (16) Museums
- (17) Offices
- (18) Personal service establishments
- (19) Pet grooming
- (20) Produce stalls
- (21) Recreational cannabis retail stores (Add #1890 Aug 1/18) (Rep #1896 Sep 19, 2018)
- (22) Restaurants
- (23) Restaurant-Lounges
- (24) Retail stores
- (25) Small appliance repair shops, processing or packaging of food or beverage products, or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 300 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance. (Rep #1927 Nov 20/2019)
- (26) Video rental stores

825.2 Conditions of Use:

- (1) Along any elevation of a building facing Anderton Road, for a distance of not less than 60.0 metres measured parallel to Anderton Road, dwelling units and accessory uses thereto other than common amenity space or dwelling unit rental office up to 175.0 square metres in size, shall not be permitted on the ground floor for a depth of 10.0 metres, measured perpendicularly from the Anderton Road elevation;

**EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW**

- (2) Permitted uses other than dwelling units shall not be located above the ground floor;
- (3) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, child care facilities, landscape material, produce stalls, accessory structures and accessory uses other than solid waste collection and recycling collection;
- (4) Processing or packaging of food or beverage products shall not include the bottling of water where the source of the water is other than the municipal water supply supplied directly to the property on which the bottling is taking place. (Add #1927 Nov 20/19)
- (5) A recreational cannabis retail store shall:
 - (a) not exceed 500 m² in gross floor area;
 - (b) only be permitted on those parcels or portions thereof shown shaded in Appendix "V"; and
 - (c) be located a minimum of 250 metres from any other recreational cannabis retail store, as measured by the shortest distance between the outside of the perimeter walls of the recreational cannabis retail stores. (Add #1890 Aug 1/18) (Rep #1896 Sep 19, 2018)
- (6) Notwithstanding, Section 825.10(4), no solid waste collection or recycling collection shall be located within 12.0 metres of any lot line abutting a Residential or Multi-Family Residential zoned parcel.

825.3 Density:
95 units per hectare

825.4 Parcel Area:
Parcel area shall not be less than 8,500 square metres.

825.5 Parcel Frontage:
Parcel frontage shall not be less than 100.0 metres.

825.6 Parcel Depth:
Parcel depth shall not be less than 80.0 metres

825.7 Parcel Coverage:
Parcel coverage shall not be less than 35 %

825.8 Height and Storeys:

- (1) Height shall not exceed 13.0 metres
- (2) The number of storeys shall not exceed 4.

825.9 Required Setbacks:

- (1) Front
 - (a) Ground floor dwelling units – Front setback shall not be less than 4.0 metres;
 - (b) Ground floor all other uses – n/a;
 - (c) Above the ground floor – Front setback shall not be less than 4.0 metres;
- (2) Rear
Rear setback shall not be less than 20.0 metres

(3) Side - interior

Interior side setback shall not be less than 2.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned parcel, in which case the interior side setback shall be not less than 12.0 metres.

825.10 Accessory Buildings

Accessory buildings shall:

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not be located within a front yard; and
- (4) be excluded from required rear and interior side setbacks provided that no accessory building is located closer than 2.0 metres to a rear or interior side lot line which abuts a Residential or Multi-Family Residential zoned parcel.

825.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Off-street parking and loading areas;
- (2) Above ground utility boxes and utility transformers; and
- (3) CD25 zoned parcels from abutting Residential or Multi-Family Residential zoned parcels.

825.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6; and
- (2) Notwithstanding Section 825.12(1), the minimum required parking spaces shall be 1 per dwelling unit, plus 0.2 per dwelling unit for visitors.

825.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.

826. CD 26 COMPREHENSIVE DEVELOPMENT 26: SINGLE-FAMILY – 2260 ROBB AVE

(Add #1893 Jan 22/20)

For the purpose of Section 826, Areas A and B are shown in Appendix “W”.

826.1 Permitted Uses:

In the CD26 zone, the following uses are permitted and all other uses are prohibited:

- (3) Accessory structures and uses
- (4) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Urban Produce Production (Add #1987 Nov 17/21)
- (7) Urban Produce Stand (Add #1987 Nov 17/21)

826.2 Conditions of Use:

(1) In Area B, as shown in Appendix “W”, gross floor area of the second storey of a building shall not exceed 75% of the gross floor area of the first storey of the building including attached garages, except for:

- (a) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along all elevations of the building which face the rear lot line; or
- (b) when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage.

(2) In combined width, attached garages and attached carports shall not exceed the greater of 25% of the building frontage or 3.5 metres.

(3) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists.

(4) Lot lines shall be designated as shown in Appendix “W”.

826.3 Density:

n/a

826.4 Parcel Area:

Parcel area shall not be less than 450 square metres.

826.5 Parcel Frontage:

Parcel frontage shall not be less than 15.0 metres;

826.6 Parcel Depth:

Parcel depth shall not be less than 21.0 metres;

826.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

826.8 Height and Storeys:

- (1) For Area A, as shown in Appendix "W"
 - (a) Height shall not exceed 9.0 metres.
 - (b) The number of storeys shall not exceed 2.

- (2) For Area B, as shown in Appendix "W"
 - (a) Height shall not exceed 9.0 metres.
 - (b) The number of storeys shall not exceed 2.
 - (c) For multi-storey dwelling units, except for when no portion of the first storey is more than 0.6 metres above the established ground level as measured along the building frontage:
 - (i) a minimum of 30% of the building frontage shall be a maximum of one storey, extending the full depth of the parcel with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figure 826-1; or
 - (ii) a minimum of 50% of the building frontage shall be a maximum of one storey, extending a minimum of 3.0 metres back from the elevation face, with the roof ridge a minimum of 1.2 metres lower than the roof ridge of any multi-storey portion as shown in Figures 826-2 and 826-3;

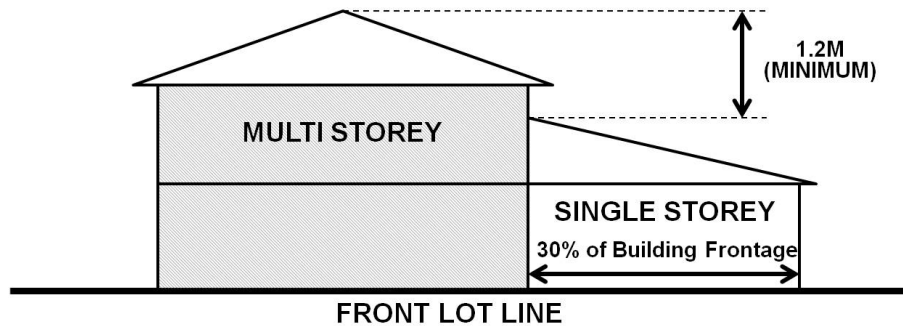


Figure 826-1. Elevation Block Out

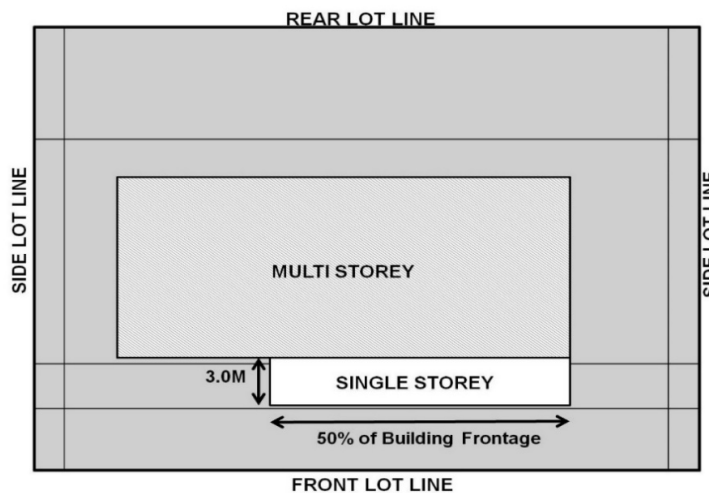


Figure 826-2. Site Plan

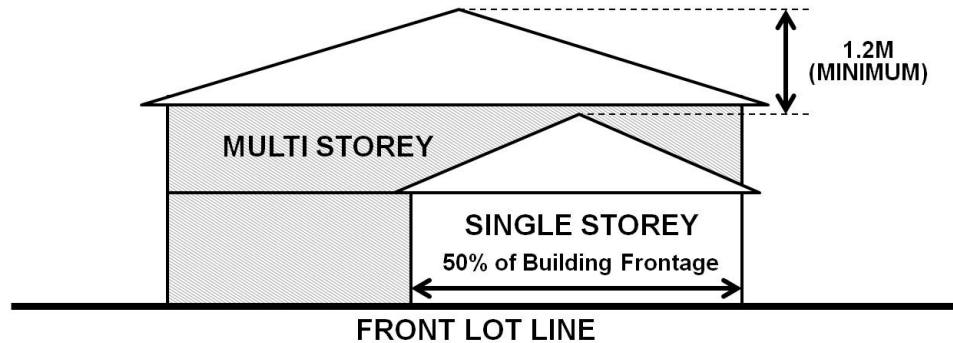


Figure 826-3. Elevation Block Out

826.9 Required Setbacks:

For Area A as shown in Appendix "W"

- (1) Front
Front setback shall be not less than 7.5 metres;
- (2) Rear
 - (i) For 12.0 metres as measured parallel to and at the rear setbacks from the east lot line – Rear setback shall not be less than 5.7 metres, as shown in Figure 826-4; and
 - (ii) All other situations – Rear setback shall not be less than 2.4 metres;
- (3) Side - interior
Interior side setback shall be not less than 2.0 metres; and
- (4) Side - exterior
Exterior side setback shall be not less than 3.4 metres.

For Area B as shown in Appendix "W"

- (1) Front
 - (i) For 5.5 metres, as measured parallel to and at the front setback - Front setback shall be not less than 7.5 metres, as shown in Figure 826-4;
 - (ii) For any part of a structure used as a garage or carport – Front setback shall be not less than 7.5 metres; and
 - (iii) All other situations – Front setback shall not be less than 4.5 metres;
- (2) Rear
Rear setback shall be not less than 7.5 metres; and
- (3) Side - interior
Interior side setback shall be not less than 2.0 metres.

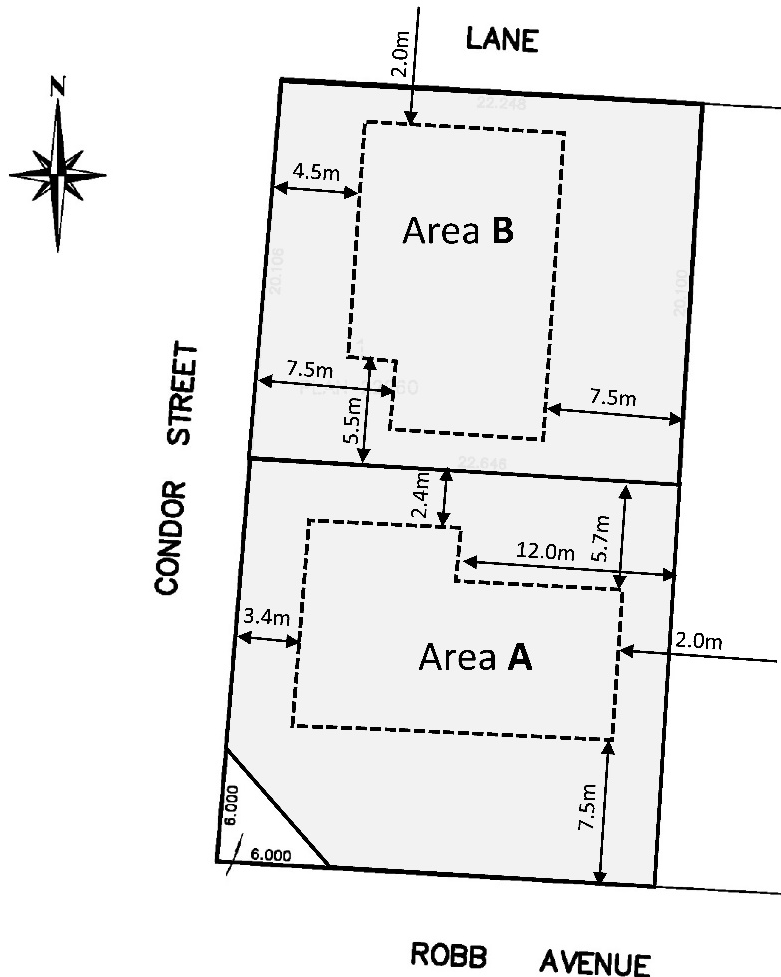


Figure 826-4. Minimum Required Setbacks

826.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not exceed 20 m² in gross floor area. For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area;
- (5) not be located within a front yard; and
- (6) be excluded from required rear and interior side setbacks provided that
 - a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard.

826.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

826.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6.
- (2) Driveways shall not exceed 6.0 metres in width.
- (3) No more than one driveway shall be permitted on a parcel.

826.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.

827. CD27 COMPREHENSIVE DEVELOPMENT 27: 2310 GUTHRIE ROAD

(Add #1897 Nov 25/20)

For the purpose of Section 827, Areas A and B are shown in appendix “J”.

827.1 Permitted Uses:

In the CD27 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Area A:
 - (a) Accessory structures and uses, excluding buildings and outside storage other than those used for solid waste collection, recycling collection or townhouse dwelling accessory uses
 - (b) Artist studios
 - (c) Art galleries
 - (d) Dental clinics
 - (e) Denturist labs
 - (f) Financial institutions
 - (g) Home occupations
 - (h) Locksmiths
 - (i) Medical clinics
 - (j) Offices
 - (k) Personal service establishments
 - (l) Pet grooming
 - (m) Restaurants - Coffee Shops
 - (n) Retail stores, which have a gross floor area not in excess of 120 square metres
 - (o) Small appliance repair shops, or establishments that repair or assemble electronic equipment, which:
 - (i) have a gross floor area not in excess of 120 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance
 - (p) Tailor shops, which:
 - (i) have a gross floor area not in excess of 120 square metres,
 - (ii) retail directly from the premises, and
 - (iii) have the retail area extending not less than 50% of the width of the premises and located adjacent to the primary pedestrian entrance
 - (r) Townhouse dwellings
- (2) Within Area B:
 - (a) Accessory structures and uses, excluding buildings and outside storage other than those used for solid waste collection, recycling collection or townhouse dwelling accessory uses
 - (b) Townhouse dwellings

827.2 Conditions of Use:

- (1) All permitted uses shall be located within a portion of a building completely enclosed by exterior walls, except for restaurants – coffee shops, landscape material, accessory structures and townhouse accessory uses;
- (2) Within Area A, townhouse dwellings shall only be permitted provided a minimum gross floor area of 200 m² of permitted uses other than townhouse dwellings and accessory uses thereto are also located on the parcel;
- (3) Within Area B, townhouse dwellings shall only be permitted provided a minimum gross floor area of 500 m² of permitted uses other than townhouse dwellings and accessory uses thereto are also located on the parcel;
- (4) Permitted uses other than townhouse dwellings can only be located on the ground floor along the full length of buildings fronting Guthrie Road, for a depth of a minimum 6.0 metres, as measured from the building wall fronting Guthrie Road; and
- (5) No solid waste collection or recycling collection shall be located within 6.0 metres of any lot line abutting a Residential zoned parcel.

827.3 Density:

Density shall not exceed 50 units per hectare.

827.4 Parcel Area:

Parcel area shall not be less than 5,000 square metres.

827.5 Parcel Frontage:

Parcel frontage shall not be less than 40.0 metres.

827.6 Parcel Depth:

n/a

827.7 Parcel Coverage:

n/a

827.8 Height and Storeys:

- (1) Height shall not exceed 11.5 metres.
- (2) Number of storeys shall not exceed three.

827.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 2.5 metres;
- (2) Rear
Rear setback shall not be less than 3.0 metres;
- (3) Side – interior
 - (a) Interior side setback shall not be less than 6.0 metres where abutting Lots 1-6, District Lot 170 Comox District Plan EPP24381;
 - (b) Interior side setback shall not be less than 0.75 metres where abutting a lane; and
 - (c) In all other instances, interior side setback shall not be less than 3.0 metres;
- (4) Side - exterior
n/a.

827.10 Accessory Buildings:

Accessory buildings shall:

- (1) Not exceed 4.0 metres in height; and
- (2) Not exceed 40.0 m² in gross floor area.

827.11 Screening:

The following shall be screened in accordance with Section 8:

- (1) Above ground utility boxes and utility transformers; and
- (2) CD27 zoned parcels from abutting Residential or Multi-Family-Residential zoned parcels.

