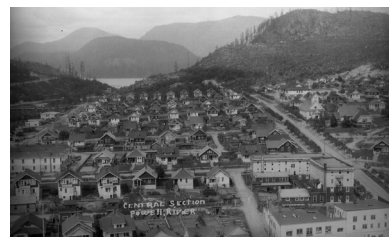
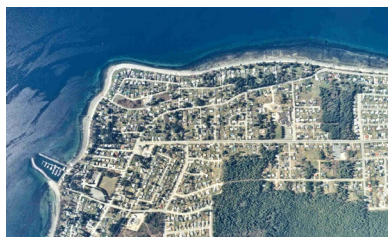
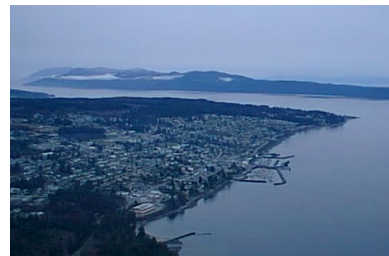


City of Powell River

Zoning Bylaw 2100, 2006



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**RECORD OF AMENDMENTS TO
CITY OF POWELL RIVER
ZONING BYLAW 2100, 2006**

	Bylaw No.	Description	Zone From	Zone To
23 May 2007	2142	Amend Schedule A and rezone vacant parcel between Duncan and Field Streets along Manson; Lot 1 DL 5120 Plan LMP35038	M1	RM1
31 Oct 2007	2154	Amend Schedule A and rezone the property: a) 4090 Westview and the vacant parcel south of Kemano Street along Manson Avenue legally described as Lots 1 and 2, District Lot 5104, NWD, Group1, Plan 12417, from R1: Single family Residential to RM1: Compact Residential ; and b) by rezoning a portion of the vacant park dedication along Saturna Avenue, legally described as District Lot 3688 NWD GRP1 Dedicated Park By Plan 18653 from PK: Parks and Playing Fields to RM1: Compact Residential ; and c) by rezoning a portion of the vacant parcel(s) along Saturna and Manson Avenues legally described as: i) Lot A District Lot 3688 NWD GRP1 Plan LMP1778 Exc. Plan LMP4042 LMP15445 LMP23608 & LMP32076, and ii) Lot D District Lot 3688 NWD GRP1 Plan LMP40550 from RM1: Compact Residential to PK: Parks and Playing Fields .	R1 PK RM1	RM1 RM1 PK
26 June 2007	2167	Amend Schedule A and rezone 7172 Nootka, Block A DL 3687 Plan 12639 and portion of DL 3687	A2	R1
10 July 2007	2168	Amend Schedule A and rezone portion of vacant land on Atlin Avenue/Powell Place; Lot 1 DL 2358 & 4908, Except Plan LMP42911 & LMP51826	A2	RA1
12 Feb 2008	2183	Amend Schedule A and rezone 7339 Huntingdon Street legally described as District Lot 5110 Group 1 NWD, Except (A) the North ½ and (B) Portions in Plans 9739 and 12427 from R2: Single and Two Family Residential to RM1: Compact Residential .	R2	RM1

12 Feb 2008	2184	<p>Amend Schedule A and rezone 5845 Arbutus Avenue legally described as Amended Lot 1 Block 2 District Lot 450 Plan 4533 from C1: General Commercial to MC: Milltown Centre; and</p> <p>By adding the following as clause 10.8.3 (t) to the MC Zone:</p> <p>Notwithstanding any <i>density</i> provisions of Part 10.8 of this Bylaw, an <i>apartment building</i> at 5845 Arbutus Avenue (Amended Lot 1 Block 2 District Lot 450 Plan 4533) is permitted a <i>density</i> of no more than ten <i>dwelling units</i>.</p>	C1	MC
25 Mar 2008	2188	<p>Various Text Amendments; and</p> <p>Amending Schedule A by rezoning following parcels:</p> <p>A) 6758 Cranberry Street legally described as Lot C District Lot 5304 Block 7 NWD Group1 Plan 6714 Subsidy Lot 3 as shown shaded on 'Schedule 1' attached hereto and forming a part of this bylaw, from RM3: Multiple Family Residential to MX: Mixed Use; and</p> <p>B) 4620 Michigan Avenue legally described as Lot D Block 122 NWD Group1 Plan 6238 District Lot 5167 & 5306, Permissive Exemption as shown shaded on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2: Single and Two Family Residential to NT: Institutions; and</p> <p>C) 6968 Alberni Street legally described as Lot 2 Block 136 NWD Group1 Plan 6888 District Lot 5167 & 5306 as shown shaded on 'Schedule 1' attached hereto and forming a part of this bylaw, from C1: General Commercial to R2: Single and Two Family Residential.</p>	RM3	MX
10 June 2008	2192	<p>Amend Schedule A and rezone vacant parcel between Manson Avenue and Georgia Crescent legally described as South ½ of DL 5120 GRP 1 NWD, except portions in Plans 10193, LMP13692, LMP22592, LMP24529, BCP12902 and BCP27290 and as shown on Schedule 1, as follows:</p> <p>(a) the north 0.7 ha from RM3: Medium Density Residential to RM1: compact Residential, and</p> <p>(b) the west 45m from R2: Single and Two Family Residential to RM1: Compact Residential as shown in Schedule 1.</p>	RM3	RM1
			R2	RM1

14 Oct 2008	2210	Amend Schedule A and rezone 4478 Michigan legally described as Lot 14 Block 42 District Lot 5306 Plan8068 from NT: Institutional to R2: Single and Two Family Residential	NT	R2
15 Oct 2009	2245	Amend Schedule A and rezone parcel along Timberlane legally described Lot B DL 450 NWD GRP1 PI LMP25234 from A2: Large Lot Rural to RM1: Compact Residential	A2	RM1
15 Oct 2009	2246	Revise Clause 10.1.2 of the C1: General Commercial zone		
15 Oct 2009	2247	Revise Part 10.1.2(r) and delete 7030 Glacier and add 7010 Duncan to list of properties where retail liquor store use is permitted		
15 Oct 2009	2248	Amend Schedule A and rezone parcel along Glacier St legally described remainder of N1/2 of DL 5110 GRP1 NWD from R2: Single and Two Family to RM1: Compact Residential	R2	RM1
17 Dec 2009	2224	Housekeeping Amendments – Various And Amend Schedule A and rezone: a) 6885 Harvie Ave legally described as Lot 26 District Lot 450 Block 36 NWD Group1 Plan 16104 , and as shown shaded on 'Schedule 1' attached hereto and forming a part of this bylaw, from PK: Parks and Playing Fields to R2: Single and Two Family Residential ; and b) vacant land along the east side of Ontario Avenue, north of Alberni Street, legally described as Lot 6 Block 2 District Lot 5731 Plan 6303 and as shown shaded on 'Schedule 2' attached hereto and forming a part of this bylaw, from R2: Single and Two Family Residential to RMS: Compact Residential Zone – Select .	PK R2	R2 RMS
11 Aug 2010	2275	Revise clause 10.7.2 (o) of the MX: Mixed Use Zone and add 4698 Ewing Place , legally described as Lot F District Lot 5167 and 5306 Plan 6566 to the list of parcels whereby single and duplex dwelling use is permitted.	MX	MX
02 Dec 2010	2281	Rezoning portions of parcels between Joyce, Quebec and Alberta Avenues, and Field Street, legally described as Blocks C and E District Lot 5121 Group 1 New Westminster District Plan BCP37000 from NT: Institutional to RM1: Compact Residential .	NT	RM1

Dec 2, 2010	2282	Rezoning land at 5824 Ash Ave legally described as Lots 4 and 5 Block 13 District Lot 450 Plan 6606 from C1: General Commercial to MC: Milltown Centre ; and Adding Part 10.8.3.(t) and thereby adding “5824 Ash Avenue, Lots 2, 3, 4, and 5 Block 13 District Lot 450 Plan 6606 ” as the list of properties whereby retail liquor store use is permitted.	C1	MC
Apr 7, 2011	2292	Rezoning the parcel at the northeast corner of Marine and Fairmont legally described as Lot 5 DL 5122 Plan 6146 from R2 Single and Two Family Residential to RM1 Compact Residential .	R2	RM1
Aug 18, 2011	2303	Rezoning the following parcels: a) Marine Avenue Vacant land legally described Lot 1 District Lot 450 New Westminster District Group 1 Plan BCP23888 from M3: Millsite Industrial to PK: Parks and Playing Fields Complex Road Vacant non-ALR portion of land legally described Lot D District Lot 450 New Westminster District Group 1 Plan BCP42255 from A2: Large Lot Rural to PK: Parks and Playing Fields b) Field Street – a portion of land legally described District Lot 5121 Block E New Westminster District Group 1 Plan BCP37000 from RM3: Medium Density Multiple Family Residential to NT: Institutions c) 5498 MacGregor Avenue portion of land legally described Lot A District Lot 3125 Block B New Westminster District Group 1 Plan 113607BN Plan 6347 from R2: Single and Two Family Residential to A1: Small Lot Rural d) 7550 Duncan Street portion of land legally described Lot 3 District Lot 5117 NWD GRP1 Plan BCP48212 from A2: Large Lot Rural to C3: Neighbourhood Commercial 3.By adding the following clause: 10.7.7.4 Where a <i>lot</i> as listed in section 10.7.2 (o) is used as a <i>single family</i> or <i>duplex dwelling</i> , a <i>side setback</i> shall be provided on each side of the <i>dwelling</i> not less than 1.8 metres (6 ft) in <i>width</i> and accessory buildings shall meet the R2 Zone requirements for height, lot coverage, and setback as set out in Table 1, Part 8.	M3 A2 RM3 R2 A2	PK PK NT A1 C3
Feb 2, 2012	2310	Rezoning the parcel located at 6375 King Avenue and legally described Lot A Block 20 District Lot 4173 Plan VAP23169 from NT: Institutional to RA1: Residential Agricultural	NT	RA1

July 5, 2012	2321	Text amendment section 10.8 Milltown Centre, Sub Section 10.8.3 by including as a permitted use: (v) <i>restaurant</i>		
Oct 18, 2012	2327	Text amendment as follows: <ol style="list-style-type: none"> 1. strike out Section 8 (f) to remove the requirement of a 2.5 metre setback on one side of a dwelling if no rear lane exists, or on each side if a duplex dwelling is proposed; and 2. remove any reference to a '2.5 m' setback in Tables 1 and Table 2, thereby requiring a minimum 1.8 metre side setback in all cases, for the R1, R2, R3, RA1, RM1 and RMS zones; and 3. strike out Section 5.5.2 that gives discretion to the City Approving Officer to relax setback requirements. 		
Jan 17, 2013	2337	By amending Schedule A and rezoning the parcel located at 5776 Marine Avenue , legally described as Lot 1 of Lots 13 to 21 Block 21 District Lot 450 Plan 9247 as shown shaded on Schedule 1 attached hereto and forming a part of this bylaw from NT: Institutional to R3: Townsite Residential	NT	R3
Jun 20, 2013	2348	Replace Schedule B and allow street vending on City land on a first-come-first-serve basis at locations listed on Schedule B. Require business licence for street vendors and pay fee as set out in Fee Bylaw.		
Aug 22, 2013	2357	By amending Schedule A by rezoning the parcel located at 4639 Michigan Avenue , legally described as Lot 2 Block 123 District Lot 5167 and 5306 Plan 6277, from C3: Neighbourhood Commercial to R2: Single and Two Family Residential .	C3	R2
Feb 20, 2014	2371	Revised definition of industrial use and permitted uses of the M3 zone.		
Mar 6, 2014	2369	Amendment to allow liquor store use in each of the C1, C4, MX, MC and W1 zones.		

June 19, 2014	2365	<p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning portions of the parcel to be subdivided and located at the corner of Joyce Avenue and Field Street, legally described as Block E District Lot 5121 Group 1 New Westminster District Plan BCP37000, as follows:</p> <p>a) A portion of Proposed Lot 3 from RM3: Medium Density Multiple Family Residential to PK: Parks and Playing Fields as shown shaded and labeled as "A"; and</p> <p>b) A portion of Proposed Lot 4 from PK: Parks and Playing Fields to RM1: Compact Residential as shown shaded and labeled as "B"; and</p> <p>c) A portion of Proposed Lot 4 from C2: Service Commercial to RM1: Compact Residential as shown shaded and labeled as "C"</p>	RM3 PK C2	PK RM1 RM1
Oct 16, 2014	2384	<p>Rezoning the following parcels: Lot 1 NWD Group1 Plan 9667 District Lot 2358 & 4908, Except Plan LMP42911 and LMP51826 from RA1 Residential Agricultural Zone and A2 Large Lot Rural Zone to A2 Large Lot Rural Zone.</p>	RA1 & A2	A2
Oct 16, 2014	2386	<p>Text amendments as follows:</p> <ol style="list-style-type: none"> 1. Definition of <i>End of Trip Facility</i> Addition of following sections: 2. 6.4.7 For existing development on lands located north of Wharf Avenue and within the Sustainable Official Community Plan, Development Permit Area 3: Marine/Willingdon Mixed Use, any changes to the use of a building or for additions to the building(s), additional parking will be required for the building addition or change in use, only if the amount of parking required by the change exceeds 25% of that required previously. 3. 6.4.8 If end-of-trip facilities are installed for any development, the total number of parking stalls required by the development may be reduced by one. 4. Inserting the following after the word "hereafter" in the first paragraph of section 6.5: providing that minimum standards for lands located North of Wharf Avenue and within the Sustainable Official Community Plan, Development Permit Area 3: Marine/Willingdon Mixed Use are reduced by 50% for lots with an area of less than 2000 square metres (0.49 acres) and for the first 2000 square metres (0.49 acres) of lots exceeding this size. 		