827.12 Off-Street Parking and Loading:

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Notwithstanding Section 827.12(1):
 - (i) the minimum required parking spaces for townhouse dwellings shall be 1.75 per townhouse unit;
 - (ii) the minimum required parking spaces for uses other than townhouse dwellings shall be 1 per 40 m²; and
 - (iii) parking spaces for persons with disabilities may be located at a distance greater than 10 metres of an accessible entrance of a commercial use.

827.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground;
- (2) No more than one access driveway shall be permitted on a parcel;
- (3) No vehicle access shall be permitted to Guthrie Road;
- (4) Unoccupied open spaces shall be fully and suitably landscaped with landscape material;
- (5) All buildings shall conform to Section 5.19, Watercourse Regulations.

828. CD28 COMPREHENSIVE DEVELOPMENT 28: ASPEN-MURRELET

(Add #1934, Aug 5/20)

For the purpose of Section 828, Areas A and B are as shown in Appendix “X”

828.1 Permitted Uses:

In the CD28 zone, the following uses are permitted and all other uses are prohibited:

- (1) Within Area A:
 - (a) Accessory structures and uses, excluding:
 - (i) buildings other than those used for apartment dwelling accessory uses; and
 - (ii) outside storage
 - (b) Apartment dwellings
 - (c) Community Gardens
 - (d) Home occupations
- (2) Within Area B:
 - a) Accessory structures and uses, excluding:
 - (i) buildings other than those used for apartment dwelling accessory uses; and
 - (ii) outside storage
 - (b) Apartment dwellings
 - (c) Artist studios
 - (d) Assembly Centres
 - (e) Childcare facilities
 - (f) Dental clinics
 - (g) Denturist labs
 - (h) Financial institutions
 - (i) Home occupations
 - (j) Libraries
 - (k) Locksmiths
 - (l) Medical clinics
 - (m) Museums
 - (n) Offices
 - (o) Personal service establishments
 - (p) Pet grooming
 - (q) Produce stalls
 - (r) Restaurants
 - (s) Restaurant-Lounges
 - (t) Retail stores
 - (u) Small appliance repair shops, processing and packaging of food or beverage products, or establishments that repair or assemble electronic equipment which
 - (i) have a total non-retail floor area not in excess of 150 square metres,
 - (ii) retail directly from the premises, and

- (iii) have the retail area extending the full width of the premises and located adjacent to the primary pedestrian entrance
- (v) Video rental store

828.2 Conditions of Use:

- (1) The Front Lot Line is a lot line common to a parcel and Murrelet Drive.
- (2) In Area B, apartment dwellings and accessory uses thereto, other than common amenity space, shall not be located on or below the ground floor;
- (3) Permitted uses other than apartment dwellings shall not be located above the ground floor;
- (4) Permitted uses are limited to accessory uses:
 - (a) in Area A, below 69.90 m geodetic datum; and
 - (b) in Area B, below 70.10 m geodetic datum;
- (5) All permitted uses shall be located within a portion of a building, completely enclosed by exterior walls, except for restaurants, child care facilities, produce stalls, landscape material, accessory structures and accessory uses; and
- (6) No solid waste collection or recycling collection areas shall be located within 20.0 metres of any lot line abutting a Residential or Multi-Family Residential zoned parcel.

828.3 Density:

- (1) Within Area A, density shall not exceed 120 units per hectare; and
- (2) Within Area B, density shall not exceed 75 units per hectare.

828.4 Parcel Area:

- (1) Within Area A, parcel area shall not be less than 15,000 square metres; and
- (2) Within Area B, parcel area shall not be less than 3,000 square metres.

828.5 Parcel Frontage:

- (1) Within Area A, parcel frontage shall not be less than 100.0 metres; and
- (2) Within Area B, parcel frontage shall not be less than 30.0 metres.

828.6 Parcel Depth:

Parcel depth shall not be less than 50.0 metres.

828.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

828.8 Height and Storeys:

- (1) Within Area A, height as measured from 69.90 metres geodetic datum, shall not exceed 14.0 metres excluding photovoltaic panels and supporting structures provided that they do not exceed the maximum permitted height by more than 1.0 metres.
- (2) Within Area B, height as measured from 70.10 metres geodetic datum, shall not exceed 14.0 metres excluding photovoltaic panels and supporting structures provided that they do not exceed the maximum permitted height by more than 1.0 metres.

828.9 Required Setbacks:

As shown in Figure 828-1:

- (1) Front
 - (a) Within Area A, front setback shall not be less than 2.8 metres;
 - (b) Within Area B, front setback shall not be less than 2.8 metres, excluding driveway retaining walls.
- (2) Rear
n/a
- (3) Side - interior
 - (a) Within Area A, interior side setback shall not be less than 6.0 metres, except where the parcel abuts a Residential or Multi-Family Residential zoned parcel, in which case the interior side setback shall be not less than 9.0 metres; and
 - (b) Within Area B, interior side setback shall not be less than 6.0 metres.
- (4) Side – exterior
Within Area B, exterior side setback shall not be less than 3.0 metres.

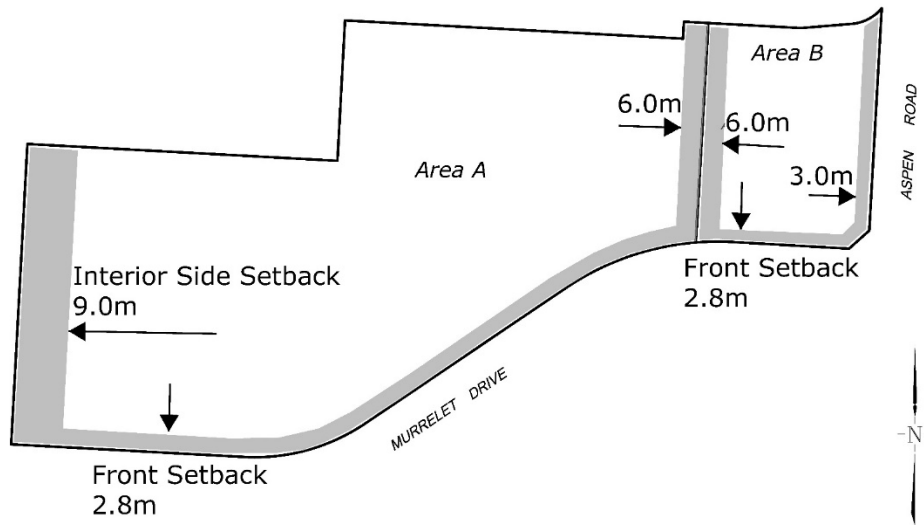


Figure 828-1. Required Setbacks.

828.10 Accessory Buildings

Accessory buildings shall:

- (5) not exceed 4.5 metres in height;
- (6) have a parcel coverage not exceeding 2%;
- (7) not be located within a front yard; and
- (8) be excluded from required rear and interior side setbacks provided that no accessory building is located closer than 9.0 metres to an interior side lot line which abuts a Residential or Multi-Family Residential zoned parcel.

828.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds, notwithstanding Section 8.7, no doors are required;
- (2) Off-street parking and loading areas; and
- (3) Above ground utility boxes and utility transformers.

828.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6;
- (2) Notwithstanding Section 6.9(4)(c), parking spaces for persons with disabilities may be located beyond 10.0 metres from accessible entrance, provided a path of travel between the parking space and accessible entrance is provided having:
 - (i) a continuous plane not interrupted by steps or abrupt changes in level;
 - (ii) permanent, firm and slip resistant surface such as asphalt or concrete; and
 - (iii) an uninterrupted width of not less than 1.5 metres and a gradient not steeper than 1 in 20.

828.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material.

829. CD 29 COMPREHENSIVE DEVELOPMENT 29: 468 ANDERTON ROAD

(Add #1944 Dec 15/21)

829.1 Permitted Uses:

In the CD 29 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Home occupations
- (3) Townhouse dwellings
- (4) Two-family dwellings

829.2 Conditions of Use:

- (1) n/a

829.3 Density:

Density shall not exceed 36 units per hectare.

829.4 Parcel Area:

Parcel area shall not be less than 4000 square metres.

829.5 Parcel Frontage:

Parcel frontage shall not be less than 52 metres.

829.6 Parcel Depth:

Parcel depth shall not be less than 80 metres.

829.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

829.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) The number of storeys shall not exceed 2.

829.9 Required Setbacks:

Required setbacks are as shown in Appendix Z.

829.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.0 metres in height;
- (2) not have a parcel coverage not exceeding 10%;
- (3) not be located within a front yard; and
- (4) be excluded from required setbacks provided that no accessory building is located closer than 2.0 metres to a rear or interior side lot line.

829.11 Screening

The following shall be screened in accordance with Section 8

- (1) Garbage compounds.
- (2) Off-street parking and loading areas.

- (3) Above Ground Utility Boxes and Utility Transformers.
- (4) CD 29 zoned parcels from abutting Residential zoned parcels.

829.12 Off-Street Parking and Loading

- (1) Off-street parking and loading shall be provided in accordance with Section 6; and
- (2) Notwithstanding Section 612.5(a), the minimum width of 2-way maneuvering aisles shall be not less than 6.0 metres.

829.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) No more than one access driveway shall be permitted on a parcel.
- (3) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (4) All buildings shall conform to Section 5.19, Watercourse Regulations.

830. CD30 COMPREHENSIVE DEVELOPMENT 30: ASPEN TOWNHOUSES

(Add #1955, Feb 17/21)

For the purpose of Section 830.9, required setbacks are shown in Appendix “Y”.

830.1 Permitted Uses:

In the CD30 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses, excluding:
 - (a) buildings other than those used for solid waste collection, recycling collection or dwelling unit accessory uses; and
 - (b) outside storage
- (2) Home occupations
- (3) Townhouse dwellings
- (4) Two-family dwellings

830.2 Conditions of Use:

No solid waste collection or recycling collection shall be located within 6.0 metres of any lot line abutting a Residential zoned parcel.

830.3 Density:

Density shall not exceed 45 units per hectare.

830.4 Parcel Area:

Parcel area shall not be less than 5,000 square metres.

830.5 Parcel Frontage:

Parcel frontage shall not be less than 40.0 metres.

830.6 Parcel Depth:

n/a

830.7 Parcel Coverage:

Parcel coverage, including parking areas, loading areas and driveways that are open sided and roofless shall not exceed 70%.

830.8 Height and Storeys:

- (1) Height shall not exceed 9.0 metres.
- (2) Number of storeys shall not exceed 2.

830.9 Required Setbacks:

- (1) For any part of a structure used as a garage or carport – Front setback shall not be less than 5.0 metres; and
- (2) In all other situations, required setbacks shall be as shown in Appendix “Y”.

830.10 Accessory Buildings:

Accessory buildings shall:

- (3) Not exceed 3.0 metres in height;
- (4) Not exceed 80.0 m² in gross floor area;
- (5) Notwithstanding subsection (2), if individual accessory buildings are provided for residential units, not exceed 2.5 m² in gross floor area per unit;
- (6) Not be located within front and exterior side yards; and
- (7) Be excluded from required setbacks provided that no accessory building is located closer than 1.2 metres to a rear or interior side lot line.

830.11 Screening:

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (2) CD30 zoned parcels from abutting Residential zoned parcels.

830.12 Off-Street Parking and Loading:

Off-street parking and loading shall be provided in accordance with Section 6;

830.30 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground;
- (2) Driveways shall not exceed 6.0 metres in width;
- (3) No more than 3 access driveways shall be permitted to Grumman Place, including a common access driveway;
- (3) No vehicle access shall be permitted to Aspen Road;
- (4) Unoccupied open spaces, including required setbacks, shall be fully and suitably landscaped with landscape material;
- (5) All buildings shall conform to Section 5.19, Watercourse Regulations.

AGRICULTURAL ZONES

900. AG1.1 AGRICULTURE

900.1 Permitted Uses:

In the AG1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory agriculture or aquaculture sales
- (2) Accessory storage, packing, product preparation, or processing of agriculture and aquaculture products
- (3) Agriculture
- (4) Aquaculture
- (5) Bed and breakfast accommodation
- (6) Farmers Open Air Market
- (7) Home occupation
- (8) Horse riding, training and boarding
- (9) Kennels
- (10) Single family dwellings
- (11) Secondary suites

900.2 Conditions of Use:

- (1) Home occupation shall not exceed a gross floor area of 100 square metres or 30% of the gross floor area of the dwelling unit;
- (2) Horse riding, training and boarding provided the stables are located on the same parcel as and are subordinate to agriculture use and do not have more than 40 permanent stalls;
- (3) Accessory storage, packing, product preparation, or processing of agriculture or aquaculture products, if at least 50% of the product being stored, packed, prepared or processed on the farm or is feed required for farm production purposes on the farm;
- (4) Aquaculture includes finfish and shellfish in a land based structure;
- (5) Farmers market in which at least 50% of the retail sales consist of farm products produced on the parcel and the maximum sales area does not exceed 300 square metres;
- (6) Not more than one single family dwelling and one secondary suite are permitted on a parcel;
- (7) Bed and Breakfast is permitted only as an accessory use to agriculture; and
- (8) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)

900.3 Density: n/a

900.4 Parcel Area:

- (1) Lands not within the Agricultural Land Reserve – parcel area shall not be less than 2.0 hectares.

- (2) Lands within the Agricultural Land Reserve - parcel area shall be in accordance with the *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

900.5 Parcel Frontage:

n/a

900.6 Parcel Depth:

n/a

900.7 Parcel Coverage:

Parcel coverage shall not exceed 50%.

900.8 Height and Storeys:

n/a

900.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres; does not apply to agriculture use other than buildings.
- (2) Rear
Rear setback shall not be less than 7.5 metres; does not apply to agriculture use other than buildings.
- (3) Side - interior
Interior side setback shall not be less than 4.5 metres; does not apply to agriculture use other than buildings.
- (4) Side - exterior
Exterior side setback shall not be less than 7.5 metres does not apply to agriculture use other than buildings.
- (5) Other
All livestock and poultry barns or holding areas, mushroom production facilities, on-farm composting, solid waste storage, and silos associated with intensive agriculture shall have a minimum setback of 30 metres from all property lines.

900.10 Accessory Buildings

n/a

900.11 Screening

n/a

900.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

900.13 Other Requirements:

- (1) All buildings shall conform to Section 5.19, Watercourse Regulations.

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

*EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE ENTIRE BYLAW*

APPENDICES

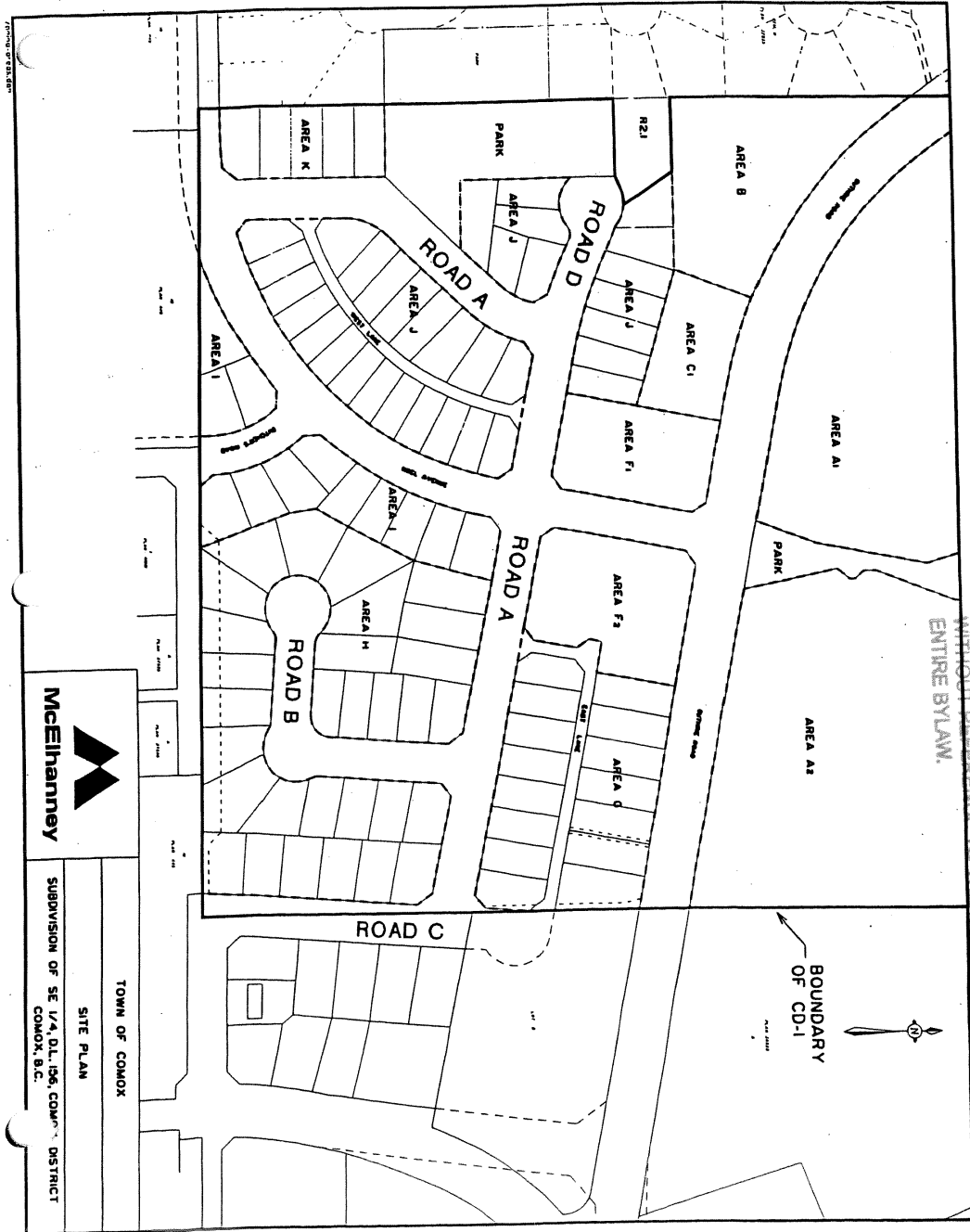
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EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

APPENDIX "A" DRAWING 1

BYLAW NO. 1403

SCHEDULE "4"



APPENDIX "A"
DRAWING 1
TOWN OF COMOX ZONING BYLAW 1377

THIS IS AN EXCERPT OF THE ENTIRE BYLAW
SHOULD NOT BE USED FOR LEGAL
OR INTERPRETIVE PURPOSES
WITHOUT REFERENCE TO THE
ENTIRE BYLAW.



TOWN OF COMOX
SITE PLAN
SUBDIVISION OF SE 1/4, D.L. 126, COMOX DISTRICT
COMOX, B.C.

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

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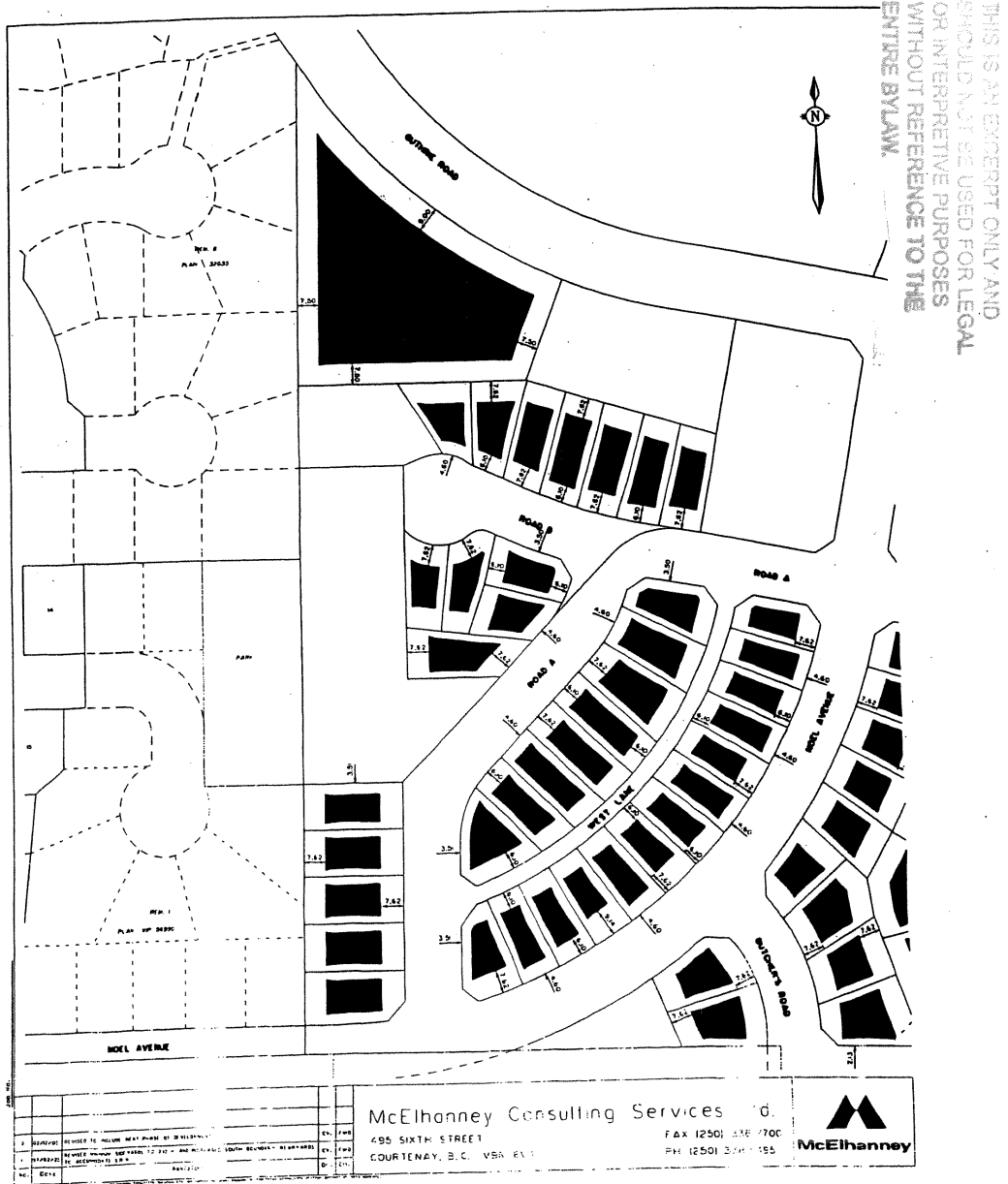
APPENDIX "A" DRAWING 2

**APPENDIX A
DRAWING 2
TOWN OF COMOX, ZONING BYLAW 1377**

Note: Unless otherwise designated on this drawing, the required side setbacks for Single Family Dwellings shall be as follows:

- Side - Interior
Interior side setback shall not be less than 2.0 meters.
- Side - Exterior
Exterior side setback shall not be less than 3.5 meters.

BYLAW NO. 1403 SCHEDULE "5"



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EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

APPENDIX "A" DRAWING 3

BYLAW NO. 1403 SCHEDULE "6"

**APPENDIX A
DRAWING 3
TOWN OF COMOX, ZONING BYLAW 1377**

Note: Unless otherwise designated on this drawing, the required side setbacks for Single-Family Dwellings shall be as follows:

- Side - Interior
Interior side setback shall not be less than 2.0 meters.
- Side - Exterior
Exterior side setback shall not be less than 3.5 meters.

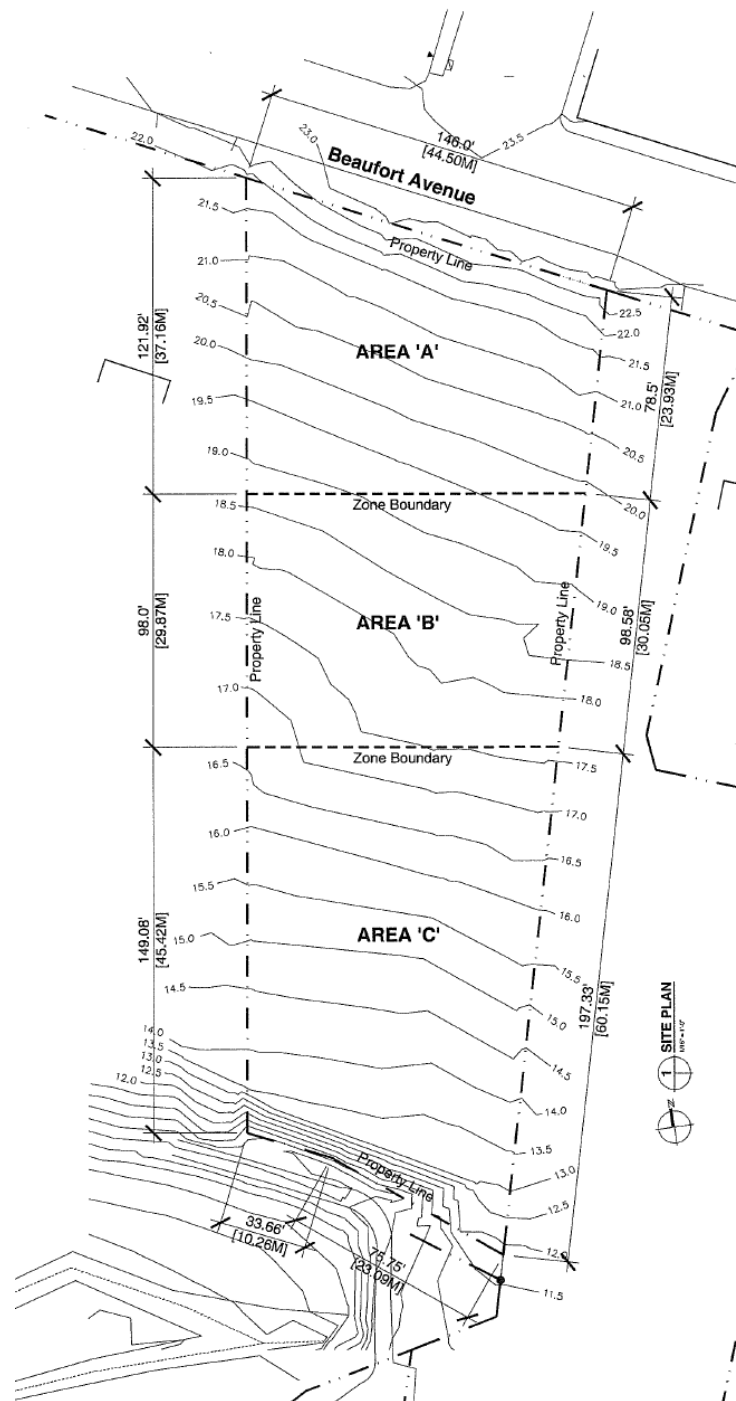
THIS IS AN EXCERPT ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW.



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APPENDIX "B"

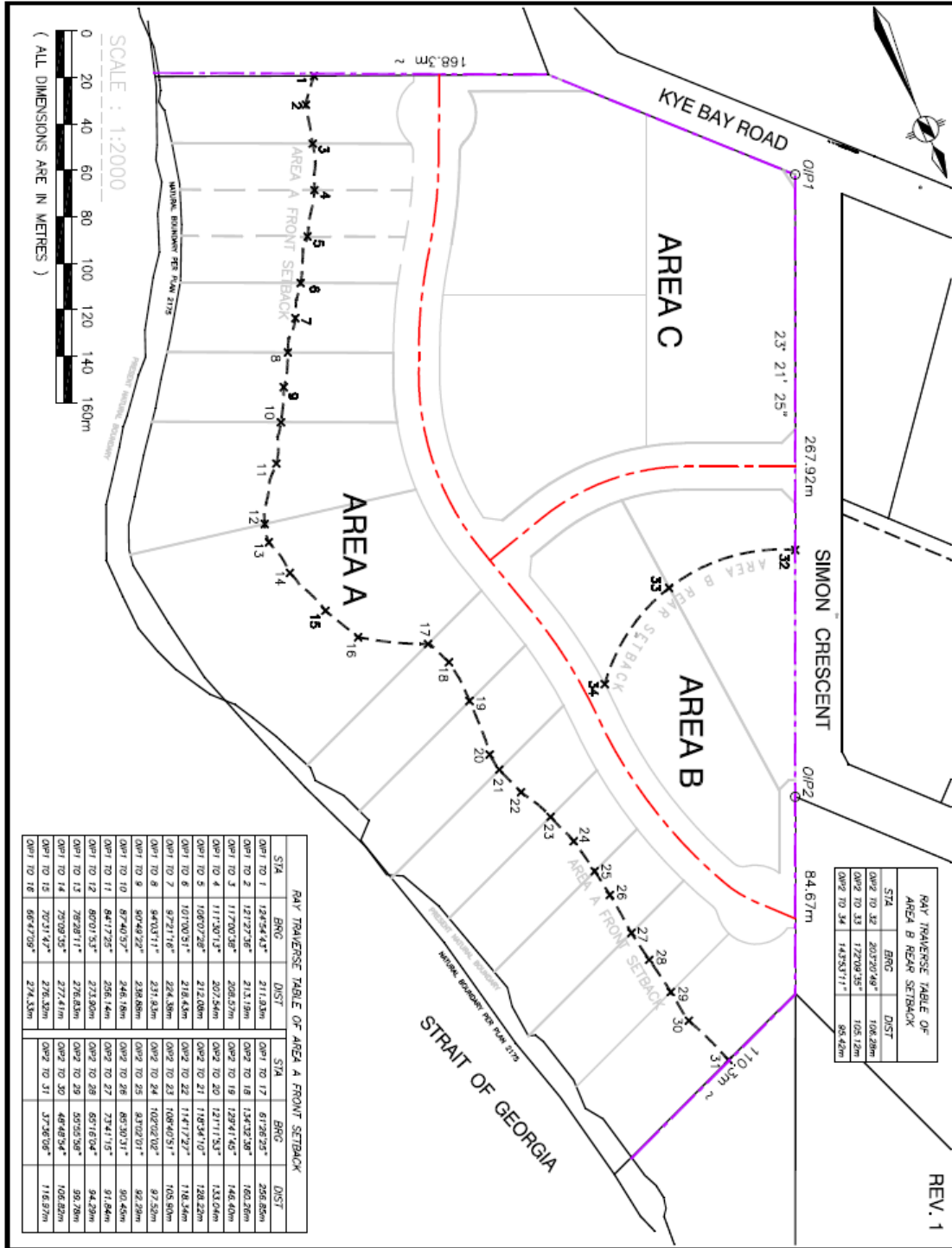


SEPT. 13 2011
Lot A Section 56 Comox District, Plan VIP 85267
1829 Beaufort Ave., Comox, BC
ARCHITECTS INC.
CLH Commercial / Residential Development

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APPENDIX "C"

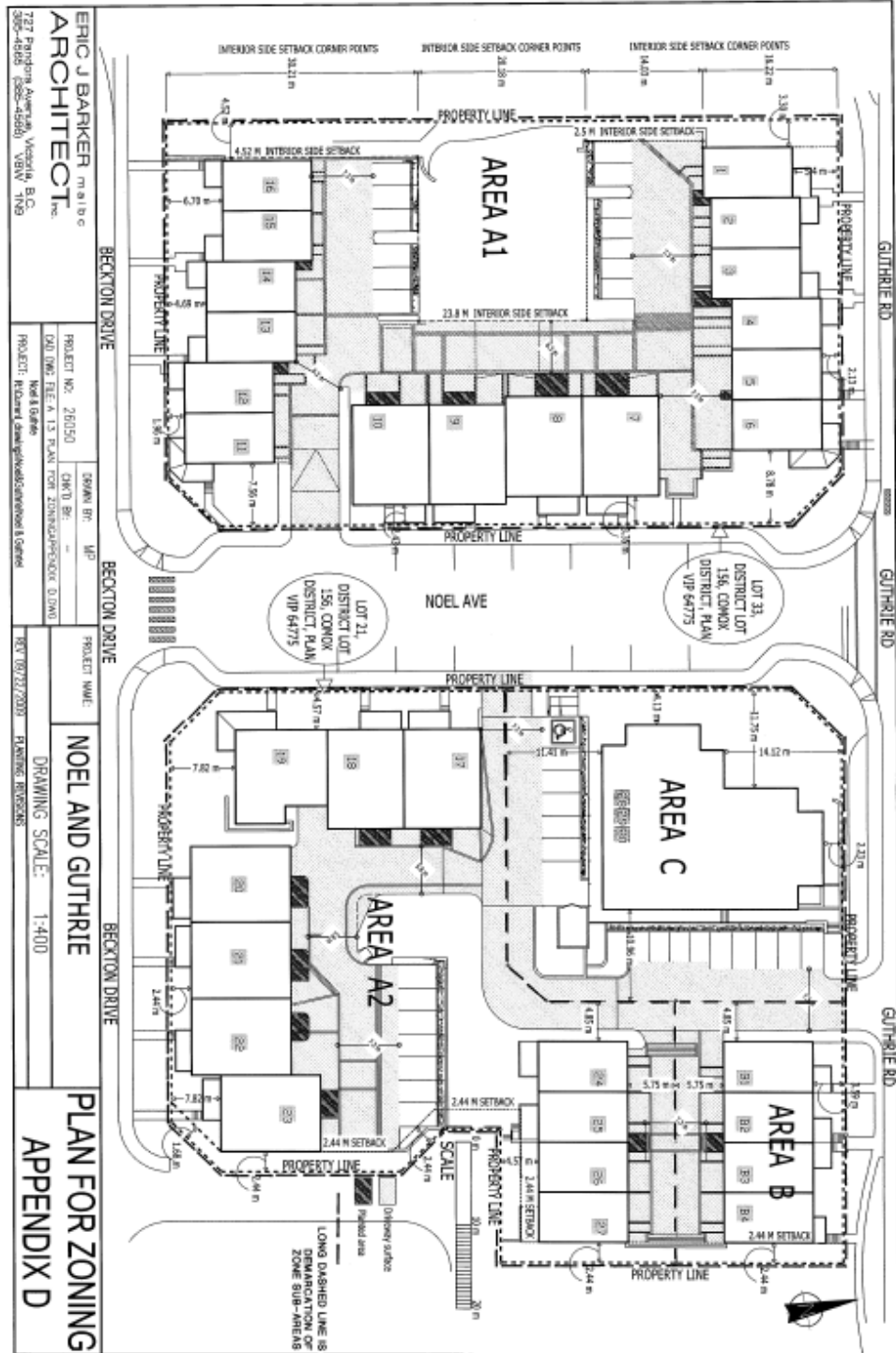


Note: Rev. 1 of Appendix C, included in this consolidation, contains an unofficial update of ray traverse tables showing corrected numerical data in relation to the scaled drawing contained in the official copy of the bylaw.