Apr 2, 2015	2401	<p>By amending Schedule A by rezoning the parcel located at 7032 Cranberry Street</p> <p>Lot 1 Except Part Plan 11275 and Part Subdivided by BCP18623, District Lot 4128 Group 1 New Westminster District PLAN 5809</p> <p>(a) Proposed Lot A from a combination of "Single and Two Family Residential (R2)" and "Institutions (NT)" to solely "Single and Two Family Residential (R2)"; and</p> <p>(b) Part of proposed Lot B south of Cranberry Street from a combination of "Single and Two Family Residential (R2)" and "Institutions (NT)" to solely "Institutions (NT)".</p>	R2 & NT	R2
Jan 7, 2016	2429	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcels located at the corner of Marine Avenue & Alberni Street from MX Mixed Use to PK Parks and Playing Fields .	MX	PK
Feb 18, 2016	2435	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the vacant parcel located on Kemano Street and legally described as Lot 2 District Lot 5103 Group 1 New Westminster District Plan BCP17823 except part subdivided by Plan BCP40809, from both " <i>Compact Residential Zone (RM1)</i> " and " <i>Single Family Residential Zone (RI)</i> " to solely <i>Compact Residential Zone (RM1)</i> .	RM1 and R1	RM1
May 19, 2016	2439	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the portion of the parcel located immediately east of Lindsay Park along Cranberry Street, legally described as Lot 1 District Lots 4128, 5200 and 5304, Group 1 NWD Plan BCP43110 (PID 028-102-975) from PK Parks and Playing Fields to R2 Single and Two Family Residential	PK	R2
July 21, 2016	2440	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a parcel located near the intersection of Westview Avenue and Duncan Street, legally described as Lot 4, District Lot 5122, Block 3, New Westminster Land District Group 1 Plan 6146 (PID 005-733-171), from R2 Single and Two Family Residential to RM1 Compact Residential .	R2	RM1

March 2, 2017	2454	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a parcel located near the intersection of Abbotsford Street and Ann Avenue, legally described as Lot 6, District Lot 5306, New Westminster Land District Group 1, Plan BCP27586 (PID 026-928-540) from C1 General Commercial to CD1 Comprehensive Development	C1	CD1
May 18, 2017	2467	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a proposed lot legally described as Lot 1, Block 36, District Lot 450, New Westminster Land District, Group 1, Plan BCP12952 from R1 Single Family Residential to CD2 Comprehensive Development 2 – Coastal Winds Village .	R1	CD2
May 29, 2017	2471	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a parcel located at 4713 Joyce Avenue, legally described as Lot A District Lot 5306 NWD Group 1 Plan 6989 Subsidy Lot 130 (PID: 006-677-231) from R2 Single and Two Family Residential to C1 General Commercial .	R2	C1
Sep 7, 2017	2444	Amendment to define Urban Farm and add it as a permitted use in R1, R2, R3, RA1, A1, A2 and NT zones.		
Sep 7, 2017	2485	Text amendments to 5.18.3 of Part 5: General Regulations related to street vending.		
Nov 2, 2017	2491	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a vacant parcel on Manson Avenue legally described as Lot 1, Block 4, District Lot 5731, Group 1, New Westminster Land District Plan 13973 Except Part in Plan LMP11343 from RM2 Low Density Multiple Family Residential to CD3 Comprehensive Development 3 – Manson Narrow Lot .	RM2	CD3

Nov 16, 2017	2476	<p>Text amendments related to carriage houses as follows:</p> <ol style="list-style-type: none"> 1) By inserting a new heading in the Table of Contents '5.3 Carriage Houses' and renumbering the following page references accordingly; 2) By inserting in Part 2: Definitions the defined terms for 'Building Floor Area', 'Carriage House', and 'Detached Accessory Dwelling Unit' and renumbering the following pages accordingly; 3) By renumbering page number references in Part 4.6 accordingly; 4) By inserting Section 5.3 text relating to Carriage Houses after 5.2 and renumbering the following sections and pages accordingly; 5) By replacing 5.13.1 with the following: 'Except for a <i>carriage house</i>, each <i>dwelling unit</i> located in the R1, R2, R3, RM1, RMS, TA1, A1 and A2 <i>zones</i> shall contain a minimum <i>gross floor area</i> of 55 square metres (600 sqft) except as provided for in 5.13.3.'; 6) By inserting after Part 6.5.1(a) text additions related to dedicated parking for carriage houses and renumbering the sections of the table that follow accordingly, and; 7) By striking out Part 8: Suburban Residential and Rural and inserting new sections for all relevant zones that support carriage houses accordingly. 		
Jan 18, 2018	2459	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel located adjacent to Nootka Street immediately east of Oceanview School, legally described as Lot 2 Block A District Lot 3688 New Westminster Land District Group 1 Plan 18846 (PID 004-635-744) from A2 Large Lot Rural to R1 Single Family Residential .	A2	R1
March 1, 2018	2451	By amending Schedule A, being the Official Zoning Map, by rezoning properties located on Thunder Bay Street (Highway 101 South), Joyce Avenue and Tofino Street and legally described as Lots A, B and C of Lots 1 and 2, Block D, District Lot 1424 Group 1 New Westminster District Plan 10209, from " <i>Service Commercial (C2)</i> " to " <i>Mixed Use (MX)</i> ".	C2	MX

Mar 15, 2018	2489	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcels located adjacent to Atlin Avenue and legally described as Lots 1-4 District Lot 2358 and Lot 5, District Lots 4908 and 2358, Group 1 New Westminster Land District, Plan EPP57771 (PID's 029-800-595, 609, 617, 625 and 633) from " <i>Large Lot Rural (A2)</i> " to <i>Residential Agricultural (RA1)</i> "	A2	RA1
June 21, 2018	2503	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcels legally described as Lot A District Lot 450 Group 1 New Westminster District Plan EPP69160 (PID 030-208-556) and Lot 1 District Lot 450 Group 1 New Westminster District Plan EPP21856 (PID 029-635-691) from ' <i>Millsite Industrial (M3)</i> ' to " <i>General Industrial (M1)</i> ".	M3	M1
June 21, 2018	2505	By Amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as Lot 9 District Lot 5732 Plan 6302 (PID 010-962-522) from " <i>Small Lot Rural Residential (A1)</i> " to " <i>Single and Two Family Residential (R2)</i> ".	A1	R2
Sept 6, 2018	2499	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning portions of the parcels legally described as Lot A District Lot 5107 Block D NWD Group 1 Plan 7557 (PID 009-241-698) Lot B District Lot 5107 Block D NWD Group 1 Plan 7557 (PID 009-241-710) and Lot 3 District Lot 5107 NWD Group 1 Plan BCP45897 (PID 028-326-016) from " <i>Single and Two Family Residential (R2)</i> " to " <i>Compact Residential (RM1)</i> "	R2	RM1

Oct 18, 2018	2529	<p>a) By inserting a new section heading in the Table of Contents following Section '13.3 Manson Narrow Lot' that reads:</p> <p>13.4 Edgehill Crescent – Residential Small Lots</p> <p>and renumbering the following headings and page number references accordingly.</p> <p>b) By inserting in Part 2: Definitions the defined terms:</p> <p><i>INTENSIVE RESIDENTIAL DEVELOPMENT</i> means the development of a <i>carriage house</i> or development within Comprehensive Development Zone 4 'Edgehill Crescent – Residential Small Lots'. All <i>intensive residential development</i> is subject to a development permit.</p> <p>and renumbering the following pages accordingly.</p> <p>c) By updating and renumbering the page number references in Section 4.6 accordingly.</p> <p>d) By replacing 5.1.2 with the following:</p> <p>No portion of a principal building shall be located in any required front, side or rear setback except as provided for in this Bylaw.</p> <p>e) By replacing 5.3.1 with the following:</p> <p>A maximum of one carriage house (detached accessory dwelling unit) is permitted on a lot in the R1, R2, RA1, CD4, A1 and A2 zones subject to all other provisions of this Bylaw.</p> <p>f) By replacing 5.3.2. (a) with the following:</p> <p>Except as it relates to CD4, not to be permitted on a lot with a lot area of less than 730 m².</p> <p>g) By replacing 5.6.1 with the following:</p> <p>Unless specified differently in this bylaw, a portion of any <i>building</i> roof or upper <i>storey</i> may project to a maximum of 0.75 metres (2.4 ft) over any required <i>setback</i> in all <i>zones</i>, provided such projection does not impede clear rear yard access between <i>finished grade</i> and 2.4 metres (8 ft) above <i>finished grade</i> on one side of the dwelling.</p> <p>h) By replacing the introductory paragraph of 5.7 with the following:</p>	A2	CD4
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		A maximum of one secondary suite is permitted within a single family dwelling in the R1, R2, RA1, R3, A1, A2 and CD4 subject to all other provisions of this Bylaw and is subject to the following requirements:		
	2529 Con'd	<p>i) By including in 5.8.3 the zones CD3 and CD4 following R4.</p> <p>j) By replacing 6.5.1 (e) with the following: single, two family & townhouse dwellings in compact residential or residential small lot zones 1 space per dwelling unit & 1 additional space per every 3 townhouse dwellings. For dwelling units with 3 or more bedrooms, 1 additional space required.</p> <p>k) By including in 7.2(a) the terms CD1, CD3 and CD4 following RM.</p> <p>l) By replacing 7.3(a) with the following: permitted in any A1, A2, R, CD3, CD4, RM or MX zone;</p> <p>m) By inserting 'Schedule 1' following Part 13.3.</p> <p>n) By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a portion of the parcel located along Edgehill Crescent north of the Powell River Hospital and east of Joyce Avenue, legally described as Lot A DL 450 GP 1 NWD PL BCP12952 Except PL EPP81176 (PID 026-030-098) as shown in bold on 'Schedule 2' from <i>A2 Large Lot Rural</i> to <i>CD4 Comprehensive Development 4 'Edgehill Crescent – Residential Small Lots</i>.</p>		

Oct 18, 2018	2532	<p>a) By inserting a new section heading in the Table of Contents following Section '13.4 Edgehill Crescent – Residential Small Lots' that reads:</p> <p>13.5 Joyce Commons Mixed Use Development</p> <p>And renumbering the following headings and page number references accordingly.</p> <p>b) By inserting in Part 2: Definitions the defined terms:</p> <p>FLOOR AREA RATIO means the figure obtained when the <i>gross floor area</i> on a <i>lot</i> is divided by the area of the <i>lot</i>.</p> <p>LIVE WORK UNIT means a purpose built or purpose-renovated space which combines a permitted commercial use and living space.</p> <p>USABLE OPEN SPACE means a compact, level unobstructed area available for safe and convenient use by all the building's occupants, having no dimension less than 6.0 metres and no slope greater than 10%, providing for greenery, recreational space and leisure activities normally carried on outdoors. <i>Usable open space</i> shall exclude areas used for off street parking, off street loading, and service driveways.</p> <p>And renumbering the following pages accordingly.</p> <p>c) By updating and renumbering the page number references in Section 4.6 accordingly.</p> <p>d) By including in 7.2(a) the terms CD5 following RM.</p> <p>e) By inserting 'Schedule 1' following part 13.4</p> <p>f) By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the properties located at 4747 and 4753 Joyce Avenue, legally described as Lots A & B Block 133 DL 5167 and DL 5306 Plan 8201 (PIDs 010-223-282 & 010-223-312) from '<i>Single and Two Family Residential (R2)</i>' to '<i>Comprehensive Development 5 – Joyce Commons Mixed Use Development (CD5)</i>'</p>	R2	CD5
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Oct 18, 2018	2534	<p>a) By adding the following definitions to Part 2: Definitions in the appropriate alphabetical order:</p> <p>CANNABIS has the same meaning as the Cannabis Act (Canada), subject to any prescribed modifications.</p> <p>CANNABIS ACCESSORY has the same meaning as the Cannabis Act (Canada), subject to any prescribed modifications.</p> <p>CANNABIS OPERATION means the cultivating, growing, producing, packing, storing, distributing, dispensing, advertising, trading, consumption, or selling of cannabis or cannabis-containing products, and excludes City-approved Cannabis Retail Store.</p> <p>CANNABIS RETAIL STORE means a retail establishment licensed under provincial authority for the sale of cannabis or cannabis-containing products for consumption off premises</p> <p>b) By revising the definition of “retail store” in Part 2: Definitions by adding the following after “but excludes the sale of liquor and liquor products”:</p> <p>“and excludes the sale of cannabis and cannabis products”</p> <p>c) By adding a new section 5.21 to Part 5: General Regulations as follows and updating section numbering as required:</p> <p>5.21 Cannabis Retail</p> <p>5.21.1 A maximum of one <i>cannabis retail store</i> use is permitted on a <i>lot</i> in the C1, C4, MX, MC, and W1 Zones.</p> <p>5.21.2 <i>Cannabis retail store</i> is subject to the following requirements:</p> <p>a) along Marine Drive between Duncan Street and Alberni Street, the use is more than 150 metres from the nearest property line of a site containing another <i>cannabis retail use</i>;</p> <p>b) for all other areas, the use is more than 300 metres from the nearest property line of a site containing another <i>cannabis retail use</i>; and</p>		
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		c) the use is more than 300 metres from the nearest property line of a site containing a school, public playground, or City-owned recreation facility.		
	2534 Con'd	<p>5.21.3 Provincial licensing of cannabis retail is regulated by the <i>Cannabis Control and Licensing Act</i>.</p> <p>d) By inserting the following to 6.5 Minimum Parking Spaces, subsection 6.5.3 Commercial (d) <i>retail stores</i> between “<i>convenience stores</i>” and “& <i>personal service establishments</i>”:</p> <p>“,cannabis retail”</p> <p>e) By adding the following to 7.1 Home Based Business Basic Provisions, subsection (m) regarding prohibited uses:</p> <p>“(xi) <i>cannabis retail store use</i>”</p> <p>f) By adding the following to 10.1 General Commercial (C1), subsection 10.1.2:</p> <p>“(s) <i>cannabis retail store use</i>”</p> <p>g) By adding the following to 10.4 Tourist Commercial (C4), subsection 10.4.2:</p> <p>“(f) <i>cannabis retail store use</i>”</p> <p>h) By adding the following to 10.7 Mixed Use (MX):</p> <p>“(q) <i>cannabis retail store use</i>”</p> <p>i) By adding the following to 10.8 Milltown Centre (MC):</p> <p>“(w) <i>cannabis retail store use</i>”</p> <p>j) By adding the following to 10.9 Waterfront Commercial (W1):</p> <p>“(p) <i>cannabis retail store use</i>”</p>		

Oct 18, 2018	2545	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a parcel legally described as District Lot 6771 Group 1 NWD Except: Firstly; Part Subdivided by Plan 10638 Secondly; Part Subdivided by Plan 11378 Thirdly; Part Subdivided by Plan LMP14119 Fourthly; Part Subdivided by Plan LMP16654 Fifthly; Part Subdivided by Plan BCP15747 (PID 015-788-067) from ' <i>Large Lot Rural (A2)</i> ' to ' <i>Parks and Playing Fields (PK)</i> '.	A2	PK
Apr 4, 2019	2539	Multiple text amendments and additions in Parts 2, 5,7, and 8 regarding short-term rental regulation. See complete bylaw amendment 2539, 2019.		
Apr 4, 2019	2553	Removal of the definition of Street Vending from Part 2, removing section 5.19 referencing Street Vending in its entirety, and deleting Schedule B – list of permitted street vending locations – in its entirety.		
May 16, 2019	2567	Revising the separation distance between cannabis retail uses everywhere in the City from 300m to 150m.		
June 6, 2019	2568	Revised definition of <i>Intensive Residential Development</i> to include Townsite Residential R3 Zone.		
June 20, 2019	2565	Creation of A0 – Suburban Lot Rural Residential Zone and all text amendments/additions required to support it. By Amending Schedule A, being the Official Zoning Map, by rezoning the parcel located at 7271 Haslam Street, legally described as Lot 35 District Lot 5732 Plan 6302 (PID 010-967-478) from A1 <i>Small Lot Rural Residential</i> to A0 <i>Suburban Lot Rural Residential</i> .	A1	A0
Sep 5, 2019	2574	Creation of RM4 – Multiple Family Residential Four Zone and all text amendment/additions required to support it. Additions of definitions of affordable housing unit and housing agreement. By amending Schedule A, being the Official Zoning Map, by rezoning the parcel described as Lot 6 Block 2 District Lot 5731 Plan 6303 (PID 010-959-670) from RMS <i>Compact Residential Select</i> to RM4 <i>Multiple Family Residential Four</i> .	RMS	RM4
Sep 5, 2019	2575	Deletion of 5.10.6 which limits electric fences to the A1, A2 and RA1 zones.		