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APPENDIX "D"



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APPENDIX "E"

Statistics

Unit Type	No of Units	Area per Unit	Total Area
Type A	16	1,600 ±	25,920 sq. ft.
Type B	22	1,600 ±	35,960 sq. ft.
Type C	10	1,816 ±	18,160 sq. ft.
Type C End Unit	10	1,540 ±	15,400 sq. ft.
Total	68		95,120 sq. ft.
3.05 acres	15.1 units per acre	37.1 units per hectare	
FAR	95,120	0.55	
Site Area	169,370		
Site Coverage	63.05 %		



Lot 56 District Lot 144 Comox District Plan VIP82746
 Contact Town of Comox for full size drawing of APPENDIX E

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APPENDIX "F"



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APPENDIX "G"



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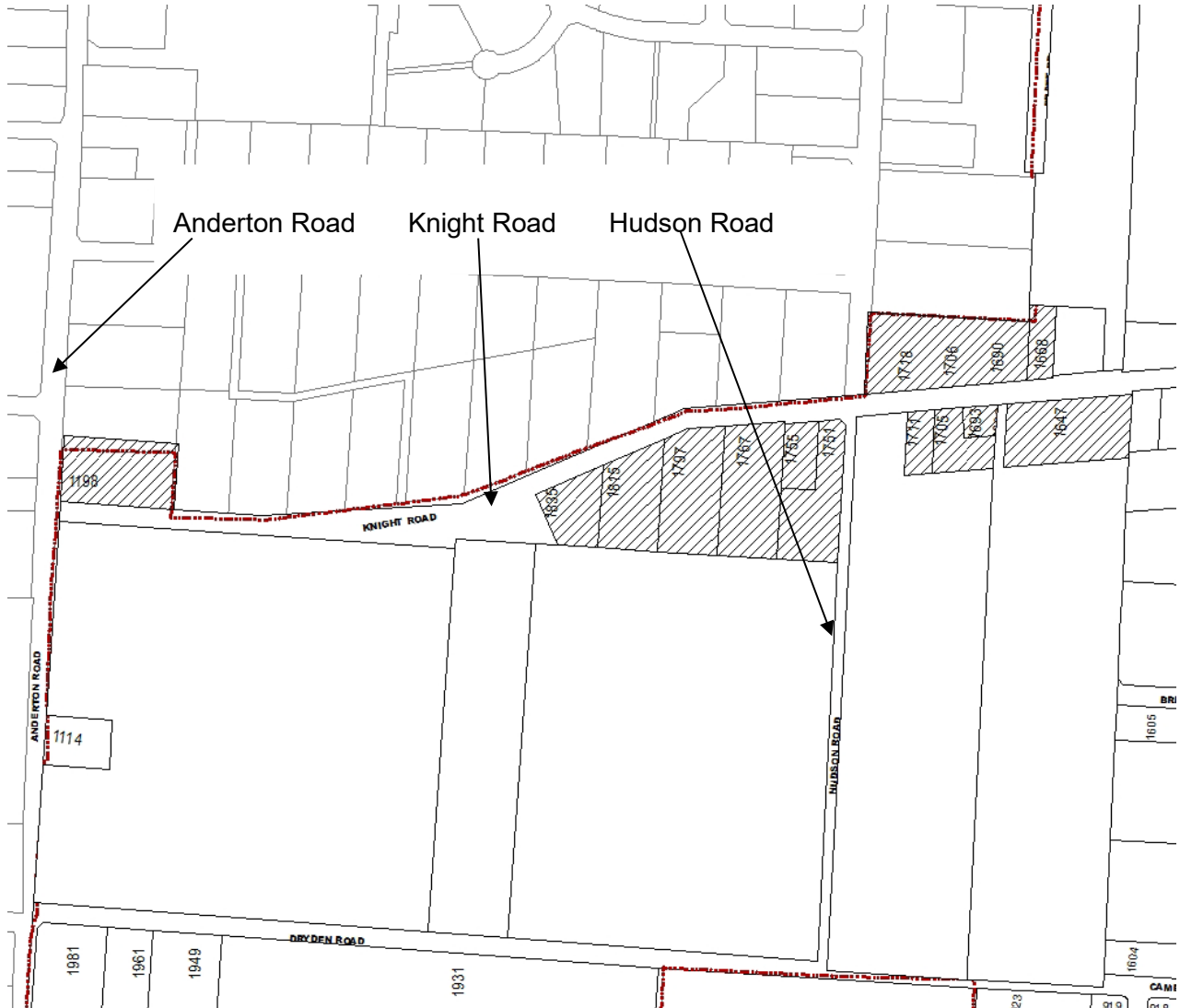
EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW



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APPENDIX "H"



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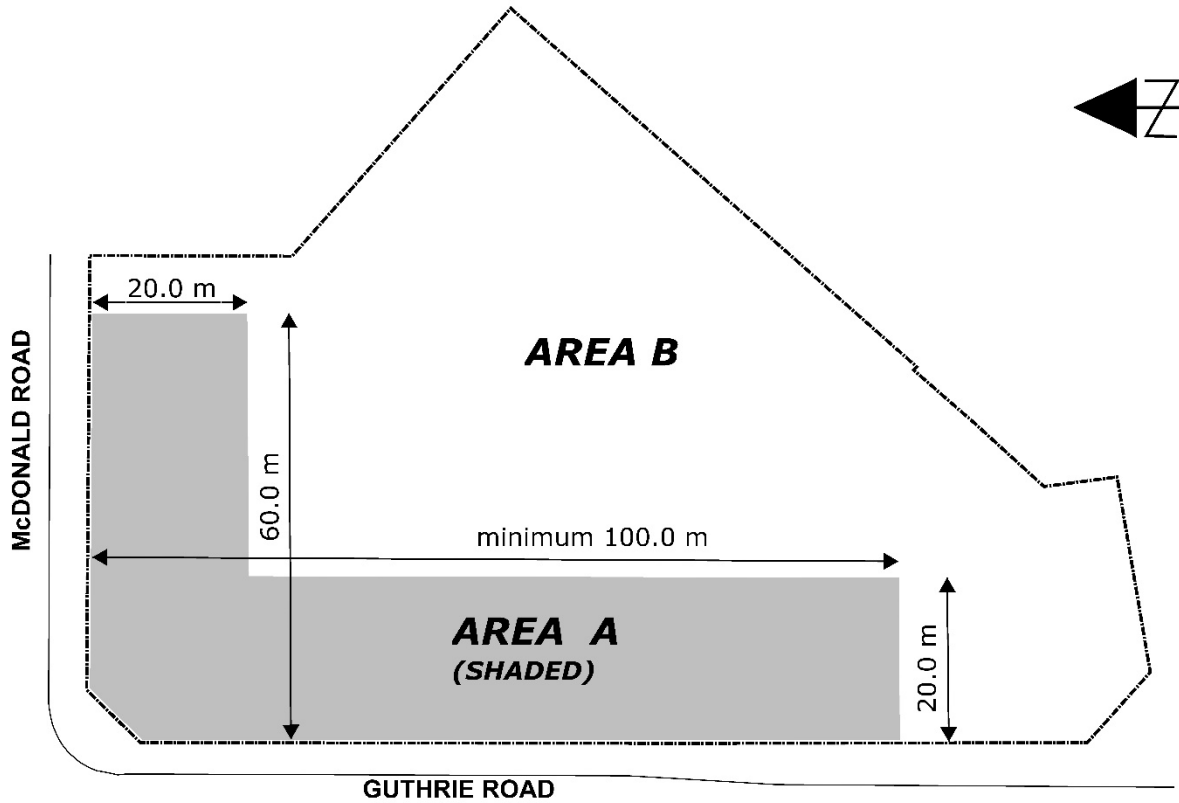
APPENDIX "I"



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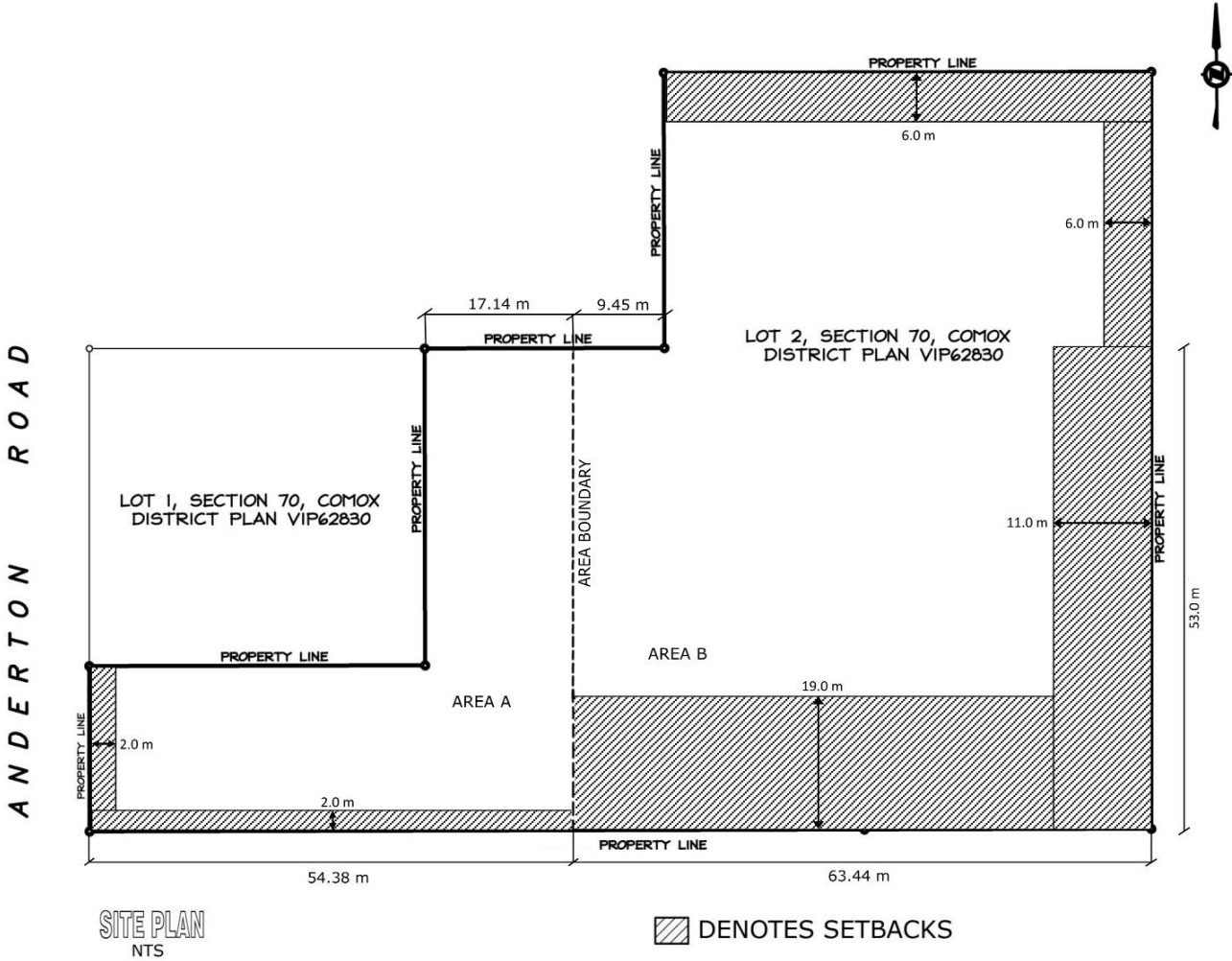
APPENDIX "J"
(Rep #1897 Nov 25/20)



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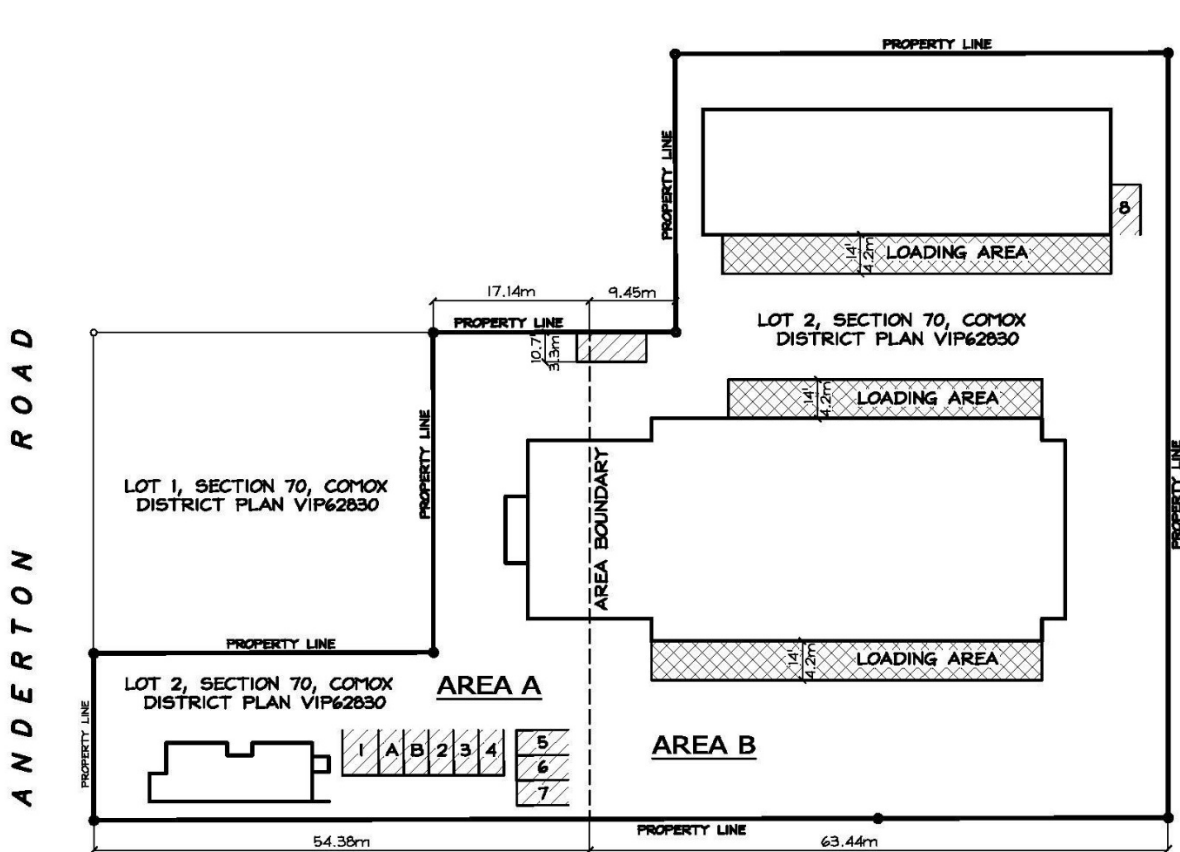
APPENDIX "K"



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APPENDIX "L"



SITE PLAN
1/8" = 1'-0"

▨ DENOTES LOADING AREA
▨ DENOTES PARKING STALLS

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APPENDIX "M"