Nov 7, 2019	2566	By replacing Part 13.4 with 'Schedule 1' attached hereto and forming a part of this bylaw following Part 13.3. By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel located at 4238 Marine Avenue, legally described as LOT 2 BLOCK C SOUTH 1/2 OF DISTRICT LOT 5107 PLAN 6439 (PID 010-900-357) from R2 <i>Single and Two Family Residential</i> to CD4 <i>Comprehensive Development 4 'Residential Small Lots'</i> .	R2	CD4
Nov 21, 2019	2588	Revised definition of <i>Civic Use</i> to permit a Resource Recovery Centre specifically on PID 008-935-670, PID 008-046-701, PID 025-840-983		
Mar 19, 2020	2590	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A (EXPLANATORY PLAN 3085), EXCEPT PART IN REFERENCE PLAN 5142 OF LOT 8 BLOCK 13 DISTRICT LOT 450 PLAN 6606 (PID 010-862-765) from C1 (General Commercial) to MC (Milltown Centre).	C1	MC
May 7, 2020	2498	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the portion of the parcel legally described as Lot 1 District Lot 5108 Block E NWD GRP1 PL VAP 14192 (PID 007-898-541) from C1 <i>General Commercial</i> to RM4 <i>Multiple Family Residential Four</i> .	C1	RM4
May 7, 2020	2597	Adoption of new Zoning Map to replaced existing Schedule A.		
November 5, 2020	2617	By amending Schedule A, being the Official Zoning Map, by rezoning the parcel legally described as Lot 5 Block 8 District Lot 5122 Plan 6146 (PID 005-223-661) from RM1 <i>Compact Residential</i> to R2 <i>Single and Two Family Residential</i> .	RM1	R2
November 19, 2020	2621	Establishment of definitions and regulations related to Temporary Use Permits in commercial, industrial, and civic zones in addition to a separate "farm camping" use.		
February 4, 2021	2620	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the portion of the parcel legally described as Lot A Block 16 District Lot 5306 Group 1 NWD Plan 7501 (PID 023-929-499) from NT <i>Institutions</i> to CD4 <i>Comprehensive Development 4 – Residential Small Lots</i> .	NT	CD4
March 4, 2021	2596	Text amendments to prohibit the bottling of water when the source of the water is other than the municipal water supply.		

April 15, 2021	2642	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as THE CENTRE 1/3 OF LOT 35, EXCEPT PART IN REFERENCE PLAN 17464 BLOCK 3 DISTRICT LOT 5731 PLAN (PID 010-954-546) from R2 Single and Two Family Residential to CD4 Comprehensive Development 4 – Residential Small Lots.	R2	CD4
April 15, 2021	2638	By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcels legally described as Lots 1 – 9 Lot A Block 38 District Lot 450 Plan 8212 (PIDs 010-212-469; 010-221-477; 010-212-493; 010-212-515; 010-212-523; 010-212-540; 010-212-558; 010-212-566; 010-212-574) from RM3 Medium Density Multiple Family Residential to CD6 <i>Comprehensive Development 6</i> 'Cranberry Place Multi-Family Development	RM3	CD6
April 15, 2021	2612	The creation of the R3A – Townsite Residential Timberlane zone and the amendment of Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcels legally described as: LOTS 1 through 32 DISTRICT LOT 450 NWD PLAN BCP47959 as shown in bold on 'Schedule 2' attached hereto and forming a part of this bylaw, from RM1 <i>Residential Compact</i> to R3A <i>Townsite Residential Zone - Timberlane</i> .	RM1	R3A
May 20, 2021	2651	City of Powell River Zoning Bylaw 2100, 2006" is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT F DISTRICT LOT 5103 PLAN 11050 (PID 009-171-606) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2 (Single and Two Family Residential) to CD4 (Comprehensive Development 4 Residential Small Lots).	R2	CD4
May 20, 2021	2655	City of Powell River Zoning Bylaw 2100, 2006" is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning a portion of the parcel legally described as LOT B DISTRICT LOT 4128 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP47462 (PID 029-721-920) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from NT (Institutions) to R2 (Single and Two Family Residential).	NT	R2

June 3, 2021	2633	<p>City of Powell River Zoning Bylaw 2100, 2006" is hereby amended as follows:</p> <p>By inserting a new permitted use following 11.1.2 (r) that reads:</p> <p>On Lot 13 Block 4 District Lot 5731 Plan 6303 (PID 010-935-941), the permitted uses are restricted to those conforming to <i>Transportation Use</i> and <i>Accessory Open Storage</i>.</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT 13 BLOCK 4 DISTRICT LOT 5731 PLAN 6303 (PID 010-935-941) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from <i>R2 (Single and Two Family Residential)</i> to <i>M1 (General Industrial)</i>.</p>	R2	M1
August 19, 2021	2657	<p>Creation of the RM5 – Multiple Family Residential Five Zone and amendment to Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as Lot 2 District Lot 450 GP1 NWD PLAN EPP81176 (PID 030-471-621) from <i>R1 Single Family Residential</i> to <i>RM5 Multiple Family Residential Five</i> shown in bold on 'Schedule 2' attached hereto and forming a part of this bylaw.</p>	R1	RM5
December 2, 2021	2660	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the portion of the parcel legally described as the north 1/2 of District Lot 5103 Group 1 New Westminster District Except: those portions in Plans 9126, 9446, 9922, 11050, 12944, BCP24861, BCP40809, BCP41211 AND EPP72045 (PID 003-561-038) from <i>R2 (Single and Two Family Residential)</i> to <i>CD4 (Comprehensive Development 4 Residential Small Lots)</i>.</p>	R2	CD4

December 16, 2021	2678	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows:</p> <p>By including in 13.4.2 under each of the subcategories of RS1, RS2 and RS3, the permitted uses:</p> <ul style="list-style-type: none"> v. <i>short-term rental use</i> vi. <i>vacation rental use</i> <p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the portion of the parcel legally described as Lot 1 District Lot 3688 Group 1 New Westminster District Plan LMP15445 (PID 018-886-884) from RM1 (Compact Residential) to CD4 (Comprehensive Development 4 Residential Small Lots).</p>	RM1	CD4
May 19, 2022	2681	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A OF LOT 139 DISTRICT LOTS 5167 AND 5306 PLAN 6408 (PID 005-216-923) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from C1 (General Commercial) to R2 (Single and Two Family Residential)</p>	C1	R2
June 2, 2022	2670	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as Lot 1 (Reference Plan 2610) of Lot A Block 37 District Lot 5306 Plan 6095 (PID 010-724-508) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2 (Single and Two Family Residential) to CD4 (Comprehensive Development 4 'Residential Small Lots').</p>	R2	CD4
June 16, 2022	2697	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A, EXCEPT PORTIONS IN EXPLANATORY PLANS 3136 AND 4945 BLOCK 18 DISTRICT LOT 5542 PLAN 7468 (PIO 010-604-375) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2 (Single and Two Family Residential) to CD4 (Comprehensive Development 4 'Residential Small Lots').</p>	R2	CD4

September 1, 2022	2698	City of Powell River Zoning Bylaw 2100, 2006 is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A (BL369171) BLOCK 16 DISTRICT LOT 5306 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 7501 (PID 023-929-499) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from NT (Institutions) to RM1 (Compact Residential).	NT	RM1
September 22, 2022	2694	City of Powell River Zoning Bylaw 2100, 2006" is hereby amended by amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A BLOCK 137 DISTRICT LOT 5306 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP97265 (PID 031-014-178) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from C1 (General Commercial) to CD5 (Comprehensive Development 5 'Joyce Commons Mixed Use Development').	C1	CD5
October 6, 2022	2706	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows:</p> <p>By inserting after 10.3.2 (g) the following:</p> <p>(h) retail sales, service and rental of tools, hardware, and small equipment; accessory open storage of tools and small equipment; accessory open storage of tools and small equipment; two dwelling units located on the upper floor in a commercial building; and, placement of one steel storage container vented to the satisfaction of the Fire Chief and Chief Building Inspector, are permitted only at 7259 Alberni Street, legally described as the East ½ of Lot 22 Block 2 DL 5731 Plan 6303 (PID 010-961-577)</p> <p>By inserting a new section following 10.3.8 that reads:</p> <p>10.3.9 Off Street Parking</p> <p>10.3.9.1 Notwithstanding Part 6: Off-Street Parking & Loading requirements, 13 parking spaces and 1 accessible parking space are required at 7259 Alberni Street, legally described as the East ½ of Lot 22 Block 2 DL 5731 Plan 6303 (PID 010-961-577).</p>		

October 6, 2022	2690	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows:</p> <p>By replacing clause 9.5.2 with the following:</p> <p>9.5.2 Permitted Use In the RM4 Zone, the following uses are permitted upon the lot and all others are prohibited:</p> <ul style="list-style-type: none"> (a) apartment buildings (b) townhouse dwellings (c) cluster housing dwellings (d) home based business (e) accessory buildings and uses <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT B DISTRICT LOTS 5167 AND 5306 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP29282 (PID 023-490-683) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2 (Single and Two Family Residential) to RM4 (Multiple Family Residential Four).</p>	R2	RM4
February 2, 2023	2708	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows:</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT 12 DISTRICT LOT 5542 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 5389 (PIO 011-182-695) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from A 1 (Small Lot Rural Residential) to CD4 (Comprehensive Development 4 'Residential Small Lots').</p>	A1	CD4
March 16, 2023	2705	<p>Text amendments and additions to definitions.</p> <p>Text amendments to section 5.3 with respect to carriage houses.</p> <p>Primary changes affect maximum floor area, lot coverage provisions and setbacks.</p> <p>Deletion of (e) in Part 8.</p>		

May 4, 2023	2707	<p>City of Powell River Zoning Bylaw 2100, 2006" is hereby amended as follows:</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcels legally described as LOT A BLOCK 108 DISTRICT LOTS 5167 AND 5306 PLAN 6285 (PID 010-926-127), LOT B BLOCK 108 DISTRICT LOTS 5167 AND 5306 PLAN 6285 (PID 009-486-658), LOT C BLOCK 108 DISTRICT LOTS 5167 AND 5306 PLAN 6285 (PID 010-926-151) LOT 2 OF LOT 109 DISTRICT LOTS 5167 AND 5306 PLAN 8251 (PID 005-072-824), LOT 3 BLOCK 109 DISTRICT LOTS 5167 AND 5306 PLAN 8251 (PID 010-178-112) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from RM3 (Medium Density Multiple Family Residential) to R2 (Single and Two Family Residential)</p>	RM3	R2
May 4, 2023	2707	<p>City of Powell River Zoning Bylaw 2100, 2006" is hereby amended as follows:</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT 2 BLOCK G DISTRICT LOT 1424 PLAN 9679 (PID 009-597-204) shown in bold on 'Schedule 2' attached hereto and forming a part of this bylaw, from NT (Institutions) to R1 (Single Family Residential)</p>	NT	R1
May 4, 2023	2707	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows:</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A BLOCK 7 DISTRICT LOT 5731 PLAN 17136 (PID 007-31-212) shown in bold on 'Schedule 3' attached hereto and forming a part of this bylaw, from PK (Parks and Playing Fields) to NT (Institutions);</p>	PK	NT
May 4, 2023	2707	<p>City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows:</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT B BLOCK 4 SOUTH ½ OF DISTRICT LOT 5105 PLAN 8933 (PID 009-867-015) shown in bold on 'Schedule 4' attached hereto and forming a part of this bylaw, from NT (Institutions) to R2 (Single and Two Family Residential).</p>	NT	R2

June 1, 2023	2719	Text amendments and additions to definitions. Text amendments to sections 5.7, 5.14.1, 5.14.2 with respect to secondary suites. Text amendments to section 6.5.1 with respect to parking spaces for carriage houses.		
September 14, 2023	2726	Bylaw amendments relating to in-home childcare and child care operations.		
May 2, 2024	2744	Text amendments to comply with the posted notice and public hearing procedures outlined in Bill 44: <i>Housing Statutes (Residential Development) Amendment Act, 2023</i> .		
May 2, 2024	2747	Text amendments to comply with Bill 35: <i>2023 Short-Term rental Accommodations Act</i> .		
June 20, 2024	2749	Text amendments to comply with Bill 44: <i>Housing Statutes (Residential Development) Amendment Act, 2023</i> .		
September 12, 2024	2746	City of Powell River Zoning Bylaw 2100, 2006 is hereby amended as follows: By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT B DISTRICT LOT 5542 Plan 5389 shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from CD4 (Small Lot Residential) to RM1 (Compact Residential).	CD4	RM1
January 23, 2025	2723	City of Powell River Zoning Bylaw 2100, 2006" is hereby amended as follows: By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning that portion of the parcel legally described as LOT 1 NORTH 1/2 OF DISTRICT LOT 5109 PLAN 8827 (PID 005-340-721) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2 (Single and Two Family Residential) to RM1 (Compact Residential).	R2	RM1
January 23, 2025	2758	City of Powell River Zoning Bylaw 2100, 2006" is hereby amended as follows: By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOT A BLOCK 137 DISTRICT LOTS 5167 AND 5306 PLAN 7069 (PID: 010-777-172) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from C1 (General Commercial) to CD5 (Comprehensive Development 5: Joyce Commons Mixed Use Development).	C1	CD5

January 23, 2025	2769	<p>City of Powell River Zoning Bylaw 2100, 2006" is hereby amended as follows:</p> <p>By amending Schedule A to Zoning Bylaw 2100, 2006, being the Official Zoning Map, by rezoning the parcel legally described as LOTE DISTRICT LOT 5110 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP44629 EXCEPT THAT PART IN EPP109951 (PID: 028-211-707) shown in bold on 'Schedule 1' attached hereto and forming a part of this bylaw, from R2 (Single and Two Family Residential) to CD4 (Comprehensive Development 4: Residential Small Lots).</p>	R2	CD4
May 8, 2025	2563	Text amendments and additions to definitions with respect to modular homes and manufactured homes.		

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City of Powell River
Zoning Bylaw 2100, 2006

CITY OF POWELL RIVER

ZONING BYLAW 2100, 2006

A Bylaw to divide the City of Powell River into *zones* and regulate the following:

- *use and density of use* of land and *buildings* or *structures* within *zones*;
- the shape, dimensions and area of all parcels of land that may be created by subdivision;
- the siting, size and dimensions of *buildings, structures*;
- *uses* and location of *uses* permitted on the land and within *buildings*; and
- require the owners or occupiers of any land, *building* or *structure* to provide parking and loading spaces,

all as authorized in the Local Government Act and Community Charter.

WHEREAS under Part 26 of the Local Government Act, R.S.B.C. 2004, Chapter 323, the *Council* may, by bylaw, establish regulations with respect to land use;

AND WHEREAS the *Council* deems it necessary and appropriate to adopt a new Zoning Bylaw;

NOW THEREFORE, the *Council* of the City of Powell River, in open meeting assembled, enacts as follows:

PART 1: TITLE & APPLICATION

1.1 Title

This Bylaw may be cited as the "City of Powell River Zoning Bylaw 2100, 2006."

1.2 Application

This Bylaw applies to the entire area within the boundaries of the City of Powell River.

1.3 Severability

The provisions of this Bylaw are severable. If any provision is for any reason held to be invalid by the decision of a court of lawful jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

1.4 Repeal of Previous Bylaw

Public Hearing Notification Bylaw No. 772, 1973; District of Powell River Zoning Bylaw No. 1851, 1999 and all amendments thereto are hereby repealed.



PART 2: DEFINITIONS

All words or phrases have their normal or common meaning except where they are changed, modified or expanded by the following definitions and hereafter are generally shown in italics for reference:

ACCESSORY BUILDING means:

- (a) a subordinate detached *building*, the *use* or intended *use* of which is ancillary to the *principal use* of a principal *building* located on the same *lot*,
- (b) a *structure* as defined in this Bylaw,
- (c) a fabric or plastic covered *structure*, or
- (d) where a covenant has been granted to the *City* under Part 5.16, a subordinate detached *building* the *use* of which complies with the covenant and is ancillary to the *principal use* of a principal *building* located on a *lot* immediately adjacent to the *lot* on which the *accessory building* is located.^{AB 2224}

ACCESSORY GASOLINE SALES means the retail sale of motor fuels and lubricants, excluding propane, which is ancillary to the *principal use* situated on the same *lot*.

ACCESSORY RESIDENTIAL USE means a *use accessory* to an agricultural, forestry, commercial, retail, assembly, civic, traveller accommodation, entertainment, industrial, transportation, or *campground use*, where a *dwelling unit*, located within the *principal use building* or in a separate *building*, is provided to accommodate an owner, operator, manager or employee on the same *lot* as that on which the *use* occurs.