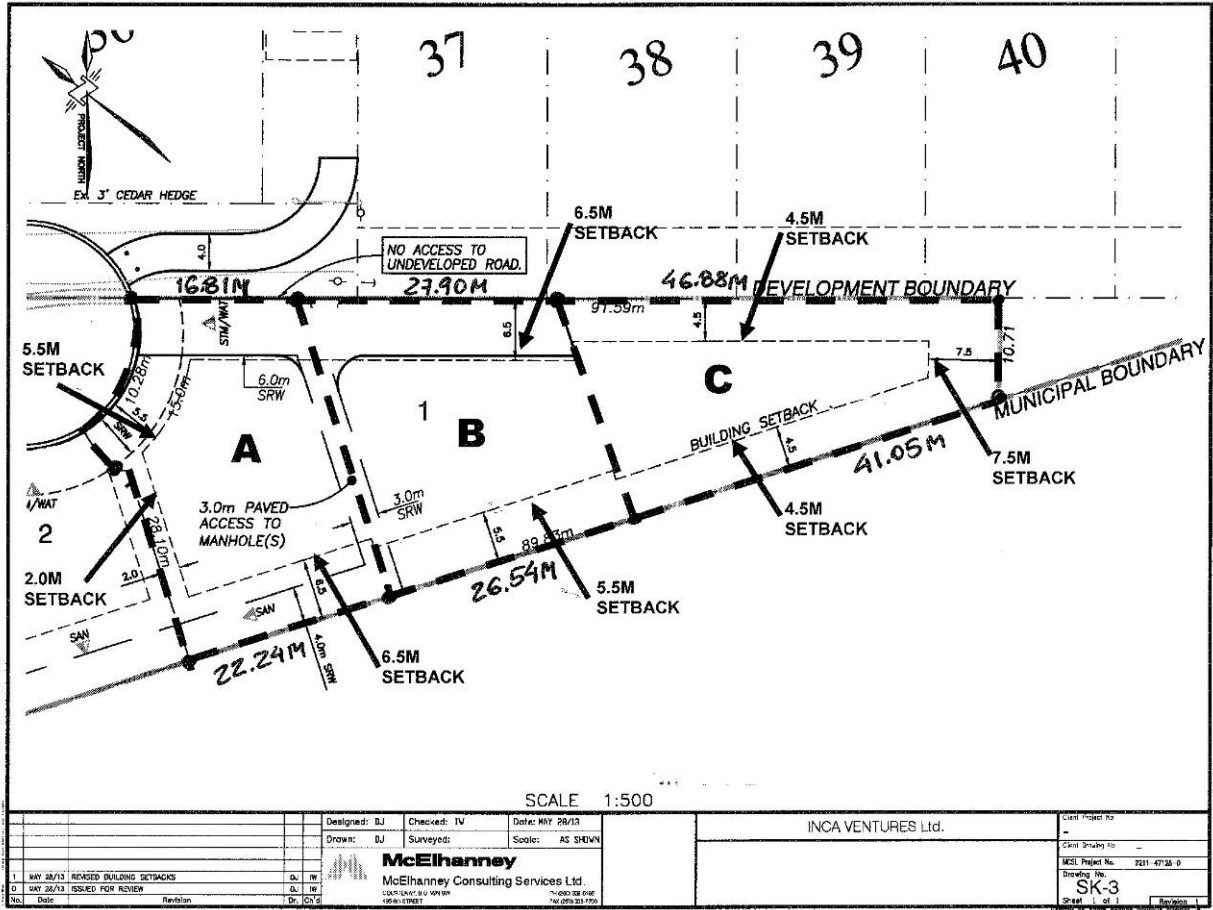


Full size drawings available at Town Office

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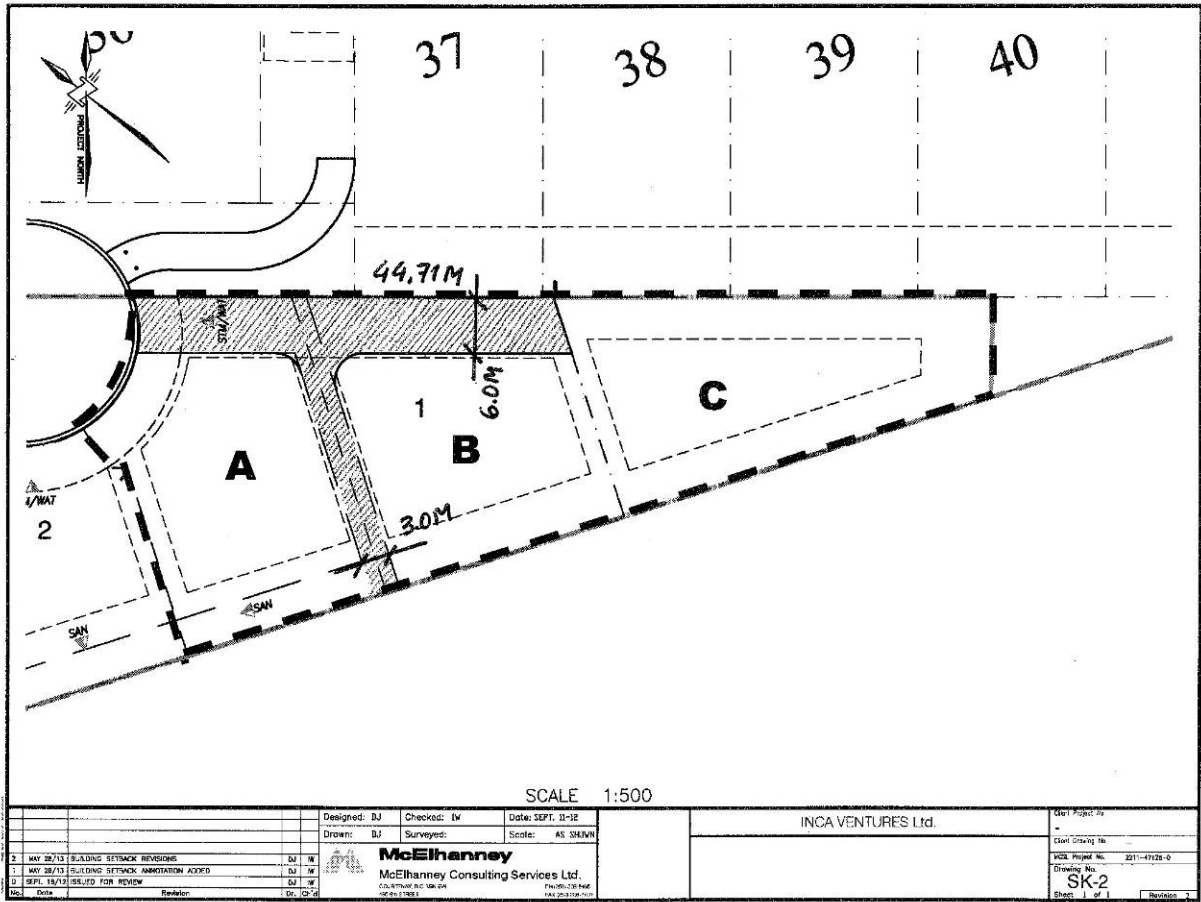
APPENDIX "O" AREA BOUNDARIES AND SETBACKS



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APPENDIX "P"
DRIVEWAYS AND MANEUVERING AISLES

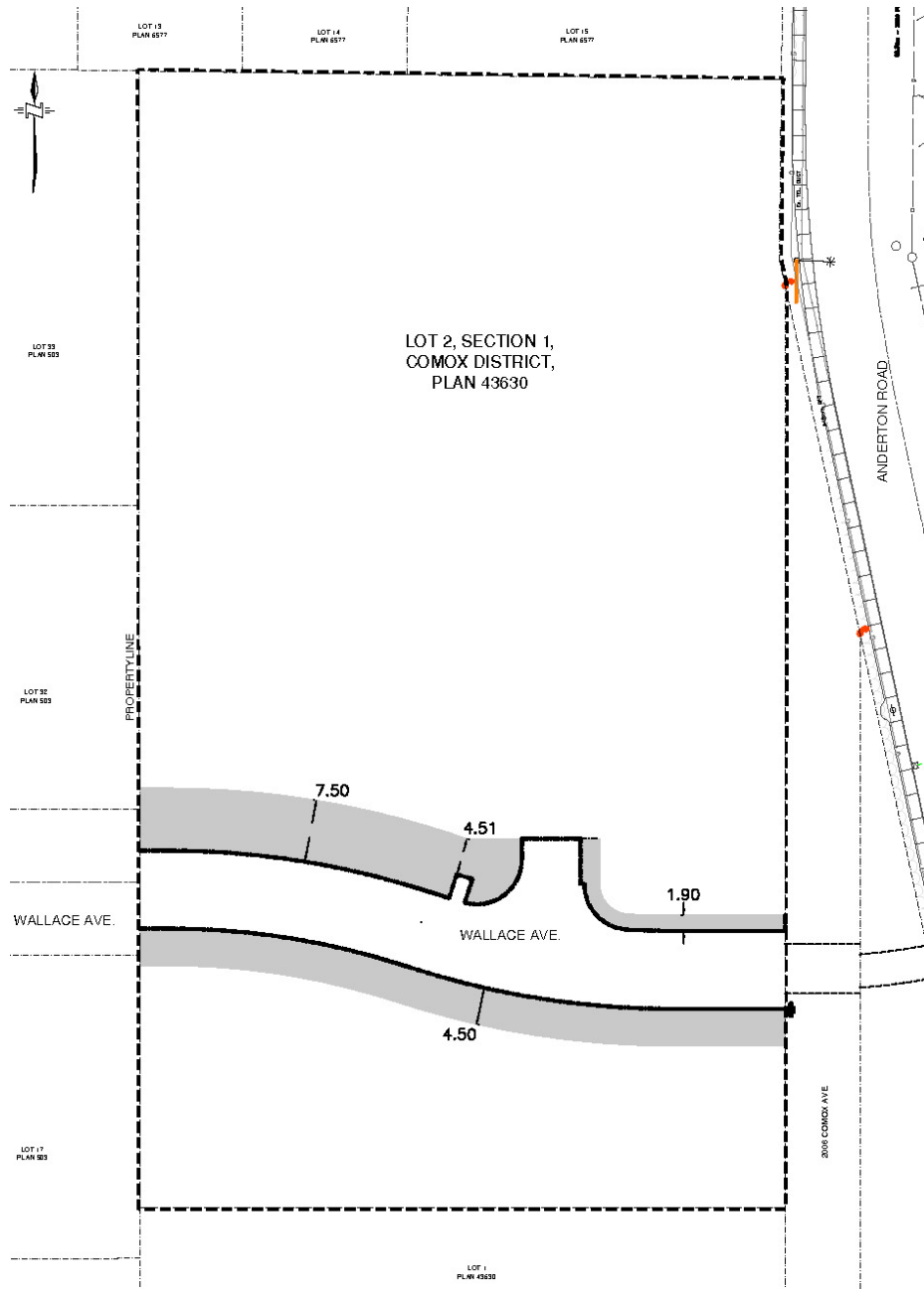


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APPENDIX "Q"

REQUIRED MINIMUM SETBACK FROM WALLACE AVENUE
(SHOWN SHADED)



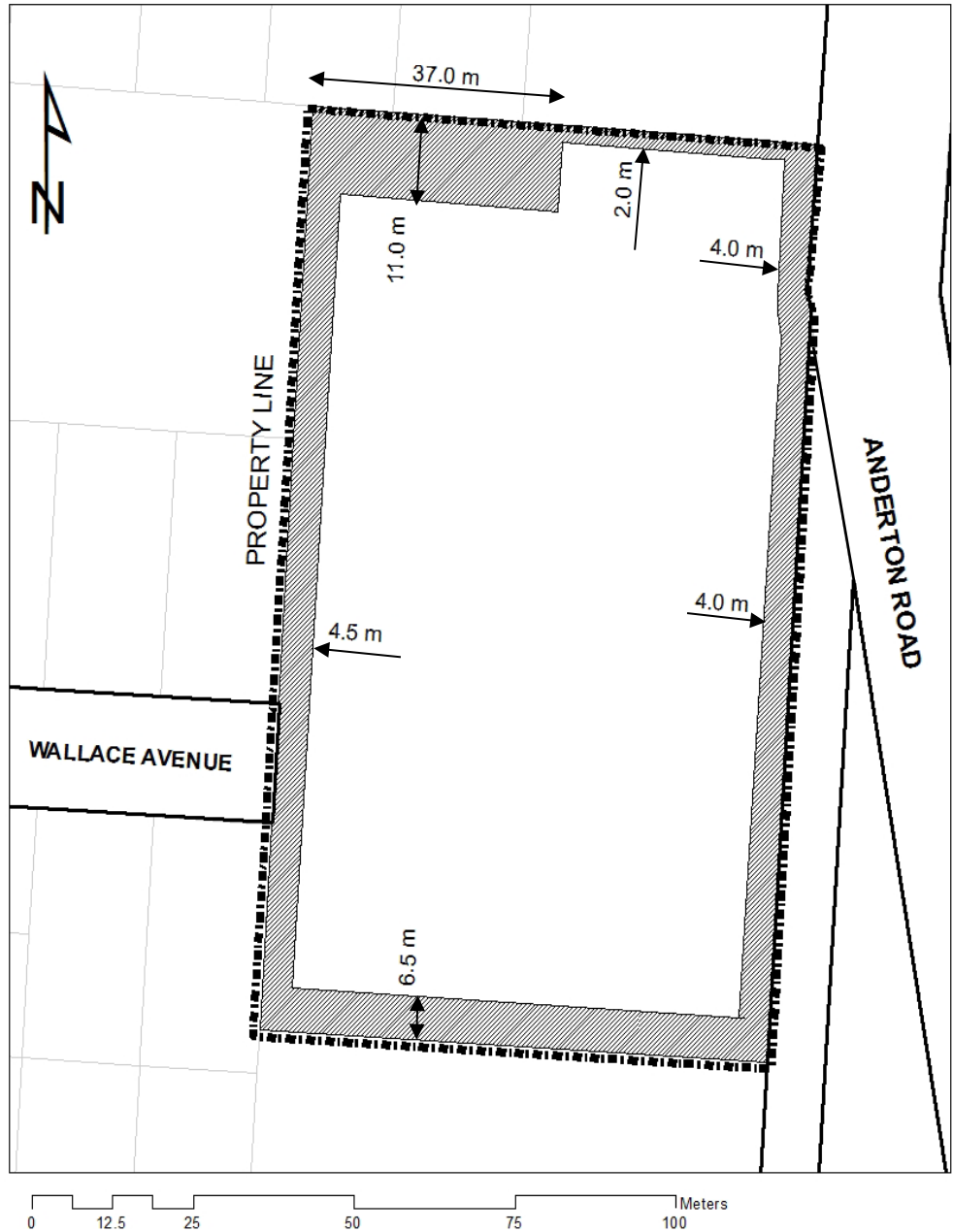
Not to Scale

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APPENDIX "R"

REQUIRED MINIMUM SETBACKS (SHOWN SHADED)