ACCESSORY USE means:

- (a) a *use* that is incidental and subordinate to a *principal use* carried on the same *lot*, or
- (b) where a covenant has been granted to the *City* under Part 5.16, a *use* that is in accordance with the covenant, and incidental and subordinate to a *principal use* carried on a *lot* immediately adjacent to the *lot* on which the *accessory use* is carried on.

ADULT BUSINESS USE means the operation of a business that involves any of the following:

- (a) body-rub or massage therapy whereby the service or treatment is not performed or otherwise administered by a duly qualified, licensed and/or registered person authorized by the laws of British Columbia to provide the service;
- (b) *escort services* where such a business involves the arranging of dates or companionship between persons seeking and supplying such companionship; or
- (c) exotic entertainment including but not limited to exotic dancing, stripping, and similar entertainment. For the purpose of this subsection exotic dancing means a person who as a part of a performance removes all or a substantial portion of his/her clothing or commences the performance substantially nude.

AFFORDABLE HOUSING UNIT means a housing unit which, under the terms of a Housing Agreement with the City, would have a market price that would be affordable to households of low and moderate incomes. Households of low and moderate income are those which have incomes that are 80% or less than the median household income in the City of Powell River as reported by Statistics Canada. The Canada Mortgage and Housing Corporation definition of affordable housing provides that no more than 30% of an individual's or family's household income is required to manage housing costs.^{AB2574}



AGRICULTURE USE means the use of land or buildings for the growing, rearing, producing and harvesting of agricultural products, or the raising of livestock, but specifically excludes slaughter or processing of game and domestic animals, feed lots, pig farms, and fur farms. Agriculture includes the processing of crops grown on the land, the storage and repair of farm equipment used on the land, horticulture, nurseries and greenhouses.

AGRICULTURAL-RELATED GOODS means non-domestic animal feed or animal pharmaceutical items; farm tools, hardware, and implements; packaged or bulk soils, chemicals, and other planting or nursery goods.

AMENITY SPACE means any area within a *multiple family* development designed for social, recreational and cultural activities, and may include sports and fitness facilities, community meeting space, day-care space, guest rooms, gazebos, and social activity space for residents and guests.

APARTMENT means a *building* or part of a *building* designed or arranged for three or more *dwelling units*, the occupants of each unit living independently of each other but having common rights of *use* in halls, elevators, stairs, yards or similar facilities.

APPROVING OFFICER means an Approving Officer appointed by *Council* under the Land Title Act and the Strata Property Act.

ASSEMBLY USE means a *use* providing for the assembly of persons for religious, political, charitable, philanthropic, cultural, recreational, educational or like purposes; including churches, arenas, swimming *pools*, auditoriums, youth centres, lodges, fraternal organizations, social halls, schools, kindergartens, playschools, *child care centres*, and *day care facilities* or similar *uses*.^{AB2726}

BASEMENT means one or more floors of a *building* located below the first *storey*; and may include a cellar.

BOARDING HOUSE means a *dwelling* in which more than three *sleeping units* are each rented for more than 28 consecutive calendar days with or without meals being provided, to more than three but not exceeding 15 boarders.^{AB2539}

BUILDING means any *structure* or portion of a *structure* which is used or intended for supporting or sheltering any *use* or occupancy.

BC BUILDING CODE means the Building Regulations of British Columbia, as adopted, amended or superseded from time to time.

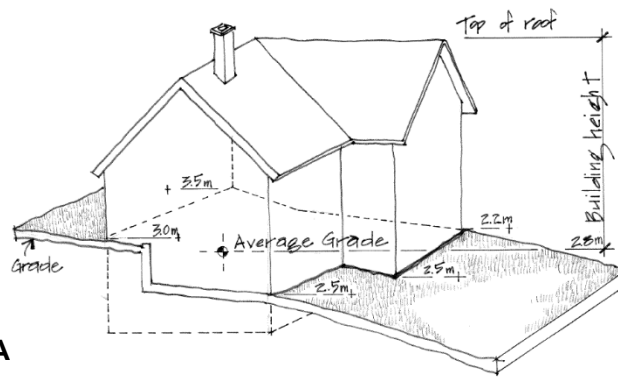
BUILDING FLOOR AREA means the sum of horizontal areas of each *storey* including any *mezzanine* of a *building* measured from the interior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. For a *carriage house*, the measurement is exclusive of basement areas used for storage or service to the building, attached garages, and carports.^{AB2705}

BUILDING, COMPLETELY ENCLOSED means a building separated on all sides from the adjacent open spaces, or from other buildings or structures by a permanent roof, and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.



BUILDING HEIGHT means the distance measured vertically from the average grade, determined by averaging the grade at all outermost corners of the building to the highest part of the building (as illustrated in Diagram A opposite)

Diagram A



BUILDING, TEMPORARY means a building that is not supported on permanent foundations and which may or may not be connected to City services.

CAMPGROUND USE means an area intended for the temporary accommodation of travelers for vacation or recreational purposes in recreational vehicles or tents which are not occupied as principal residences, and excludes a mobile home or recreational vehicle park, but may include an accessory laundry facility, washroom and shower facility, *convenience store*, office, and recreational facilities.

CANNABIS has the same meaning as the Cannabis Act (Canada), subject to any prescribed modifications.^{AB2534}

CANNABIS ACCESSORY has the same meaning as the Cannabis Act (Canada), subject to any prescribed modifications.^{AB2534}

CANNABIS OPERATION means the cultivating, growing, producing, packing, storing, distributing, dispensing, advertising, trading, consumption, or selling of cannabis or cannabis-containing products, and excludes City-approved *Cannabis Retail Store*.^{AB2534}

CANNABIS RETAIL STORE means a retail establishment licensed under provincial authority for the sale of cannabis or cannabis-containing products for consumption off premises.^{AB2534}

CARRIAGE HOUSE means a *detached accessory dwelling unit*. A *carriage house* is often referred to as a laneway house, a coach house or a garden suite. *Detached accessory dwelling units* are *accessory buildings* and subordinate to the principal *dwelling* in combination of mass, siting, footprint, and height. They are stand-alone, self-contained *dwelling units*. They consist of one or two *storeys* of habitable living space either ground-oriented or above a garage/workshop.^{AB2705}

CHILD CARE CENTRE means a facility providing care services for children in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation*. *Child care centres* shall be permitted as an *assembly use*, unless otherwise permitted or restricted elsewhere in this Bylaw.^{AB2726}

CIVIC USE means a *use* providing for civic function including schools, colleges, public or private hospitals, community centres, libraries, museums, parks, playgrounds, cemeteries, prisons, courts of law, fire halls, *uses* ancillary to public functions, but excludes public works yards and solid waste processing and disposal facilities other than over those lands leased to qathet Regional District by the City to operate a Resource Recovery Centre, legally described as: PID 008-935-670 LOT 8 BLOCK 36 DISTRICT LOT 450 PLAN 12203; PID 008-046-701 LOT 12, EXCEPT PART IN PLAN 15509, BLOCK 36 DISTRICT LOT 450 PLAN 13678; and, PID 025-840-983 LOT A DISTRICT LOT 450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9238.



CONVENIENCE STORE means a *retail store* with a maximum *gross floor area* of 300 square metres (3,230 sqft) with a minimum of 50% of *gross floor area* for the display and sale of food products.

COVERAGE means the total horizontal area within the outermost walls/edges of *buildings*, carports, raised decks, entry porticoes, enclosed walkways, covered porches, and *structures* on a *lot*, expressed as a percentage of the *lot area* but excluding:

- (a) balconies, *bay windows*, cornices, eaves and gutters, fire escapes, sills, uncovered decks, steps or porches not more than 1 metre above *grade*, and similar projections; and
- (b) underground parking below any part of the land or principal *buildings*.

COUNCIL means the Council of the City of Powell River.

CITY means the City of Powell River.

DAY CARE FACILITY means a facility providing group day care, family day care, nursing care, or specialized day care but specifically excludes *child care centres*. *Day care facilities* shall be permitted as an *assembly use*, unless otherwise permitted or restricted elsewhere in this Bylaw.

AB2726

DENSITY as specifically defined in relation to any *zone*, use, or siting circumstance means:

- (a) in relation to residential use: the number of *dwelling* units per *lot*; or
- (b) in relation to Multiple Family Residential use: the number of *dwelling* units per *lot* area as specified in this Bylaw.

DENSITY AVERAGING for the purposes of multiple *lot* subdivision, means that the average *lot* dimension be considered for minimum Bylaw *area*, *width*, and *depth* requirements, all subject to meeting all other Bylaw requirements including minimum buildable area.

DERELICT VEHICLE means any mechanically propelled vehicle or part thereof which is not capable of operating under its own power and does not have attached number plates for the current year pursuant to the regulation of the Motor Vehicle Act of the Province of British Columbia, but shall not include a recreational vehicle or a vehicle deemed to be a collector item outlined in the list of cars recognized by the Vintage Car Club of Canada.

DETACHED ACCESSORY DWELLING UNIT means an *accessory use* residential *dwelling unit* subordinate to the principal *dwelling* in terms of scale and siting. See definition for *carriage house*.^{AB2476}

DWELLING means any *building* or a portion of a *building* occupied as a home, residence or *boarding house* by one or more persons, but does not include any hotel, motel, auto court, motor hotel, or institution.^{AB2563}

DWELLING, CLUSTER HOUSING means a block of three or more attached *dwelling units* on one *lot*, where each *dwelling unit* in the block has separate external access, shares one or more party walls with another *dwelling* and which may be separated from its neighbour by a floor and has a separate patio or garden.

DWELLING, DUPLEX means any *building* consisting of two *principal dwelling units* attached to each other, which may or may not be strata titled.^{AB2749}



DWELLING, MULTIPLE FAMILY means any *building* or development consisting of three or more *principal dwellings units*; includes *apartments* and *townhouses*.^{AB2749}

DWELLING, SINGLE FAMILY or "SFD" means a detached *building*, consisting of one *principal dwelling unit*.^{AB2749}

DWELLING, TOWNHOUSE means a block of three or more attached *principal dwelling units* on one *lot*, where each *dwelling unit* in the block has separate external access that may or may not be at finished grade, shares one or more party walls or floors with another *dwelling unit*, and which may or may not be strata titled.^{AB2749}

DWELLING UNIT means a *building* or a self-contained part of a *building* designed for or occupied exclusively by one *family*, unless legally used as a *short-term rental* or *boarding house*, with one or more *sleeping units*, bathroom facilities, and not more than one cooking facility.^{AB2188, 2539}

DWELLING UNIT, ACCESSORY means an *accessory use* residential *dwelling unit* located within a *principal dwelling unit*. See definition for *secondary suite*.^{AB2749}

DWELLING UNIT, PRINCIPAL means a self-contained *dwelling unit* used or intended to be used as the home or residence of no more than one *family* that contains the *principal use* being made of the *lot*; does not include *accessory dwelling units*.^{AB2749}

DRIVEWAY means an area used for vehicle access between a street and a parking area upon a lot.

END-OF-TRIP FACILITY means cycling infrastructure that includes secure, long-term bicycle parking, such as bicycle lockers, bicycle rooms, or bicycle racks for three or more bicycles.^{AB2386}

ENTERTAINMENT USE means a *use* providing for the entertainment of the public; including entertainment in theatres, restaurants, cafes, licensed premises, bowling alleys, amusement arcades, pool halls, and associated ancillary sales.

ESCORT SERVICE means a business which provides or offers to provide, persons as escorts for social, business, cultural or recreational occasions.

FABRIC COVERED STRUCTURES means a structure consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet material.

FAMILY means an individual or two or more persons related by blood, marriage, adoption, or a group of not more than five unrelated non-transient persons, living together as a non-profit group in a dwelling unit and including servants employed upon the premises.

FARM CAMPING means the use of a portion of a lot on which an agriculture use is being conducted, for the temporary accommodation of the travelling public in tents, on a seasonal basis, and for this purpose "temporary" means for not more than 30 consecutive days in one calendar year.

FENCE means a vertical *structure* used as an enclosure or screen on all or part of a *lot* or site.

FLOATING HOME means a *structure* built on a flotation system, intended for permanent human residential accommodation on water and not primarily intended for transportation or navigation.

FLOOR AREA RATIO means the figure obtained when the *gross floor area* on a *lot* is divided by the area of the lot.^{AB2532}



GRADE means the average ground level of *finished grade* or *natural grade*, whichever is lower, that adjoins each exterior wall of a *building*, except that *localized depressions* shall not be considered in the determination of the average. In the case of water lot fill, *grade* shall be established at the datum level 2m above the pre-fill high water mark.

GRADE, FINISHED means the elevation of the surface of the ground at any point on the *lot* of a completed development.

GRADE, NATURAL means the elevation of the undisturbed natural ground as determined by a licensed BC Land Surveyor. If the ground appears to have been disturbed by way of fill or changed from its natural state, a licensed Geotechnical Engineer or licensed BC Land Surveyor shall determine *natural grade*.

GROSS FLOOR AREA means the total area of all floors of all the *buildings* on a *lot*, measured to the extreme outer limits of the *building*, of all areas giving access thereto, and enclosed balconies, enclosed porches, elevator shafts, and *accessory buildings*, except those used for parking.

GROUP HOME means a *dwelling* which provides care, food and lodging for children (under 19 years of age) living apart from their parents or guardians in a *family* setting under the guidance and supervision of *group home* parents who are employed by a government agency or a society licensed by a government agency.

HAZARDOUS BUSINESS USE means a home based business activity that includes as part of the processing, handling, production, or storage of a product; the use of a chemical, material, substance or liquid that creates or produces a noxious odour; or that creates dangerous circumstances where the health, safety and welfare of persons or property at or near the business are at increased risk.

HIGHWAY includes a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way. *Highway* includes common access within a bare land strata plan which has been subdivided pursuant to the Strata Property Act, but does not include other easements or rights-of-way on private property.

HOME BASED BUSINESS means a business activity conducted as an *accessory use* in a *dwelling unit* or where permitted, in a permanent *accessory building*, by one or more person(s) in their principal residence on the same *lot* and in compliance with Part 7 of this Bylaw.

HOUSING AGREEMENT means an agreement between a property owner and the City pursuant to Section 483 of the *Local Government Act*.^{AB2574}

INDUSTRIAL USE means an industrial activity and/or use providing for the generation, manufacturing, processing, assembling, fabricating, testing, servicing, repair, storing, growing, raising, transporting, warehousing, or distributing of goods or materials or things with or without an ancillary office to administer the industrial use on the lot, and includes wholesaling provided that the merchandise being sold is distributed from the lot. Food processing is permitted only when carried out entirely within an enclosed building and does not generate malodours that may be identified in any residential area in the City.^{AB2224, 2371}

INDUSTRIAL SCALE means a *home based business use* that would be permitted but for the reason that the intended business activity and any associated machinery or equipment being used are of such significant size or intensity that the *use* cannot be operated safely in the premises or in a manner that would not be a nuisance to a neighbour.



IN-HOME CHILD CARE means a home-based facility, either in a *dwelling unit* or permanent *accessory building*, providing care services for children in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation*.^{AB2726}

INSTITUTION means a *building* used for non-commercial purposes by government, an organization, agency or a society.

INTENSIVE RESIDENTIAL DEVELOPMENT means the development of up to four *dwelling units* of *small-scale multi-unit housing*, all *carriage house* development, and all development within both the Townsite Residential (R3) *zone* and the Comprehensive Development 4: 'Residential Small Lots' (CD4) *zone*.^{AB2749}

KENNEL means any *building, structure*, compound, group of pens or cages that lodges dogs or cats for another person for financial gain and may include accessory office, retail sale, grooming and training facilities.

LANDSCAPING means the physical arrangement and maintenance of horticulture on a *lot* for the purpose of enhancing the functional and aesthetic qualities of *lot* development.

LANDSCAPING SCREENING means the planting of evergreen or deciduous shrubs in such a manner as to visually seclude an area from its surroundings or another area.

LANE means an unnamed *highway* more than 3 metres (10 ft) but not greater than 8 metres (26.2 ft) in *width*, intended to give secondary access to any *lot*.

LIQUOR STORE means a business offering liquor and liquor products for sale to the general public.

LIVEABOARD means residential use aboard a vessel for more than ten days in any 30-day period.

LIVE-WORK UNIT means a purpose-built or purpose-renovated space which combines a permitted commercial use and living space.^{AB2532}

LOCALIZED DEPRESSION means:

- (a) a depression below *finished grade*, created for the purposes of providing an entrance to a *building*, subject to the area not exceeding 50% of the corresponding wall length or 7 square metres (75 ft²), measured in elevation view; and
- (b) a light well on any side of a *dwelling*, extending not more than 0.9 metres (3 ft) beyond the *building* wall face and not exceeding 25% of the corresponding total wall length, for one or more light wells.

LODGER OR BOARDER means any person occupying any portion of a *building* that is not a self-contained *dwelling unit*, and who pays a prescribed sum for accommodation with or without meals for more than 28 consecutive calendar days, other than members of the *family* of the lessee, tenant or owner of the *building*.^{AB2539}

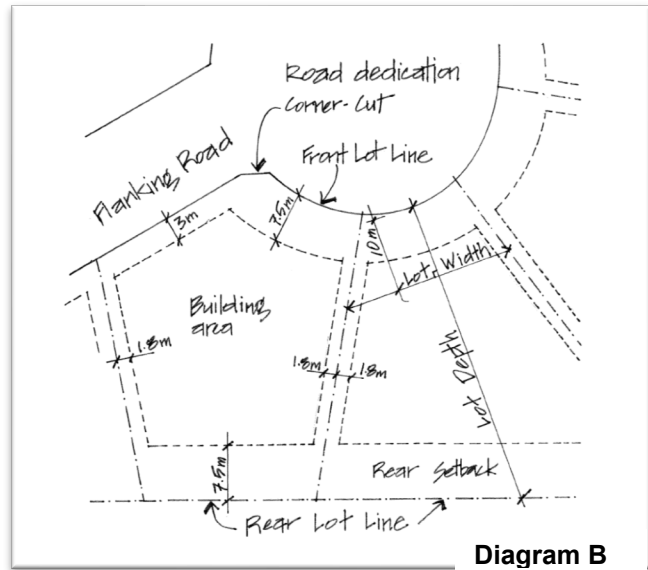
LOT means land or water designated as a separate and distinct parcel by subdivision plan, bare land strata plan or otherwise, as recorded by the Crown or Land Title Office. Within the R4 *Zone*, *lot* includes a land area on which is located a mobile home.



LOT AREA means the total horizontal area within the *lot lines* of a parcel or *lot* except that in the case of a *panhandle lot*, the access strip shall not be included in the calculation of the *lot area*.

LOT, CORNER means a *lot* located adjacent to the intersection or junction of two or more *streets*.

LOT DEPTH means the shortest distance between the centre of the front *lot line* and the centre of the rear *lot line*. In the case of a cul de sac *lot* or an irregular *lot* with more than four *lot lines*, the shortest distance between the centre of the front *lot line* and the furthest lot line. (See Diagram B opposite.)



LOT LINE, FRONT means the property line that divides the *lot* from the *street*. In the case of a corner *lot*, the shorter *lot line* abutting a *street* shall be considered a *front lot line* however only one *front lot line* need be provided. In the case of a *panhandle lot*, the front lot line is as determined by the Approving Officer.

LOT, PANHANDLE means any *lot* which gains *highway* access through the use of a strip of land which is a legal part of the *lot*.

LOT LINE, REAR means the *lot line* furthest from and generally opposite to the *front lot line* or as determined by the Approving Officer, except that there shall be only one *rear lot line*.

LOT LINE, SIDE means any *lot boundary line* other than a *front* or *rear lot line*.

LOT WIDTH means the horizontal distance between the *side lot lines* measured at right angles to the *lot depth* or parallel the *front lot line* and 10 metres (33 ft) from the *front lot line*.

MARINA means a site including the surface of water which is primarily used for berthing boats and floats for boat and may include the sale and/or rental of boats, marine equipment and supplies, and marine fuel.

MANUFACTURED HOME means a *modular home* or a *mobile home* and excludes structures intended to be or capable of being towed by its undercarriage, such as a floating home, camper, travel or tourist trailer, trailer home or recreational vehicle like a park model trailer certified under CSA Z-241.^{AB2563}

MEZZANINE means an intermediate floor assembly between the floor and ceiling of any room or *storey* and includes an interior balcony, provided:

- (a) It does not cover more than 40% of the horizontal plane separating the mezzanine from the floor space that it occupies;
- (b) It is visually open to the floor space below; and
- (c) No more than 10% of the area above the horizontal plane is enclosed.^{AB2705}

MOBILE HOME PARK means a site used or intended to be used for the purpose of providing pads for the accommodation of two or more *mobile homes*.^{AB2563}



MOBILE HOME means a factory built single or multiple section *dwelling unit* that is certified to meet Canadian Standards Association (CSA) Z240 MH Series, Manufactured Home Standard, and has a valid CSA label. ^{AB2563}

MODULAR HOME means a *dwelling unit* that is manufactured according to CAN/CSA A277, is constructed to and installed on a foundation that meets Part 9 or Part 4 BC Building Code requirements, and excludes *mobile homes*. ^{AB2563}

NATURAL BOUNDARY means a visible or surveyed 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.

NATURAL RESOURCE USE means any forestry or agriculture use but excludes any mineral or aggregate processing, such as but not limited to crushing, screening, and washing.

PLANT NURSERY means the use of lands to grow plants and principally involved in agriculture and horticulture, and accessory product sales and garden supply sales, but specifically excludes the sale of agricultural or horticultural machinery.

PARK USE means land used or intended to be used for recreation and public enjoyment and may be developed with recreational facilities or be in a natural state.

PARKING LOT means an open area other than a *driveway* or *street* capable of being used to accommodate vehicles for clients, customers, employees, residents, tenants or the public.

PARKING SPACE means any space within any *building*, premises or *parking lot* which is intended to be used as parking for one motor vehicle, but excludes *driveways*, ramps, office and work areas.

PERMANENT ACCESSORY BUILDING means, for the purposes of Part 7 Home Based Business, a *building* constructed to substantially meet the standard of *building* in the *BC Building Code* and having a minimum sound transmission coefficient (STC) of 35 for all exterior walls.

PERMITTED USE means the principal or accessory permissible purpose for which land, *buildings* or *structures* may be used, and for the purpose of this Bylaw, all uses not listed as a *permitted use* shall be deemed to be a prohibited use in that *zone*. ^{AB2749}

PERSONAL SERVICE ESTABLISHMENT means a *building* wherein professional or personal services are provided including the sale of goods accessory to the provision of such services and without restricting the generality of this definition, includes personal grooming, medical or dental practice, dry cleaners, electrical appliance repairs, financial services, laundrettes, optical or watch repairs, photographers, shoe repairs, tailors, printing shops, dressmakers and similar services.

PRINCIPAL in relation to a *use*, *building* or *structure* means the main or primary *use*, *building* or *structure*, as the case may be, conducted or constructed on a *lot*. ^{AB2539}

PRINCIPAL USE means the main purpose for which land, *buildings* or *structures* are ordinarily used.

REST HOME means a *boarding house* or institution which is duly licensed under the *Community Care and Assisted Living Act* where food or lodging, together with care or attention are furnished, with or without charge, for two or more persons, excepting a home maintained by a person to whom the persons are related by blood or marriage.



RETAIL STORE means a use providing for the retail selling of goods and for the servicing and repair of goods, but excludes the sale of liquor and liquor products and excludes the sale of *cannabis* and *cannabis* products. ^{AB2534}

RETAINING WALL means a wall erected to hold back water, or support a bank of earth, and which may be considered a *fence* for the purpose of regulating height.

SCREENING means a solid board or masonry *fence* or a *hedge* established to visually seclude an area from its surroundings.

SEASONAL USE means a permitted activity upon a lot that occurs for a continuous period not exceeding four months in each calendar year.

SECONDARY SUITE means a self-contained *accessory dwelling unit* located wholly within a *single-family* or *duplex principal dwelling unit*, where both *dwelling units* constitute a single real estate entity and share an interior wall or floor. ^{AB2749}

SERVICE STATION means any *building* or land used or intended to be used for the retail sale of motor fuels and lubricants and may include the servicing and repairing of motor vehicles and the sale of automobile accessories and seasonal products.

SETBACK means the open, unoccupied space required to be a minimum horizontal distance measured at *grade* level between a *lot* line to the nearest *structure* including stairs, ramps or similar structures over 0.6 metres (2 ft) in height or the separation between *buildings*.

SETBACK, FRONT means a yard extending across the full *width* of the *lot* and measured horizontally between the *front lot line* and the closest support member of the *building*. In the case of *lots* having frontage on two parallel or approximately parallel *streets*, the line adjoining either *street* can be considered a *front setback*. In the case of a *corner lot*, the *front setback* is the shorter of the two *lot lines* which abut the *street*.

SETBACK, REAR means a yard which extends the full *width* of a site and measured as to *depth* at the shortest horizontal distance between the *rear lot line* and the closest *building* support.

SETBACK, SIDE means a yard which extends from the *front setback* or *front lot line* where no *front setback* exists to the *rear setback* or *rear lot line* where no *rear setback* exists and measured as to *width* at the shortest horizontal distance between the side *lot line* and the closest *building* support.

SHORT-TERM RENTAL has the same meaning as the *Short-Term Rental Accommodations Act*, subject to any prescribed modifications. ^{AB2747}

SLEEPING UNIT means one or more rooms equipped to be used for sleeping and sitting purposes, and which does not contain a cooking facility. ^{AB2539}

SMALL-SCALE MULTI-UNIT HOUSING means ground-oriented housing in the form of *single family*, *duplex* and *townhouse dwellings*, *secondary suites* and/or *carriage houses*. ^{AB2749}

STOREY means that portion of a *building* which is 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 such floor and the ceiling above it; but does not include a cellar or *basement*.

STOREY, HALF means a *storey* under a gable, hip or gambrel roof the wall plates of which on at least two opposite exterior walls are not more than 2 metres (6.5 ft) above the floor of such *storey*.



STOREY, FIRST means the uppermost *storey* having its floor level not more than 2 metres (6.5 ft) above *finished grade*.

STREET means a *highway* more than 8 metres (26 ft) in *width*, intended to give primary *lot* access.

STRUCTURE means anything that is built, constructed or erected, the *use* of which requires location on the ground, or attached to something having location on the ground.

SWIMMING POOL means any *structure* or construction, intended primarily for recreation use, capable of being, filled with water to a depth of 0.6 metres (2 ft) or more. For the purpose of this Bylaw, a hot tub shall not be considered a *swimming pool*.

SUBDIVISION SERVICING BYLAW means the “District of Powell River Subdivision Servicing Bylaw 1331, 1989” as amended or superseded at the time.

TEMPORARY BUILDING means a *building* or any part thereof that is authorized by the *City* to be used for a period of time, not exceeding two years and that has no permanent foundation or construction associated with it other than footings.

TOP OF BANK means the points closest to the natural boundary of a watercourse where a break in the slope of the land occurs such that the *grade* beyond the break is flatter than 3:1.

TRANSPORTATION USE means a *use* providing for the shipping and receiving of goods and people including truck terminals, wharves and delivery and express *uses*, but excluding air transportation.

TRAVELLER ACCOMMODATION USE means transient, commercial accommodation in motels, hotels, hostels, or cabins and includes restaurants, cafes, *entertainment uses*, recreation *uses*, and other services, and ancillary retail sales normally associated with motels and hotels, but excludes *campground use*, *short-term rental use* and recreational vehicle park use. ^{AB2539, AB2747}

URBAN FARM means a business that uses land, with a principal building, for the cultivation of fruits or vegetables for sale operated on a for-profit, non-profit, and/or social enterprises model, and in permitted circumstances may include on-site sales. ^{AB2444}

USABLE OPEN SPACE means a compact, level unobstructed area available for safe and convenient use by all the building’s occupants, having no dimension less than 6.0 metres and no slope greater than 10%, providing for greenery, recreational space and leisure activities normally carried on outdoors. *Usable open space* shall exclude areas used for off street parking, off street loading, and service driveways. ^{AB2529}

USE means the purpose for which any *lot*, site, *building* or *structure* is designed, arranged or intended, or for which it is occupied or maintained.

ZONE means the areas into which the *City* is divided in accordance with this Bylaw and Schedules appended hereto; and for which specific regulations are hereinafter outlined.

ZONING BYLAW means “City of Powell River Zoning Bylaw 2100, 2006” and all amendments thereof.



PART 3: ADMINISTRATION & ENFORCEMENT

3.1 Administration

This Bylaw shall be administered by the Manager of Development Services, the Building Inspector, and by any other employee of the *City* as authorized by *Council*.

3.2 General Compliance

No person shall use, occupy, permit, or suffer to permit any person to use or occupy any land, *structure* or *building* in contravention of the provisions of this Bylaw. Nothing contained in this Bylaw shall relieve any person from complying with the provisions of any other Bylaw of the *City* or applicable Provincial and Federal regulations.

3.3 Inspection

For the purposes of inspection, the Manager of Development Services, Building Inspector, Bylaw Enforcement Officer and their deputies or any other employee authorized by *Council* are authorized to enter at all reasonable times any land or *building* to ascertain compliance with this Bylaw.

3.4 Violation and Penalty

3.4.1 Where a *building*, *structure* or *use* is in violation of any provisions of this Bylaw, a

- (a) permit for the alteration or *use* of any *building* or *structure*;
- (b) certificate of occupancy; or
- (c) application for any *City* licence;

may not be issued or approved in respect of the *building*, *structure* or *use* in or on which the violation is taking place.

3.4.2 Any person who violates any provision of this Bylaw or who suffers or permits any act in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing to be done or required to be done by the provisions of this Bylaw, commits an offence against this Bylaw and is liable to the penalties hereby imposed.

3.4.3 Any person who commits an offence against any of the provisions of this Bylaw as set out in 3.4.2 shall be liable to a maximum penalty of \$2,000; wherein each day that a violation occurs or is allowed to continue shall constitute a separate offence.

3.5 Appeal

Any appeal to the Board of Variance as established by a Board of Variance Bylaw in effect at the time shall be limited to matters specified in the Local Government Act to be within the Board's jurisdiction.



PART 4: BASIC PROVISIONS

4.1 Conformity

Subject to 4.2 below, no land, water surface, *buildings* or *structures* within the *City* shall be used or occupied, and no *buildings*, *structures* or parts thereof shall be erected, moved, altered or enlarged except in conformance with this Bylaw.

4.2 Non-Conforming Uses

4.2.1 In conformance with the Local Government Act provisions governing non-conforming *uses*, the lawful *use* of any land, water surface, *building* or *structure* existing at the time of the adoption of this Bylaw may be continued.

4.2.2 Any *building* or *structure* conforming as to *use*, but rendered non-conforming as to size, shape or siting by this Bylaw, may be altered, repaired, or extended provided that any alterations or extensions comply with the regulations specified for the *zone* in which it is located.

4.2.3 Any *lot* in existence at the adoption date of this Bylaw that fails to meet any minimum *lot* dimension, including *area*, may be developed for any permitted *uses* of the *zone* in which the *lot* is located, subject to conformance with all other provisions of the Bylaw.