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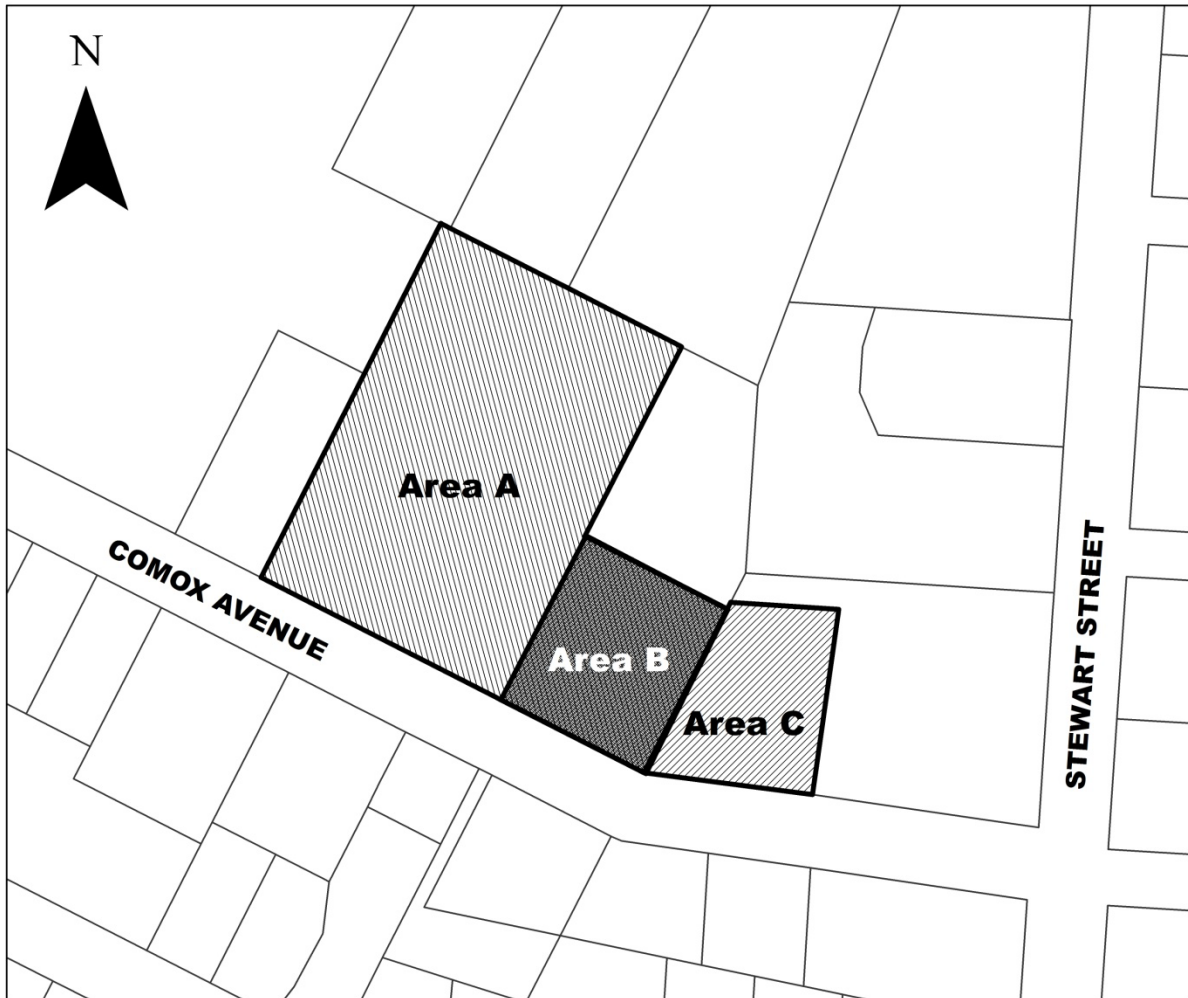
APPENDIX "S"



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APPENDIX "T"

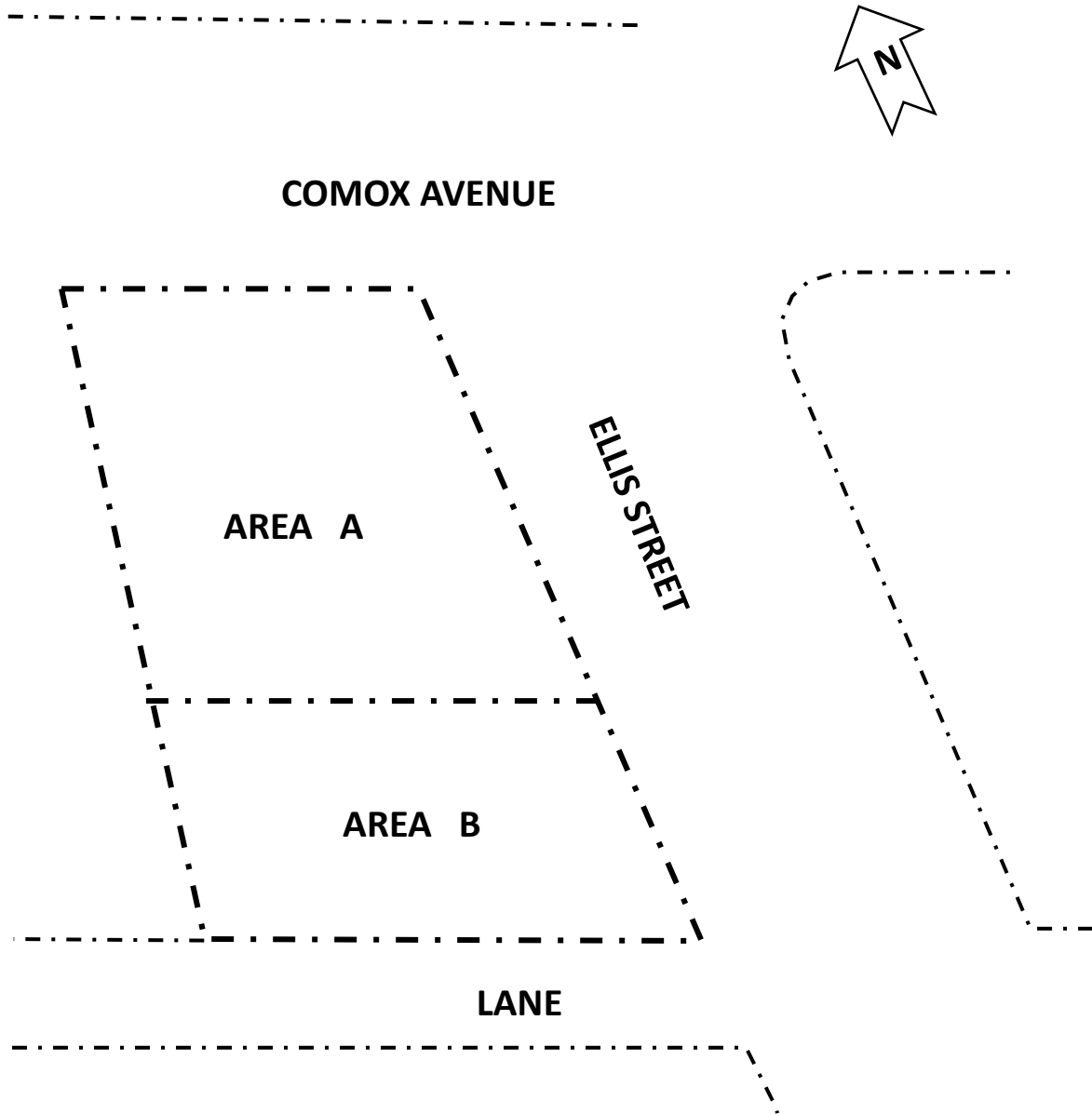


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APPENDIX "U"

(Add #1847 Jun 7/17)

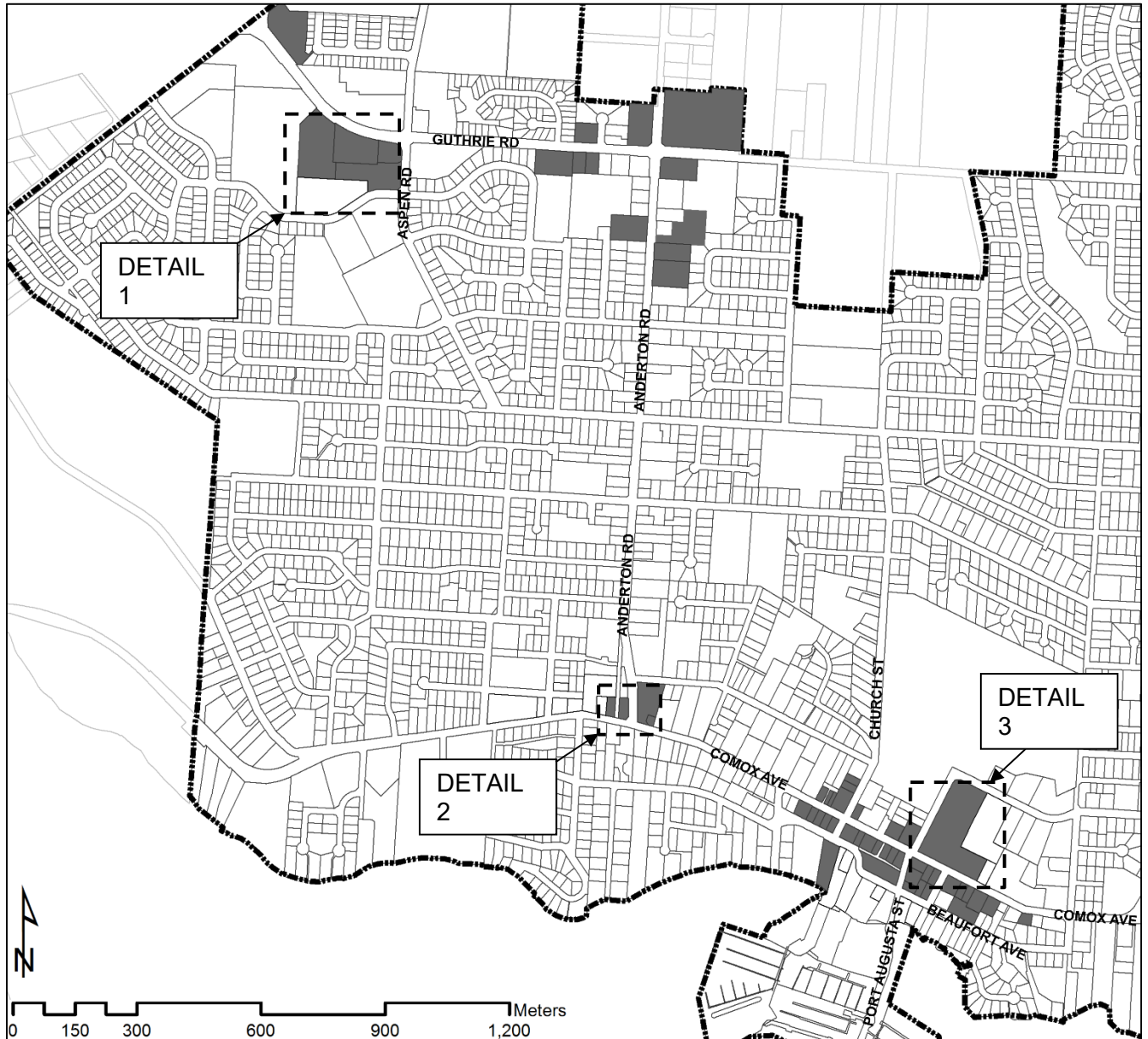


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APPENDIX "V"

(Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)

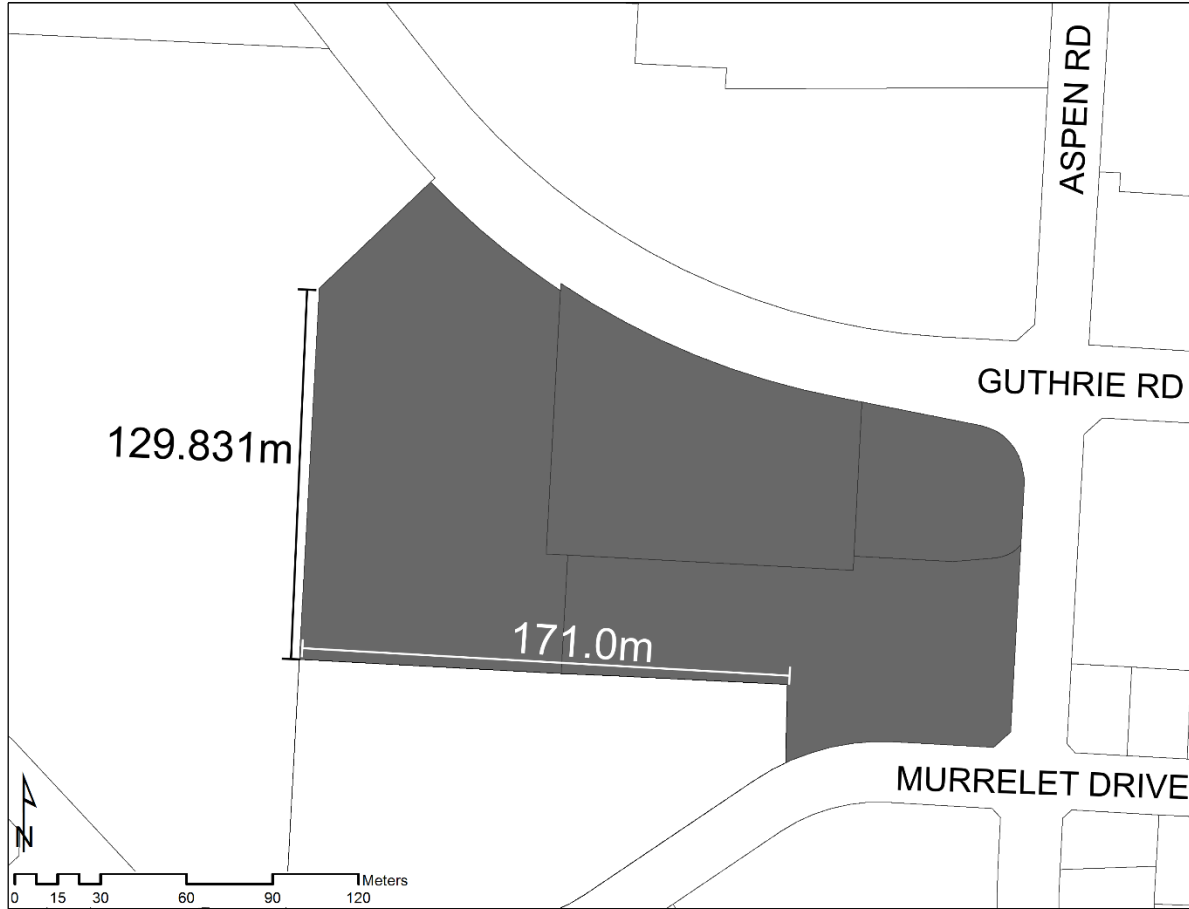


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**APPENDIX "V"
DETAIL 1**

(Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)

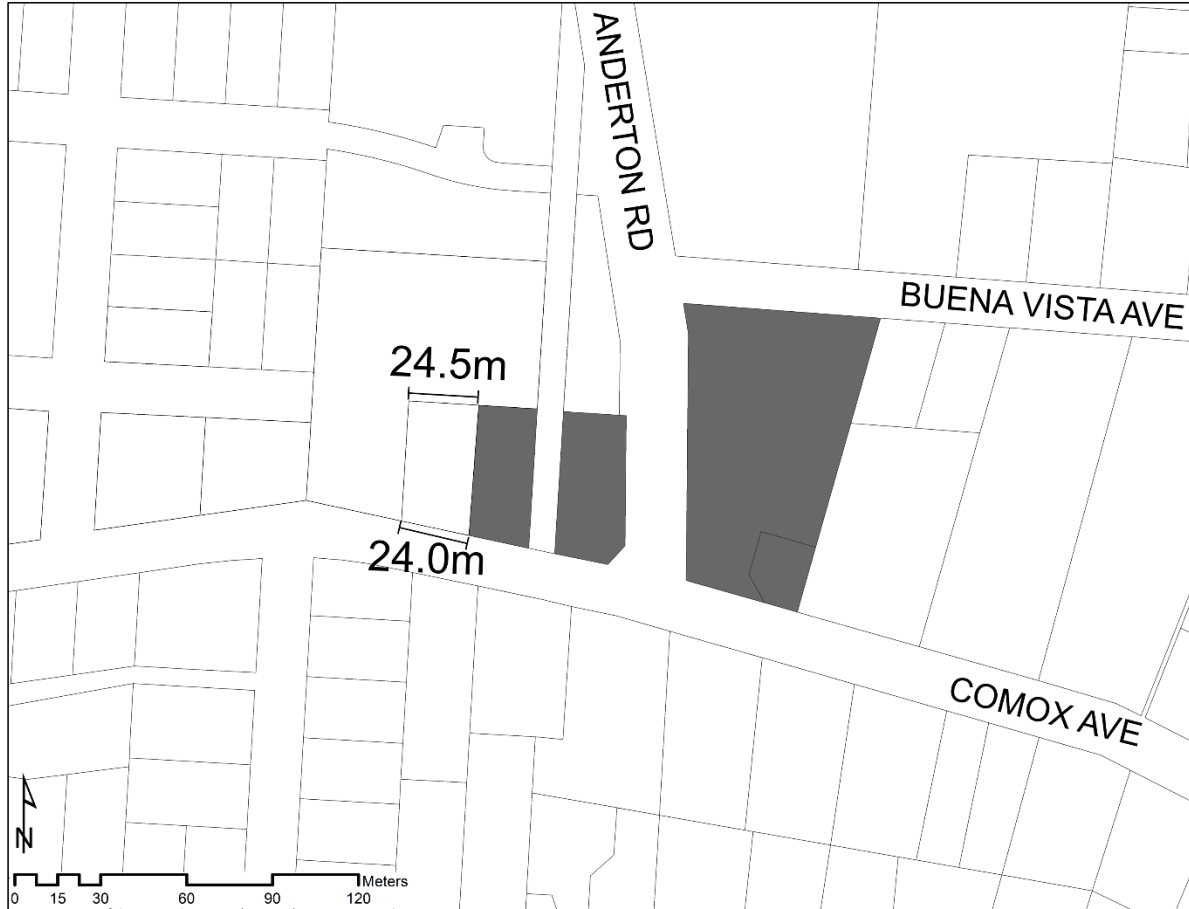


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**APPENDIX "V"
DETAIL 2**

(Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)