4.3 Agricultural Land Commission Act

Notwithstanding any provisions of this Bylaw, land designated as Agricultural Land Reserve, pursuant to the Agricultural Land Commission Act shall be subject to the applicable provincial regulations and relevant orders of the Agricultural Land Commission. The subdivision of land and the development of new non-farm *uses* cannot proceed without the approval of the Agricultural Land Commission.

4.4 Measurements

All dimensions and other measurements in this Bylaw are expressed in Standard International Units (the metric system); approximate Imperial System equivalents shown bracketed are included for convenience only and do not form a part of this Bylaw. The metric measurement shall take precedence.

4.5 Italics

Definitions as set out in Part 2 are generally shown in italics for ease of reference only.



4.6 Establishment and Mapping of Zones

For the purpose of this Bylaw, the *City* is hereby divided into the following *zones*, the metes and bounds are as shown on “Schedule A: Zoning Map” attached hereto and forming part of this Bylaw:

Part 8: Residential and Rural Zones	Abbreviation	Page
Single Family Residential	R1	36
Single and Two Family Residential	R2	37
Townsite Single and Two Family Residential	R3	37
Townsite Residential – Timberlane	R3A	38
Mobile Home Park Residential	R4	38
Residential Agricultural	RA1	39
Suburban <i>Lot</i> Rural Residential	A0	39
Small <i>Lot</i> Rural Residential	A1	40
Large <i>Lot</i> Rural	A2	40
Part 9: Multiple Family Residential Zones		
Compact Residential	RM1	42
Compact Residential - Select	RMS	43
Low Density Multiple Family Residential	RM2	44
Medium Density Multiple Family Residential	RM3	45
Multiple Family Residential Four	RM4	46
Multiple Family Residential Five	RM5	48
Part 10: Commercial Zones		
General Commercial	C1	50
Service Commercial	C2	52
Neighbourhood Commercial	C3	54
Tourist Commercial	C4	55
Campground Commercial	C5	56
Parking Commercial	CP	56
Mixed Use	MX	57
Milltown Centre	MC	60
Waterfront Commercial	W1	62
Part 11 Industrial Zones		
General Industrial	M1	64
Airport and Service Industrial	M2	66
Millsite Industrial	M3	67
Part 12: Civic Zones		
Parks and Playing Fields	PK	68
Institutions	NT	69



Part 13: Comprehensive Development Zones

Creekside Commons	CD1	71
Coastal Winds Village	CD2	73
Manson Narrow Lot	CD3	75
Residential Small Lots	CD4	77
Joyce Commons Mixed-Use Development	CD5	80
Cranberry Place Multi-Family Development	CD6	82

4.7 Zone Boundaries

- 4.7.1 Where a *zone* boundary is shown along a surveyed *lot* line, the boundary shall be the *lot* line.
- 4.7.2 Where a *lot* is divided by a *zone* boundary, such *lot* shall be considered as two distinct *zones* for the purpose of this Bylaw.
- 4.7.3 Where a *zone* boundary does not follow a surveyed *lot* line and where dimensions are not specified by bylaw, the boundary shall be determined by scaling "Schedule A: Zoning Map."
- 4.7.4 When the *zone* boundary is shown following a *highway*, the centreline of the *highway* shall be the *zone* boundary.
- 4.7.5 Where a *lot* is divided into separate *zones*, the maximum number of *dwelling units* permitted on each portion of the *lot* is the number permitted under the *zone* specified for that portion and not the combined total of *dwelling units* permitted under each *zone*.

4.8 Bylaw Amendments

Any person applying for *Council* consideration to have this Bylaw amended shall make application to the *City* in the form prescribed and pay the fee prescribed in the Fee Bylaw in effect at the time.

4.9 Deleted in its entirety ^{AB2744}



PART 5: General Regulations

5.1 Location and Siting of Buildings

- 5.1.1 No residential *use building* shall be located on the same *lot* as any other residential *use building* or non-residential *use building* except as provided for in this Bylaw.
- 5.1.2 No portion of a principal *building* shall be located in any required *front, side* or *rear setback* except as provided for in this Bylaw.
- 5.1.3 No portion of an *accessory building* may be located in any required *front setback* ^{AB2444} except as provided for in 5.6 of this Bylaw.
- 5.1.4 An *accessory building* shall be located not less than 1.5 metres (5 ft) from any *lane*, except in the case of a *lane* intersection where the provisions of 5.9 shall apply.
- 5.1.5 *Fabric covered structures* and portable, pre-manufactured *structures* located upon parcels to accommodate *uses* including but not limited to vehicles, storage, or greenhouses shall conform to the applicable dimensional and *setback* provisions of this Bylaw.

5.2 Accessory Buildings and Uses

- 5.2.1 Where an *accessory building* or *structure* is attached to the principal *building*, it shall comply with all Bylaw requirements applicable to the principal *building*.
- 5.2.2 An *accessory building* or *structure* shall not be used as a *dwelling*, except as otherwise provided for in this Bylaw.
- 5.2.3 In any A or R *zone*, if steep topography precludes garage or carport construction at the side or rear of the principal *building*, such garage or carport may be constructed in an excavation in a *front setback*, provided that no part of such *structure* extends more than 1.2 metres (4 ft) above the surface of the surrounding *finished grade* at any point other than the *driveway*, or be closer than 1.2 metres (4 ft) from the *front lot line*.
- 5.2.4 Placement and use of steel storage or shipping containers are prohibited in all R, RM and C zones, but are permitted in the NT, PK, A1 and A2 *zones* subject to *landscape screening* and *setback* requirements. Steel storage containers are permitted in M zones subject to Development Permit issuance. This sub-section does not prohibit the placement of *modular homes* where otherwise permitted. ^{AB2565, AB2563}

5.3 Carriage Houses ^{AB2749}

Carriage houses are subject to the following requirements:

- (a) the *lot coverage* of a *carriage house* shall be included in the total overall residential *building lot coverage* provisions for the applicable *zone*;
- (b) the *building floor area* of the *carriage house* shall not exceed 120m² (1291 ft²);
- (c) the maximum *height* of the *carriage house* shall be the maximum *height* of an *accessory building* in each applicable *zone* as set out in this Bylaw;
- (d) a *carriage house* is not be located within any *front setback* and will be sited to the rear of a *principal use building*;



- (e) a *carriage house* is to be sited a minimum of 1.8m from any *side* or *rear lot line* in the absence of a flanking *street* and a minimum of 4m from a *principal use building* in the R1, R2, R3, R3A, RA1, CD3 and CD4 zones; and
- (f) a *carriage house* is to be sited a minimum of 3.0m from any *side* or *rear lot line* and a minimum of 4m from a *principal use building* in the A0, A1 and A2 zones.

5.4 Special Building Setbacks

5.4.1 Notwithstanding the regulations for *setbacks* within *zones* or any other regulation in this Bylaw, principal or *accessory buildings* or *structures* shall be set back from the following major *streets* measured at right angles from the centre line of the *streets*:

- (a) Manson Avenue south of District Lot 5645 (transmission line) – 20 metres (66 ft) in the case of *front setback* and 15.5 metres (51 ft) in the case of *side setback*.
- (b) West side of Joyce Avenue between Duncan Street and a point 48 metres (158 ft) south of the centre line of Kamloops Street – 19.0 metres (63 ft) in the case of a *front setback* and 14.5 metres (47.5 ft) in the case of *side setback*.
- (c) East side of Joyce Avenue between Duncan and Barnet Street – 22.5 metres (74 ft).
- (d) East side of Joyce Avenue from Barnet and Abbotsford Street – 15 metres (49 ft).
- (e) Joyce Avenue from the easterly boundary of Block 36, District Lot 450 to Manson Avenue – 20 metres (66 ft).

5.4.2 Notwithstanding the regulations for *setbacks* in this Bylaw, principal or *accessory buildings* and *structures* over 1 metre (3.3 ft) in *height* above *grade* in any Residential *zone*, other than a private wharf or float, shall be setback a minimum of 15 metres (49 ft) from the *natural boundary* or high water line of any water body.

5.4.3 As set out in the Riparian Area Regulation pursuant to the Fish Protection Act, all development within 30 metres of the *top of bank* either side of a watercourse and 60 metres of the *top of bank* of a ravine shall require a Riparian Assessment in the form prescribed by the Province.

5.5 Height of Buildings and Structures

5.5.1 *Building heights* within the City Airport Flight Path are subject to the requirements and standards of the Airport Zoning Regulation pursuant to the Aeronautics Act.

5.5.2 Subject to 5.5.1, the following *structures* or *building* components are not subject to the *height* requirements of this Bylaw: church spires, belfries, fire and hose towers, transmission towers, chimneys, flag poles, aerials, elevator and rooftop ventilating machinery.^{AB2224}

5.6 Setbacks

5.6.1 Unless specified differently in this bylaw, a portion of any *building* roof or upper *storey* may project to a maximum of 0.75 metres (2.4 ft) over any required *setback* in all *zones*, provided such projection does not impede clear rear yard access between *finished grade* and 2.4 metres (8 ft) above *finished grade* on one side of the dwelling.^{AB 2529}

5.6.2 Deleted in its entirety^{AB2327}



- 5.6.3 In addition to projections permitted in 5.6.1 and 5.6.2, underground parking structures may be constructed a minimum of 1.5 metres (4.9 ft) from a *front lot line* and may project into a required *side or rear setback*.
- 5.6.4 A covered or uncovered *swimming pool* shall not be constructed within any required *front setback* or be located within 2.0 metres (6.6 ft) of any other *lot line*.
- 5.6.5 Where a *lot* fronts and backs onto a road, one road shall be construed as the *rear setback*, as determined by the *City Engineer*, and 3 metres (10 ft) shall be the minimum *rear setback* for *accessory buildings*.

5.7 Secondary Suites

Secondary suites are subject to the following requirements: ^{AB2719}

- (a) must be wholly within the *principal dwelling unit*, with the *secondary suite* and the *principal dwelling unit* having adjacent heated interior areas; ^{AB2749}
- (b) must have a separate and distinct entrance;
- (c) must meet the *BC Building Code* requirements and all applicable local and Provincial codes and regulations;
- (d) must provide parking upon the *lot* in conformance with Part 6 of this Bylaw; and
- (e) must be registered with the *City* and inspected by the Building Inspector prior to occupation.

5.8 Permitted and Prohibited Uses in all Zones

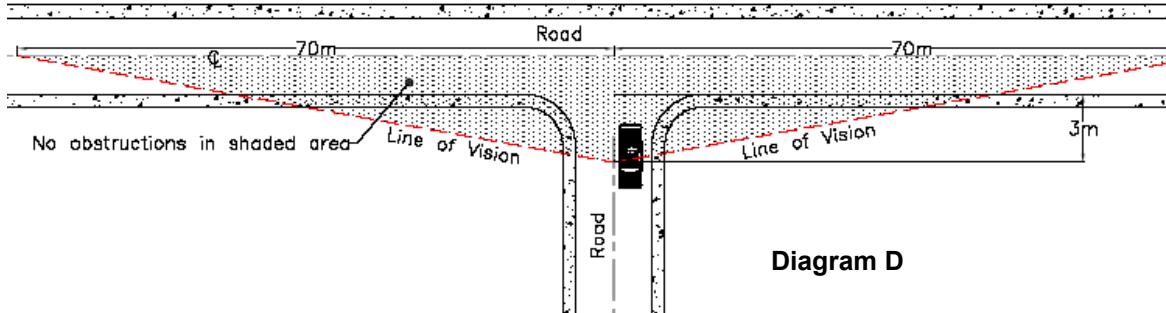
- 5.8.1 The following *uses* shall be permitted in any *zone* and not subject to the minimum *lot area* of any *zone*:
- (a) *park* and playground *use*, excluding golf courses and driving ranges;
 - (b) public utility *structures* such as pump stations, water reservoirs, electrical, gas, telephone and similar distribution and communication facilities; and
 - (c) wharves, piers and floats, provided that:
 - (i) all wharves and floats shall be within the boundaries of a water lease or licence of occupation approved by the Provincial Ministry having jurisdiction;
 - (ii) no *building* or *structure* may be erected on any wharf or float except rails, posts, supports or other *structures* required for safety and lighting fixtures;
 - (iii) commercial or industrial activity is prohibited unless permitted within the *zone*; and
 - (iv) no wharf, pier or float shall be wider than 2.5 metres (8 ft).
- 5.8.2 Despite any other provision of this Bylaw, no person shall conduct an *escort service* in the *City*.
- 5.8.3 No *lot* in any R1, RA1, R2, R3, R3A, R4, CD3, CD4^{AB2529, 2612} or RM1 *zone* shall be used for the wrecking or storage of more than one *derelict vehicle* or portion(s) thereof, or more than two unlicensed motor vehicles except where stored within a completely enclosed *building*.
- 5.8.4 No *lot* in any A0, A1 or A2 *zone* shall be used for the wrecking or storage of more than three *derelict vehicles* or portion(s) thereof, or more than two unlicensed motor vehicles except where stored within a completely enclosed *building*.^{AB2565}



5.8.5 Despite any other provision of this Bylaw, the bottling of water or other beverages 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 is a prohibited use. ^{AB2596}

5.9 Visibility at Intersections

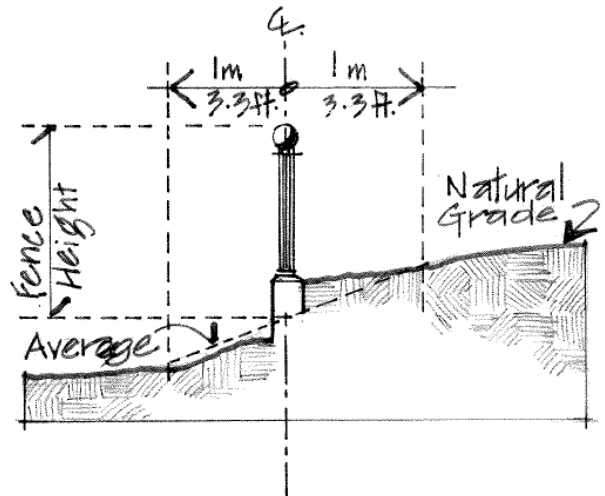
Notwithstanding any provisions in this Bylaw, there shall be no obstructions to the line of vision between 1 metre (3.3 ft) and 3 metres (10 ft) above the average *height* of the crowns of intersecting *streets* within an *area* bounded by the centre lines of the intersecting *streets* and a straight line joining the points from 3 metres (10 ft) before the design stop line of an approaching *street* at the centre line and 70 metres (230 ft) in either direction along the centre line of the road surface of the intercepting *street* (all as illustrated in Diagram D).



5.10 Fences

5.10.1 The *height* of a *fence* or a wall shall be determined by measurement from the ground level at the average *grade* within 1 metre (3.3 ft) of both sides of such fence or a wall (as illustrated by Diagram E).

5.10.2 That portion of a *retaining wall* which projects above the surface of the ground which it supports shall be considered as a *fence* and subject to the provisions of Part 5.10. **Diagram E**



5.10.3 Notwithstanding 5.10.2, where a *retaining wall* has been constructed along a property line, the *height* of a *fence* or a wall shall be determined to be a measurement from the surface of the ground which the *retaining wall* supports at the average *grade* within 1 metre (3.3 ft) of such *retaining wall*.

5.10.4 Subject to the visibility requirements under Part 5.9, the following *height* limitations shall apply to *fences* and walls:

- (a) In all *zones*, *fences* or walls not greater than 1.2 metres (4 ft) in *height* may be located anywhere on a *lot*;
- (b) In all *zones*, except Commercial and Industrial, *fences* or walls not greater than 2 metres (6.6 ft) in *height* may be located anywhere to the rear of a required *front setback* on any *lot* (as illustrated by Diagram F); and



- (c) In any Commercial and Industrial zone, fences, or walls not greater than 2.5 metres (8 ft) in height may be located to the rear of a required front setback on any lot.

5.10.5 The provisions of 5.10.4 do not apply to open mesh or chain link type fences constructed for tennis courts, swimming pools, parks, playgrounds, schools, child care centres, utilities, Industrial zones or any other similar facility requiring safety and security. In these cases, such open mesh or chain link type fences shall not exceed a height of 5 metres (16.4 ft).^{AB2726}

5.10.6 Deleted in its entirety.^{AB2575}

5.10.7 Barbed fences are permitted in Commercial and Industrial zones provided the barbed wire portion is a minimum of 2.5 metres (8 ft) above ground level at any point.

5.11 Landscaping Along Streets

5.11.1 Where a commercial use, industrial use, or multiple family dwelling use abuts a street, any required setback not used for permitted parking, driveways, and display yards as provided for in 6.2 and 10.2.3 of this Bylaw shall be developed and maintained with landscaping.

5.11.2 Where a multiple family dwelling development abuts a street, the height of landscape screening shall not be greater than 3.0 metres (10 ft).

5.12 Landscape Provisions Adjacent to Residential Areas

5.12.1 Where residential and industrial use lots are adjacent, all required setbacks along the common lot line(s), other than areas used for driveways, shall be provided and maintained with landscaping screening on the industrial lot. Such screening shall be to a minimum height of 1.5 metres (4.9 ft).

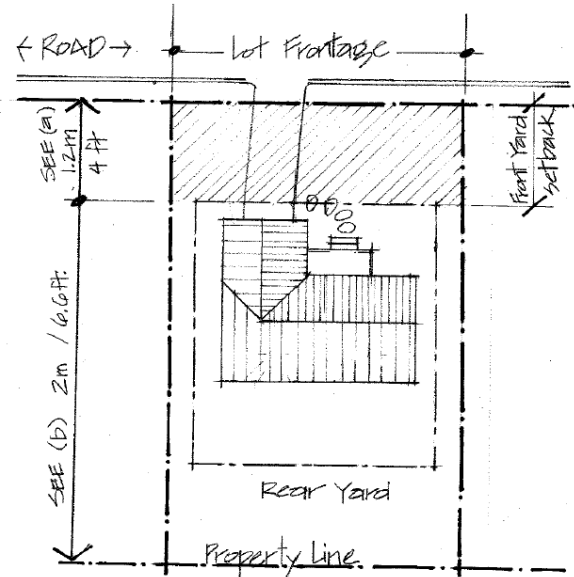
5.12.2 Where a residential lot is adjacent to an industrial use lot devoted primarily to storage yards, any required setbacks along common property lines shall include on the industrial use lot, landscape screening to a minimum height of 2 metres (6.5 ft).

5.12.3 Where lots containing residential and commercial uses are adjacent, any required setbacks along the common property lines, other than areas used for driveways, shall on the commercial use lot be provided and maintained with landscaping or landscape screening.

5.13 Garbage and Recycling Bin Screening

Garbage and recycling containers that are 1 cubic metre (35 cubic ft) or larger shall be screened from any street and adjacent residential use by a landscaping screen, solid decorative fence, structure, or building to a minimum height of 2.5 metres (8 ft).

Diagram F



5.14 Dwelling Units, Minimum Floor Area

- 5.14.1 There is no minimum *gross floor area* for principal or accessory dwelling units in the R1, R2, R3, R3A, RM1, RMS, RA1, A0, A1, A2 and CD4 zones. ^{AB2719}
- 5.14.2 The minimum *dwelling unit* floor area in RM2, RM3, RM4, RM5 zones shall be as follows: ^{AB2719}
- (a) 30 square metres (323 sqft) for a suite with no bedroom;
 - (b) 46 square metres (495 sqft) for a one bedroom suite;
 - (c) 65 square metres (700 sqft) for a two bedroom suite; and
 - (d) 80 square metres (860 sqft) for a suite with three or more bedrooms.
- 5.14.3 The minimum floor areas per *dwelling unit* under 5.14.1 and 5.14.2 shall not apply to *dwelling units* providing for accommodation of elderly persons by a corporation wholly owned by the Province, the *City*, or by an agency of the Province or *City* or by a person, organization, or corporation under the provisions of the National Housing Act.

5.15 Density Averaging for Multiple Lot Subdivision

Notwithstanding any minimum dimension provisions of this Bylaw, the subdivision of four or more *lots* in the R1, R2, RA1, A0, A1, and A2 zones may vary *lot width*, *depth*, and area by up to 85% of the Bylaw minimum through *density averaging* subject to the provisions of the *Subdivision Servicing Bylaw*.^{AB2565}

5.16 Temporary Accessory Building on Subdivided Land

Land may be subdivided despite the fact that, as a result of the subdivision, the *use* or intended *use* of an *accessory building* on the land subdivided will cease to be ancillary to the *use* of a principal *building* on the same *lot* as the *accessory building*, provided that, before the subdivision is approved, the owner of the land being subdivided has:

- (a) granted to the *City* a covenant under section 219 of the Land Title Act, providing that the *accessory building* shall not be *used* for any purpose after one year from the date the subdivision is approved and shall be demolished or removed from the *lot* on which it is located within 13 months of the date the subdivision is approved, unless within one year of the date the subdivision is approved and *use* of the *accessory building* is ancillary to that of a new principal *building* on the same *lot* as the *accessory building*;
- (b) provide to the *City*, security for the demolition and removal referred to in clause (a) by way of cash or a irrevocable letter of credit, that is automatically renewable annually, in an amount estimated by the *City* of effecting the demolition or removal of the *accessory building*; and
- (c) that if the *accessory building* is not demolished or removed in accordance with the covenant referred to in clause (a), the *City* may demolish or remove it at the owner's expense, and for that purpose may draw upon the security provided under clause (b).

5.17 Accessory Use on Subdivided Land

Land may be subdivided despite the fact that, as a result of the subdivision, an *accessory use* will cease to be incidental and subordinate to a *principal use* on the same *lot*, provided that, before the subdivision is approved, the owner of the land being subdivided has granted to the *City* a covenant under section 219 of the Land Title Act, providing:

- (a) that the *accessory use* shall not be carried on after one year from the date the subdivision is approved;



- (b) provided to the *City* security for the cessation referred to in paragraph (a) by way of cash or a clean, irrevocable letter of credit, that is automatically renewable annually, in an amount estimated by the *City* to be sufficient to cover the reasonably anticipated cost to the *City* of taking the steps that may be necessary to cause the cessation of the *accessory use*; and
- (c) that if the *accessory use* has not ceased in accordance with the covenant, the *City* may take such steps as are necessary to cause its cessation at the expense of the owner, and for that purpose may draw upon the security provided under clause (b).

5.18 Temporary Single Family Dwelling

Deleted in its entirety^{AB2188}

5.19 Street Vending

Deleted in its entirety^{AB2553}

5.20 Urban Farm^{AB2444}

- 5.20.1 The planting area must not exceed 350 m² on any single *lot* unless the *principal use* of the *lot* is *Institutions* (NT) and there is a case for strong social outcomes with benefit for the community in which case the Director of Planning Services may permit an increase in planting area to a maximum of 7000 m².
- 5.20.2 If two or more *lots* are operated jointly as an *Urban Farm*, the combined planting area for all *lots* must not exceed 7000 m².
- 5.20.3 Greenhouses and other *structures* associated with an *Urban Farm* are to be considered as part of the planting area and are limited to a maximum of 70 m² yet must conform to the allowable site coverage for all *accessory buildings* as per this Bylaw.
- 5.20.4 *Urban Farms* are to cultivate only fruits and vegetables.
- 5.20.5 No processing of fruits and vegetables, or manufacturing of food products is permitted.
- 5.20.6 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 5.20.7 No mechanical equipment may be stored outside.
- 5.20.8 No herbicides or pesticides are permitted.
- 5.20.9 No *Urban Farm* operated on a single *lot* or by a single land owner may generate revenue exceeding \$9,999 in any calendar year unless permitted by the Director of Planning Services prior to the issuance of the *business licence* for the *Urban Farm*.
- 5.20.10 If an *Urban Farm* is operated, in whole or in part, by a person other than an owner or full-time resident of the property, the planting area must be subject to a lease authorizing the operation of the farm.



5.20.11 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced in excess of that which is characteristic of the *Zone* where an *Urban Farm* is located under normal circumstances where no *Urban Farm* exists.

5.20.12 *Urban Farms* are categorized into two classes:

5.20.12.1 **Urban Farm – Class 1**

- a) No on-site sales are permitted
- b) Any development permit or waiver thereof for an *Urban Farm* – Class 1 is time limited to 1 year.

5.20.12.2 **Urban Farm – Class 2**

- a) On-site sales are permitted should the applicant first obtain a development permit in accordance with the guidelines as laid out in Development Permit Area (DPA) 6: Other Commercial Areas.
- b) Development permits for an *Urban Farm* – Class 2 are time limited to 1 year.
- c) Calculation of required off-street *parking spaces* will be based on Part 6 of this Bylaw and be exclusive of any *parking spaces* required to accommodate the principal use of the same property.

5.21 Cannabis Retail^{AB2534}

5.21.1 A maximum of one *cannabis retail store* use is permitted on a *lot* in the C1, C4, MX, MC, and W1 Zones.

5.21.2 *Cannabis retail store* use must be located more than 150 metres from the nearest property line of a site containing another *cannabis retail use*, a school, public playground, or City-owned recreation facility.^{AB2567}

5.21.3 Provincial licensing of *cannabis retail* is regulated by the *Cannabis Control and Licensing Act*.

5.22 Deleted in its entirety^{AB2747}

5.23 Housing Agreements^{AB2574}

5.23.1 The Director of Planning Services may recommend to *Council* that a *Housing Agreement* pursuant to the *Local Government Act*, as a condition of approval for affordable or special needs housing, contain contractual arrangements as to any, or all, of the following:

- (a) the use of the lot in relation to any existing or proposed building or structure including the preservation of buildings, structures and environmental setbacks;
- (b) the occupancy, form of tenure, availability, administration, management and rent provisions, of the housing units;
- (c) the timing of the development; and,
- (d) such other conditions as may be considered reasonable under the circumstances.



5.23.2 Increases in the maximum specified *density* are permitted in the RM4 and RM5 zones *provided:* ^{AB2657}

- (a) the owner enters into a *Housing Agreement* satisfactory to the *City* of Powell River; and,
- (b) such public benefit, determined by the *City* of Powell River, may include affordable or special needs housing for sale or rental at below market rates to qualifying purchasers or tenants or, amenities or amenity improvements to public spaces or community facilities.

5.23.3 All agreements entered pursuant to this section shall run with the land as a priority charge against the title of the subject lands at the Land Title Office.

5.24 Temporary Use Permits^{AB2621}

5.24.1 All commercial, civic, and industrial zones are designated a Temporary Use Permit Area.

5.24.2 All large lot rural zone (A2) properties are designated a Temporary Use Permit Area, subject to conditions:

- (a) *Farm Camping* may be permitted on lots with an area of 10 acres or more.
- (b) For land inside the Agricultural Land Reserve, *Farm Camping* is subject to approval by ALC.
- (c) The amount of the lot dedicated to *Farm Camping* and the number of tent camp sites permitted is subject to the provision of adequate safety, access, and sanitary conditions.
- (d) The minimum setbacks for any farm camping use, including tent camp sites, sanitation facilities, and parking shall be defined in the Temporary Use Permit.

5.24.3 All Temporary Use Permits established per 5.24.1 and 5.24.2 will be subject to conditions regarding the use of the land and the termination date of the permit.

- (a) In considering the issuance of a Temporary Use Permit, Council will use conditions it deems reasonable which may include:
 - (i) that the temporary use will operate at an intensity of use suitable to the surrounding area and with low impact on the natural environment;
 - (ii) that the temporary use will be compatible with other surrounding land uses in terms of use, design, and operation;
 - (iii) that the ability to conduct the temporary use elsewhere in the *City* is limited;
 - (iv) that the temporary use will operate on a temporary basis only, with plans or a letter of undertaking to terminate the use prior to the permit expiry date submitted and forming part of the permit;
 - (v) a financial security to ensure the temporary use is removed and the site appropriately restored.
- (b) Failure to meet the conditions of the Temporary Use Permit may lead to revocation.

5.24.4 Construction, demolition or land alteration associated with a Temporary Use Permit may not commence until a permit is obtained for the proposed use.



5.25 Manufactured Homes^{AB2563}

- 5.25.1 A *modular home* is permitted as the *principal dwelling* or *detached accessory dwelling unit* pursuant to provisions of this Bylaw and *Building Bylaw 2141, 2007*, as amended and replaced.
- 5.25.2 *Mobile homes* are not permitted as the *principal dwelling* or *detached accessory dwelling unit*, except where explicitly provided for in a zone.

PART 6: OFF STREET PARKING & LOADING**6.1 General Requirements**

- 6.1.1 Upon commencing *use* upon or developing of any *lot*, off street parking and loading shall be provided and maintained in accordance with the requirements of Part 6 of this Bylaw.
- 6.1.2 Part 6 of this Bylaw does not apply to any land, *building* or *structure* existing at the adoption date of this Bylaw, so long as the land, *building* or *structure* continues to accommodate a *use* that does not require more parking or loading spaces than required for the *use* existing at the time any applicable Bylaw was in force.
- 6.1.3 Required off street *parking spaces* may be located on a different *lot* (the "Offsite Parking Land") than the *building* or *use* requiring the parking provided that:
- (a) such *parking spaces* are not more than 90 metres (300 ft) from the *building* or *use* being served; and
 - (b) parking on the Offsite Parking Land is secured via section 219 covenant in a form acceptable to the *City* registered on the title of the Offsite Parking Land.
- 6.1.4 In all residential *zones*, vehicular access to any *lot* shall be off the *lane* where available and not off the street frontage, except where or as approved by the *City* Engineer.
- 6.1.5 In all *zones* where a *lot* has two or more street frontages, vehicle access shall be from the minor *highway* as set out in the Official Community Plan Transportation Map except where or as approved by the *City* Engineer.
- 6.1.6 Driveways in all low density residential *zones* or developments must be no less than 5.8 metres (19 ft) in length.^{AB2188}
- 6.1.7 In R *zones* where the *lot* size cannot accommodate a parking space for a boarder or *secondary suite*, the *City* Approving Officer can waive Part 6 parking requirements.

6.2 Location of Parking Spaces

- 6.2.1 In the RM2, RM3, RM4 and RM5 *zones*, no *parking space* shall be located within a required *front* and *side setback* and no *parking space* shall be closer than 3 metres (10 ft) to any adjacent *dwelling* except that this distance may be reduced to 1.5 metres (5 ft) where a *fence* or *landscape screening* of between 1.5 and 2 metres (5 and 6.6 ft) in *height* is provided between the *dwelling* and the parking area.^{AB2657}
- 6.2.2 In any Commercial and Industrial *zone*, no parking area located in a required *front setback* shall be closer than 2 metres (6.6 ft) to a *front lot line*. The area between the *front lot line* and the parking area shall be landscaped except where crossed by *driveways*.^{AB2574}



6.3 **Parking Spaces for Disabled**

- 6.3.1 Multi-unit residential, retail, medical facility uses, hotels, chapels, funeral homes, places of worship, or similar *assembly uses* must provide one disability space once a total of 10 *parking spaces* are required, two spaces once 40 spaces are required, three spaces once 75 spaces are required, and then one additional disability space for each 50 required spaces.
- 6.3.2 For seniors' care facilities and housing, the first two spaces provided must be disability spaces, with one additional disability space for every 15 required *parking spaces* after the first 15 spaces.
- 6.3.3 For all other uses, one disability space is required per 25 required *parking spaces*, two disability spaces per 75 total parking spaces, three disability spaces per 150 total spaces, and thereupon one additional disability space for each additional 100 spaces.