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**APPENDIX "V"
DETAIL 3**

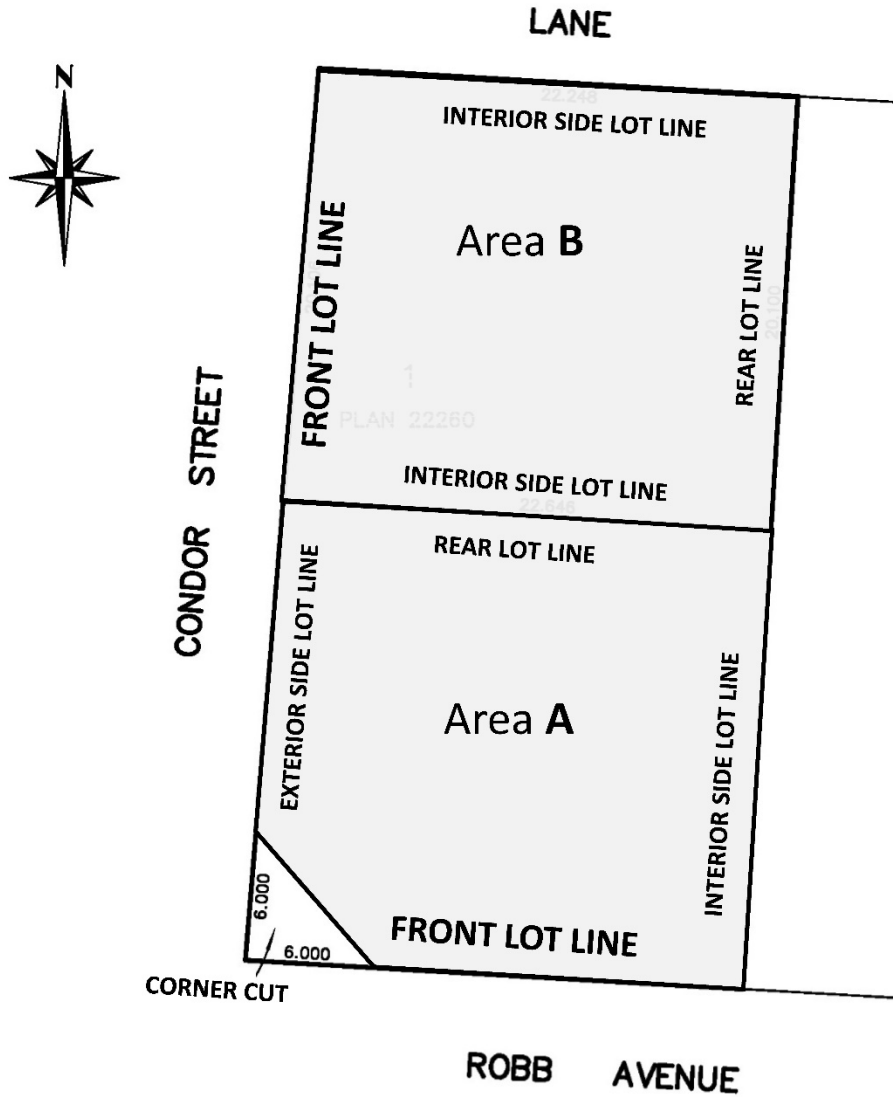
(Add #1890 Aug 1/18) (Rep #1896 Sep 19/18)



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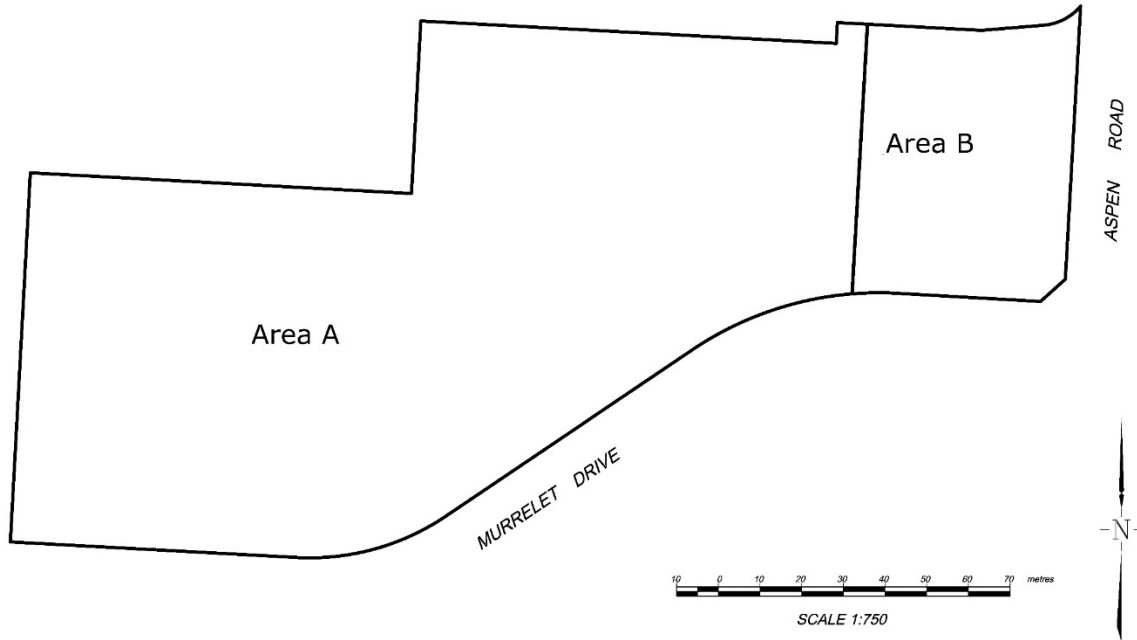
APPENDIX "W"
(Add #1893 Jan 22/20)



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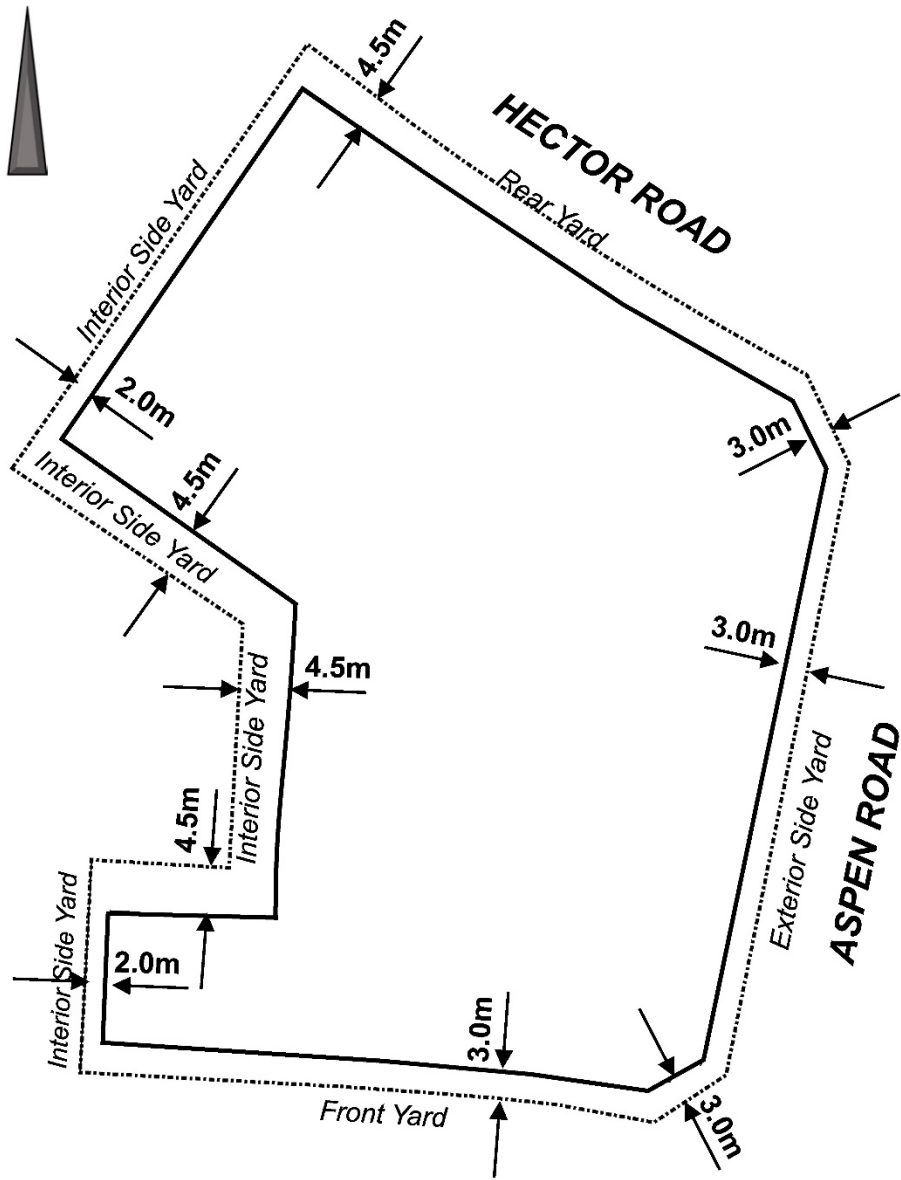
APPENDIX "X"
(Add #1934 Aug 5/20)



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APPENDIX "Y"
(Add #1955, Feb 17/21)

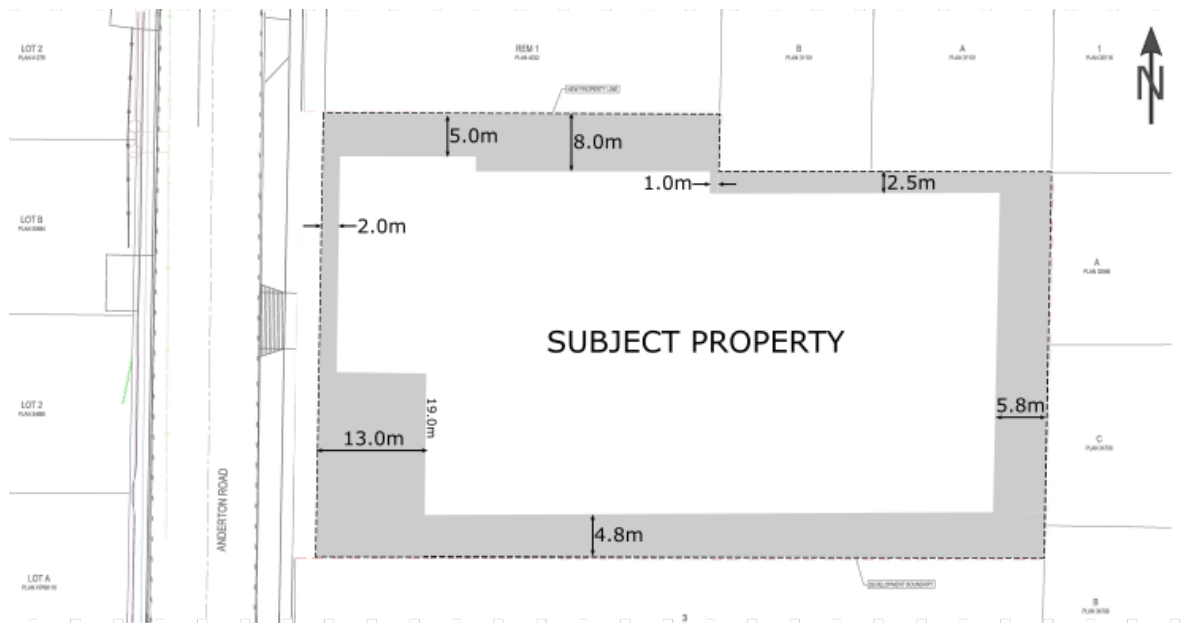


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APPENDIX “Z” REQUIRED MINIMUM SETBACKS (SHOWN SHADED)

(Add #1944, Dec 15/21)

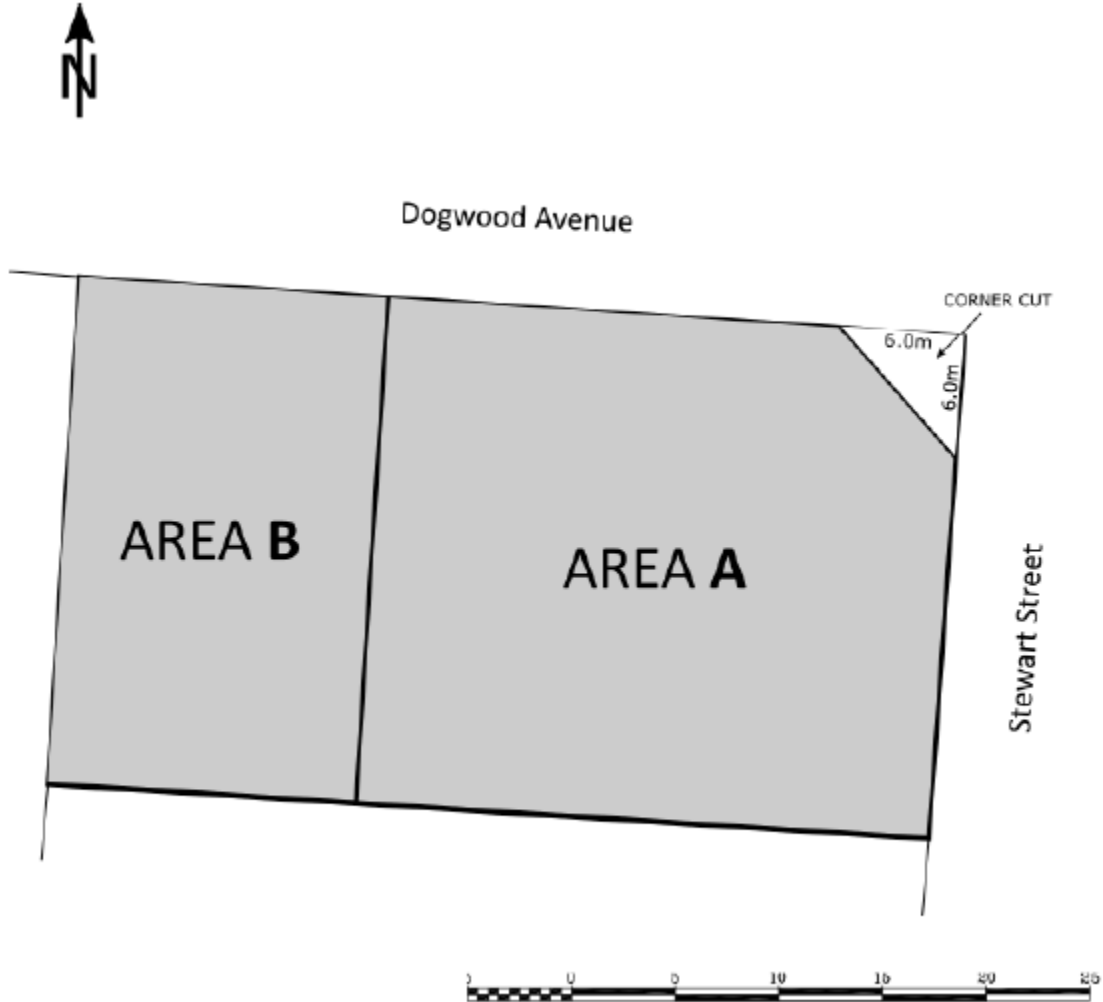


Not to Scale

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APPENDIX "A1"
(Add #1950, Sep 8/21)



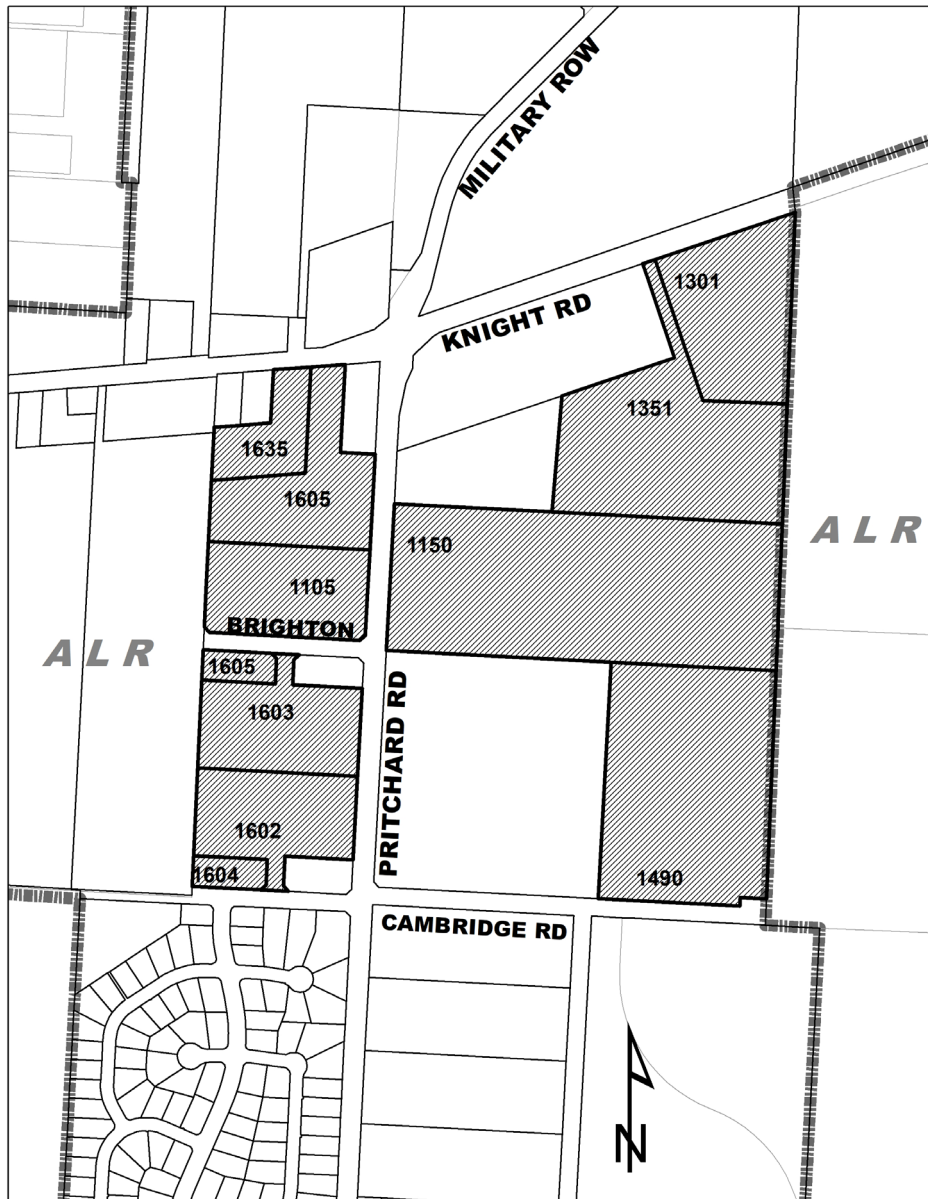
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APPENDIX "B1"
(Add #1983, Oct 20/21)

APPENDIX B1

1. Map: Parcels Abutting Agricultural Land Reserve



APPENDIX B1

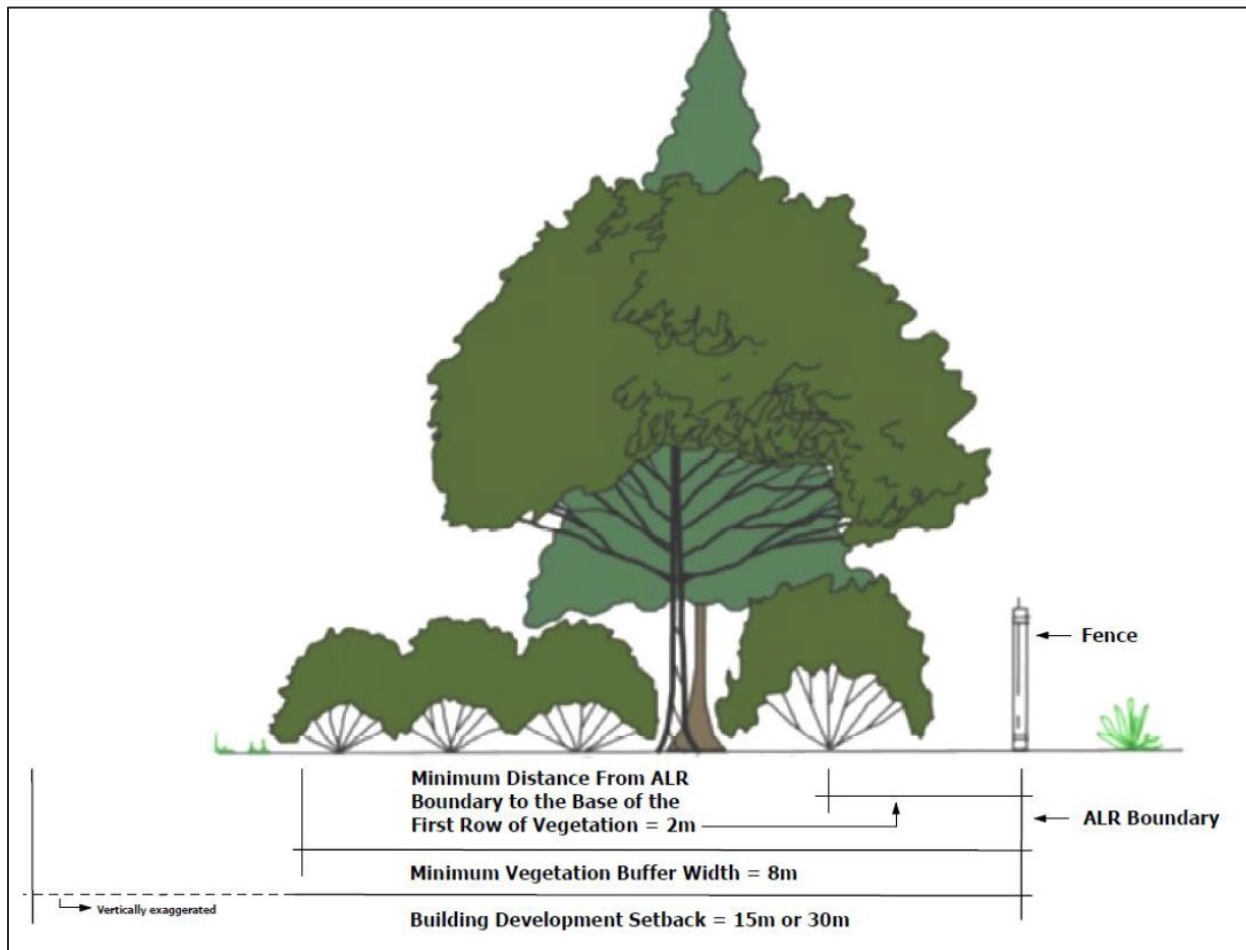
2. Table: Shrub and Tree Species for Screening on Parcels Abutting Agricultural Land Reserve.

NATIVE	NON-NATIVE
Conifers	
Western redcedar (<i>T. plicata</i>)	Coast redwood (<i>S. sempervivens</i>)
Western hemlock (<i>T. heterophylla</i>)	
Douglas fir (<i>P. menziesii</i>)	
Deciduous	
Red Alder (<i>A. rubra</i>)	Sycamore Maple (<i>A. pseudoplatanus</i>)
Paper Birch (<i>B.papyrifera</i>)	Sargent Cherry (<i>P. sargentii</i>)
Quaking Aspen (<i>P.tremuloides</i>)	
Anti-trespass shrubs	
Nootka rose (<i>R. nutkana</i>)	Thorny Elaeagnus (<i>E.pungens</i>)
Cascara buckthorn (<i>R. purshiana</i>)	
Screening shrubs	
Red Elderberry (<i>S. racemosa</i>)	European Horn-beam (<i>C.betulus</i>)
Pacific Ninebark (<i>P. capitatus</i>)	Cornelian Cherry (<i>C.mas</i>)
Willows (<i>S. glauca</i> or <i>lucida</i>)	

APPENDIX B1

3. Diagram: Planting Cross-Section for Screening on Parcels Abutting Agricultural Land Reserve

Source: Madrone Environmental Services Ltd., May 20, 2021; based on the Province of British Columbia's *Guide to Edge Planning*



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WITHOUT REFERENCE TO THE ENTIRE BYLAW**

SCHEDULE B – ZONING MAP

Link to online Zoning Map [HTTP://WWW.COMOX.CA/MODX/SL-ZM.PDF](http://www.comox.ca/modx/sl-zm.pdf)



PLANNING DEPARTMENT

NOTES:

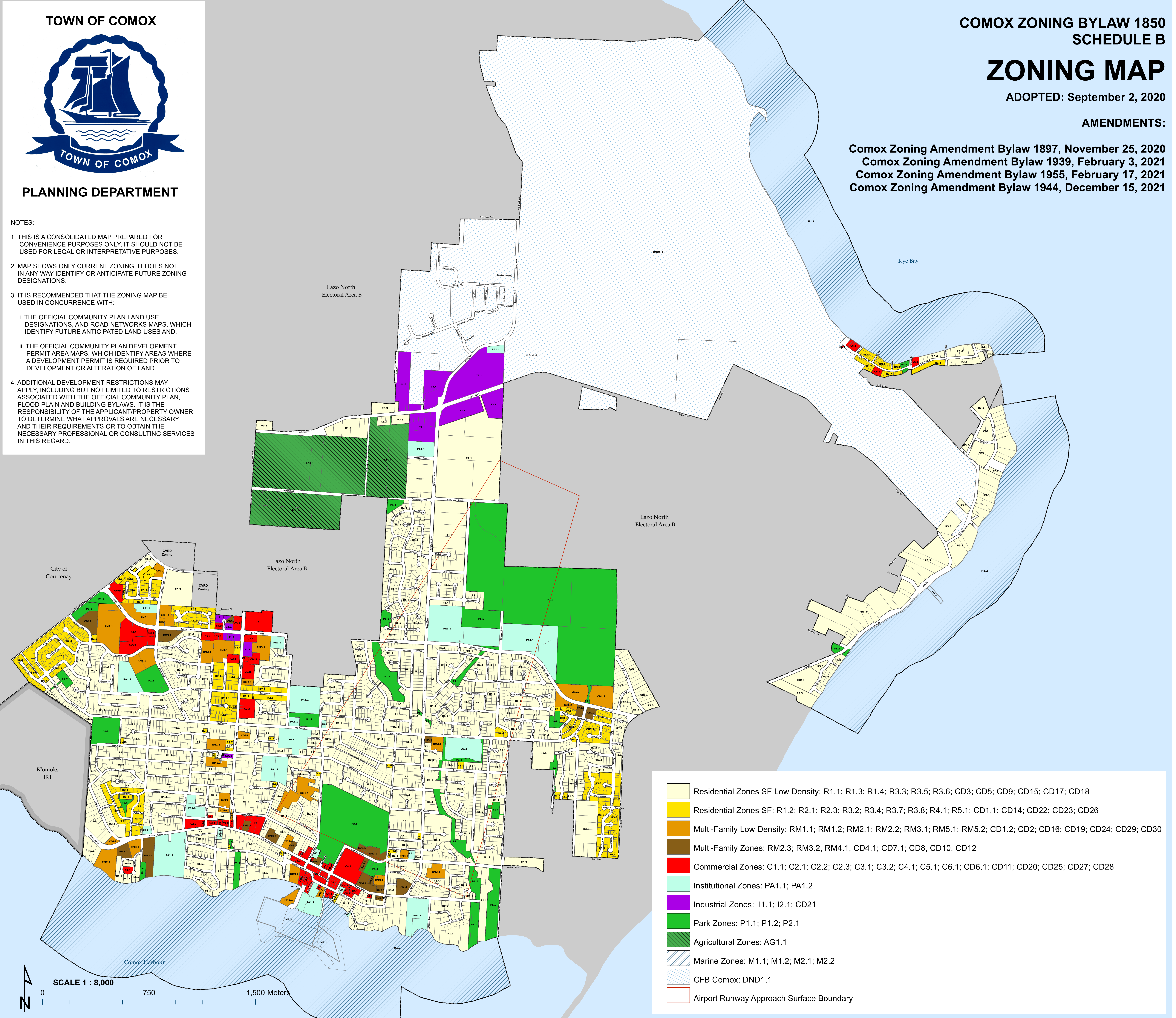
1. THIS IS A CONSOLIDATED MAP PREPARED FOR CONVENIENCE PURPOSES ONLY. IT SHOULD NOT BE USED FOR LEGAL OR INTERPRETATIVE PURPOSES.
2. MAP SHOWS ONLY CURRENT ZONING. IT DOES NOT IN ANY WAY IDENTIFY OR ANTICIPATE FUTURE ZONING DESIGNATIONS.
3. IT IS RECOMMENDED THAT THE ZONING MAP BE USED IN CONCURRENCE WITH:
 - i. THE OFFICIAL COMMUNITY PLAN LAND USE DESIGNATIONS, AND ROAD NETWORKS MAPS, WHICH IDENTIFY FUTURE ANTICIPATED LAND USES AND,
 - ii. THE OFFICIAL COMMUNITY PLAN DEVELOPMENT PERMIT AREA MAPS, WHICH IDENTIFY AREAS WHERE A DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT OR ALTERATION OF LAND.
4. ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ASSOCIATED WITH THE OFFICIAL COMMUNITY PLAN, FLOOD PLAN AND BUILDING BYLAWS. IT IS THE RESPONSIBILITY OF THE APPLICANT/PROPERTY OWNER TO DETERMINE WHAT APPROVALS ARE NECESSARY AND THEIR REQUIREMENTS OR TO OBTAIN THE NECESSARY PROFESSIONAL OR CONSULTING SERVICES IN THIS REGARD.

ZONING MAP

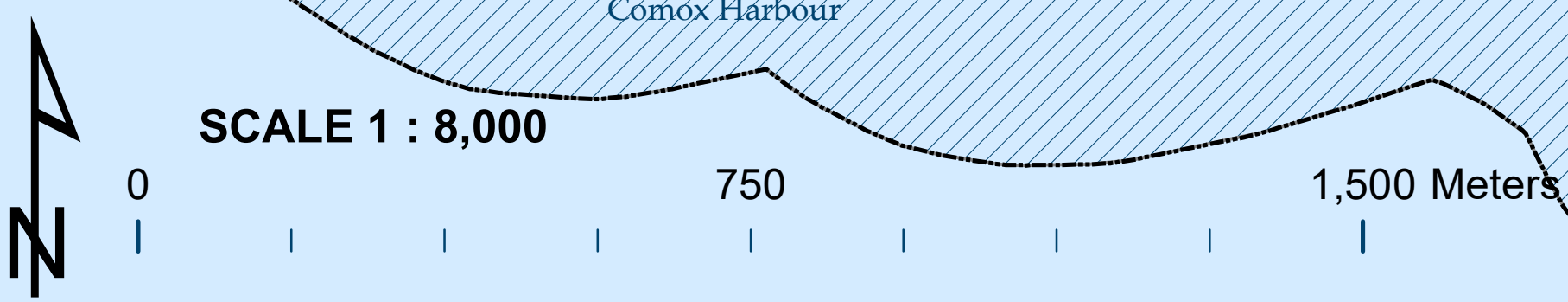
ADOPTED: September 2, 2020

AMENDMENTS:

- Comox Zoning Amendment Bylaw 1897, November 25, 2020
- Comox Zoning Amendment Bylaw 1939, February 3, 2021
- Comox Zoning Amendment Bylaw 1955, February 17, 2021
- Comox Zoning Amendment Bylaw 1944, December 15, 2021



	Residential Zones SF Low Density; R1.1; R1.3; R1.4; R3.3; R3.5; R3.6; CD3; CD5; CD9; CD15; CD17; CD18
	Residential Zones SF; R1.2; R2.1; R2.3; R3.2; R3.4; R3.7; R3.8; R4.1; R5.1; CD1.1; CD14; CD22; CD23; CD26
	Multi-Family Low Density; RM1.1; RM1.2; RM2.1; RM2.2; RM3.1; RM5.1; RM5.2; CD1.2; CD2; CD16; CD19; CD24; CD29; CD30
	Multi-Family Zones; RM2.3; RM3.2; RM4.1; CD4.1; CD7.1; CD8; CD10; CD12
	Commercial Zones; C1.1; C2.1; C2.2; C2.3; C3.1; C3.2; C4.1; C5.1; C6.1; CD6.1; CD11; CD20; CD25; CD27; CD28
	Institutional Zones; PA1.1; PA1.2
	Industrial Zones; I1.1; I2.1; CD21
	Park Zones; P1.1; P1.2; P2.1
	Agricultural Zones; AG1.1
	Marine Zones; M1.1; M1.2; M2.1; M2.2
	CFB Comox; DND1.1
	Airport Runway Approach Surface Boundary



City of Courtenay

Lazo North Electoral Area B

Komoks IR1

Comox Harbour

Kye Bay