6.4 **Calculation of Required Off-Street Parking Spaces**

- 6.4.1 Where *gross floor area* is used for calculation of the required *parking spaces*, it shall include the area of *accessory buildings* and *basements*, except where used for parking.
- 6.4.2 Where number of employees is used for calculation of the required *parking spaces*, it shall mean the greatest number of persons at work, at any time of the day or night in a particular *building* or for a particular *use* during any season of the year.
- 6.4.3 Where seating accommodation is used for calculation of the required *parking spaces*, and such accommodation consists of benches, pews, booths and the like, each 0.6 metre (2 ft) of *width* of such seating shall be counted as one seat.
- 6.4.4 When the calculation of parking and loading requirements results in a fractional *parking* or *loading space* of 0.5 or more, the requirement shall be rounded up.
- 6.4.5 Where a *building* contains *uses* which fall into more than one classification, the required number of *parking spaces* shall be the sum of the spaces required for each *use*.
- 6.4.6 Where a *building* contains *uses* which fall on different times or days, the required number of *parking spaces* shall be the sum required for each *use* of normal overlapping duration.
- 6.4.7 For existing development on lands located north of Wharf Avenue and within the Sustainable Official Community Plan, Development Permit Area 3: Marine/Willingdon Mixed Use, any changes to the *use* of a *building* or for additions to the building(s), additional parking will be required for the building addition or change in use, only if the amount of parking required by the change exceeds 25% of that required previously.^{AB2386}
- 6.4.8 If end-of-trip facilities are installed for any development, the total number of parking stalls required by the development may be reduced by one.^{AB2386}

6.5 **Minimum Parking Spaces**

Off-street *parking spaces* shall be provided and maintained in conformance with the minimum standards for each specific land *use* as prescribed hereafter providing that minimum standards for lands located North of Wharf Avenue and within the Sustainable



Official Community Plan, Development Permit Area 3: Marine/Willingdon Mixed Use are reduced by 50% for lots with an area of less than 2000 square metres (0.49 acres) and for the first 2000 square metres (0.49 acres) of lots exceeding this size.^{AB2386}

6.5.1 Residential^{AB2749}

- | | | |
|-----|---|--|
| (a) | up to 4 <i>dwelling units</i> , not including <i>apartments</i> | 1 space per <i>dwelling unit</i> to a maximum of 3 spaces per <i>lot</i> |
| (b) | <i>duplexes</i> , more than 4 <i>dwelling units</i> | 1 space per <i>dwelling unit</i> with not more than 2 bedrooms; for <i>dwelling units</i> with 3 or more bedrooms, 1 additional space required |
| (c) | <i>townhouses</i> , more than 4 <i>dwelling units</i> | 1.5 spaces per <i>dwelling unit</i> with not more than 1 bedroom; 2 spaces per <i>dwelling unit</i> with 2 or more bedrooms |
| (d) | <i>apartments</i> | 1.3 spaces per <i>dwelling unit</i> with not more than 1 bedroom; 1.5 spaces per <i>dwelling unit</i> with 2 bedrooms; 2 spaces per <i>dwelling unit</i> with 3 or more bedrooms |
| (e) | compact residential zones | 1 space per <i>dwelling unit</i> & 1 additional space per every 3 <i>townhouse dwellings</i> . For <i>dwelling units</i> with 3 or more bedrooms, 1 additional space required. |
| (f) | <i>dwelling units</i> as part of a commercial <i>building</i> | 1 space per <i>dwelling unit</i> |
| (g) | <i>boarding house</i> | 2 spaces per 4 <i>sleeping units</i> |
| (h) | senior citizens housing* | 1 space per 3 <i>dwelling units</i> |

*Defined as a housing project that is so designated by the Province or Federal Government

6.5.2 Institutional

- | | | |
|-----|---|--|
| (a) | <i>buildings</i> for hospitals, <i>rest homes</i> & <i>group homes</i> | 1 space per 3 beds |
| (b) | <i>assembly use</i> inc. churches, clubs, & halls | 1 space per 10 assigned seats or each 10 square metres of <i>gross floor area</i> |
| (c) | art galleries, libraries & museums | 1 space per 45 square metres (485 sqft) similar <i>uses of gross floor area</i> |
| (d) | schools: kindergarten, elementary secondary & higher education | 1 space per employee & 1 space per 10 students |
| (e) | <i>child care centres</i> | 1 space per employee ^{AB2726} |
| (f) | recreational <i>uses</i> & facilities including commercial recreational <i>uses</i> | 1 space per 45 square metres (485 sqft) of <i>gross floor area</i> plus 1 space per 10 spectator seats |

6.5.3 Commercial

- | | | |
|-----|--|---|
| (a) | hotels and motels | 1 space per sleeping <i>unit</i> & 1 space per employee |
| (b) | <i>short-term rental</i> ^{AB2747} | 1 space; where the <i>dwelling unit</i> in which the <i>short-term rental</i> is located has existing space provided in accordance with this bylaw, the |



- calculation of the number of required spaces for *short-term rental* use shall include the existing spaces.
- (b) commercial *assembly uses*, including theatres & funeral homes (other than institutional & recreational *uses*) 1 space per 10 assigned seats or 1 space per 10 square metres (107 sqft) of *floor area* used for assembly purposes
 - (c) bowling alleys & billiard halls 2 spaces per alley
1.5 spaces per billiard table
 - (d) *retail stores* with or without petrol sales, *convenience stores*, *cannabis retail*^{AB 2534} & *personal service establishments*, not exceeding 185 sqm (2,000 sqft) 1 space per 23 square metres (250 sqft) of *gross floor area*
 - (e) shopping centres, department stores, & supermarkets 1 space per 30 square metres (323 sqft) of *gross floor area*
 - (f) retail lumber & *building* supply yards 1 space for each 100 square metres (1,075 sqft) of covered sales & storage area
 - (g) offices including commercial, government & professional, financial institutions & personal service establishments^{AB 2188} 1 space per 35 square metres (375 sqft) of *gross floor area*
 - (h) medical & dental offices 1 space per 35 square metres (375 sqft) of *gross floor area*
 - (i) taxi operation 1 space per each taxi
 - (j) furniture sales, auto, boat, recreation vehicle & equipment sales & service, *service stations*, garden & *building* supplies 1 space per 50 square metres (538 sqft) of *gross floor area* plus 3 spaces per service bay
 - (k) restaurants, premises licensed for the sale & consumption of alcoholic beverages 1 space per 5 seats
 - (l) golf courses & driving ranges 4 spaces per tee & 1 per two stalls
 - (m) *marinas* 1 space per every 4 berths plus 1 space per 2 employees

6.5.4 Industrial

- (a) manufacturing & industrial *buildings*, display or storage yards, servicing, repair & similar *uses* 1 space per 90 square metres (970 sqft) of *gross floor area*
- (b) warehousing, storage wholesale *gross floor area* establishments & similar *uses* 1 space per 150 square metres (1,615 sqft) of *gross floor area*

6.5.5 Other

- (a) *home based businesses* 1 space per all customary employees & clients & for any vehicle used in the business



- (b) in-home child care ^{AB2726} 1 space per employee
- (c) other unspecified uses 1 space per 50 square metres (538 sqft) of gross floor area or per 2 customary employees & customers

6.6 Design Criteria for Parking Spaces

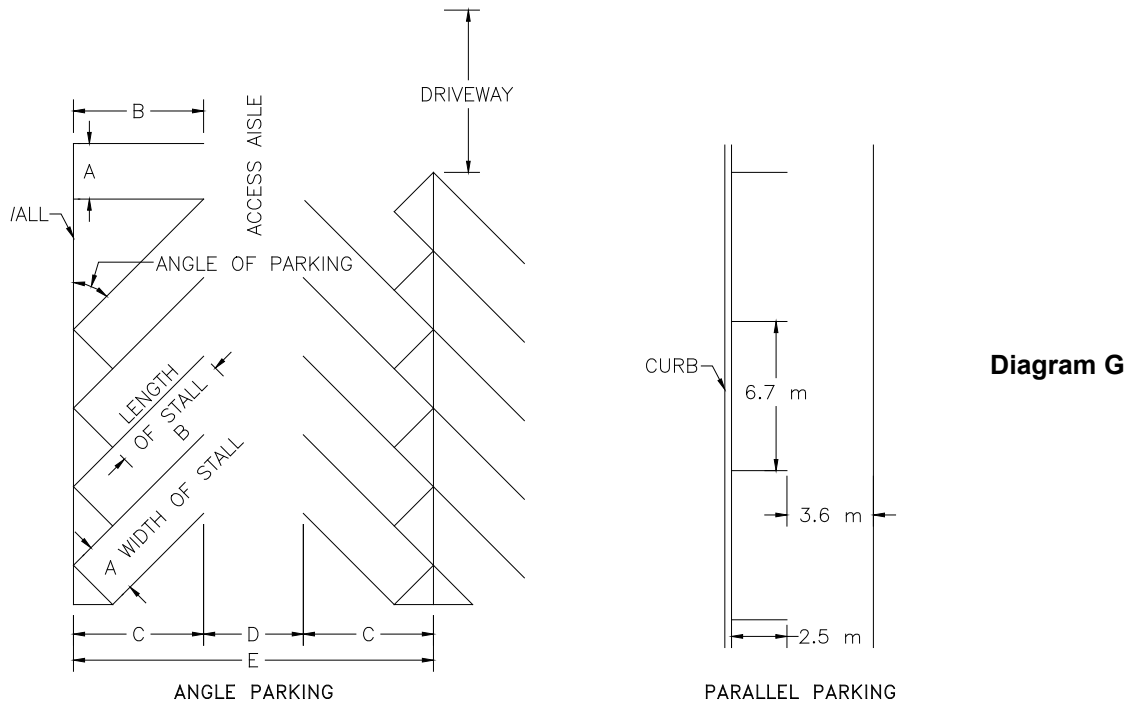
Off-Street parking spaces shall be sized and constructed to the following minimum standards:

Car Parking Layout Dimensions at Various Angles

Dimension (m)	Diagram G Reference	30°	45°	60°	Parallel
Stall Width	A	2.5	2.5	2.5	2.5
Stall Length	B	5.8	5.8	5.8	6.7
Stall Depth to Curb	C	5.1	5.9	6.3	2.5
1-way Aisle Width	D	4.0	4.5	5.5	3.6
Module	E	14.1	16.3	18.1	n/a

Car Parking Layout Dimensions at 90° Angle

Dimension (m)	Reference	30°	45°	60°	90°
Stall Width	A	2.5	2.55	2.65	> 2.9
Stall Length	B	5.8	5.8	5.8	5.8
Stall Depth to Curb	C	5.8	5.8	5.8	5.8
2-way Aisle Width	D	7.5	7.3	7.0	6.0
Module	E	19	19	18.5	17.6



Small Car Parking Layout Dimensions at Various Angles

Dimension (m)	Diagram G Symbol	30°	45°	60°	90°	Parallel
Stall <i>Width</i>	A	2.5	2.5	2.5	2.5	2.5
Stall Length	B	4.6	4.6	4.6	4.6	6.7
Stall <i>Depth</i> to Curb	C	4.5	5.0	5.2	4.6	2.5
1-way Aisle <i>Width</i>	D	4.0	4.5	5.5	6.7	3.6
Module	E	13	14.5	16	16 (2-way)	n/a

6.7 Design Criteria for *Parking Areas*

- 6.7.1 A maximum of 25% of required spaces may be allocated for small cars provided these *parking spaces* are explicitly identified for such use by sign or pavement markings.
- 6.7.2 Two-way traffic is permitted in angled parking provided that the manoeuvring aisle is not less than 6 metres (20 ft) wide.
- 6.7.3 For cross aisles or internal roadways, the aisle *width* shall be 4.5 metres (15 ft) for one-way traffic and 7.3 metres (24 ft) for two-way traffic.
- 6.7.4 Where any *parking space* adjoins a wall or *structure* over 0.3 metres (1 ft) in *height* the *width* of the *parking space* shall be increased by 0.3 metres (1 ft) width on each such adjoining side.
- 6.7.5 All angle *parking spaces* shall be provided with adequate curbs or car stops not less than 1 metre (3.3 ft) from the end of the parking stall where the *parking space* abuts a *building*, *fence*, *wall*, *hedge* or landscaped area.
- 6.7.6 All parking areas shall include adequate curbing or containment where the parking area borders a landscaped area.
- 6.7.7 All parking areas for more than 4 vehicles shall be surfaced with asphalt, concrete or a treatment acceptable to the *City Engineer* so as to provide a surface that is durable and dust free and shall be so *graded* and drained as to properly manage of all surface water.
- 6.7.8 Any illumination provided for a *parking lot* shall be shielded so as to divert the light from adjacent premises.

6.8 Required Loading Spaces

In addition to off-street parking, a *building* with a combined *gross floor area* of more than 300 square metres (3,230 sqft) for commercial, industrial, institutional or other similar *uses* involving the movement of goods and materials by truck shall provide on the same *lot* as the *building*, one loading space. One additional loading space is required for every additional 1850 square metres (19,910 sqft) *gross floor area*.

6.9 Design Criteria for Loading Spaces

Each off-street loading space shall have dimensions of not less than 3 metres (10 ft) in width, 9.25 metres (30 ft) in length, and 4.25 metres (14 ft) in height and shall have vehicular access to a *street*.



PART 7: HOME BASED BUSINESS

7.1 Home Based Business Basic Provisions

A *home based business* must comply with the following:

- (a) operate under a valid business licence and comply with all applicable laws and *City* bylaws, in particular the Noise Control Bylaw;
- (b) deleted in its entirety^{AB2539}
- (c) have not more than two *home based businesses* per *dwelling unit* with the combined total of area, customers, employees not exceeding the applicable provisions;
- (d) not vary the residential character and appearance of the *lot* or *buildings* and not result in any external change to a *building* or *structure* for the purpose of accommodating the business with the exception of signage in compliance with Sign Bylaw 1945, 2002;
- (e) have no exterior storage of materials or commodities on the subject *lot*;
- (f) have no exterior operations with the exception of greenhouse, agriculture, or plant nursery operations in the Rural class as set out in Part 7.4; or *in-home child care* where permitted by this Bylaw.^{AB2726}
- (g) cabinetry, woodworking, furniture making, ice making, and other similar uses are permitted in the Rural class only and must conform to Part 7.4;
- (h) not offer goods for sale as part of a *home based business* that are not produced on the same *lot* with the exception of agriculture-related goods that may be offered for sale as a part of the business in conformance with the Rural class as set out in Part 7.4;
- (i) not create noise, dust, vibration, smell, heat, smoke, odours, glare, electrical or radio interference, fire hazard, or nuisance of any kind and shall at all times preserve the privacy, peace, and enjoyment of adjacent owners;
- (j) have no use of any vehicle larger than 5500 kg gross vehicle weight on or about the *lot* as part of any *home based business*;
- (k) notwithstanding 7.1 (j), shall not involve the use on or about the *lot* of any equipment or vehicles that compromise the privacy, peace, and enjoyment of adjacent owners;
- (l) comply with Part 6 requirements and not occupy a required *parking space*;
- (m) the following activities, *uses*, and businesses are strictly prohibited:
 - i. any onsite *use* involving mechanical repair or servicing of vehicles, engines, heavy duty equipment, trailers, or boats
 - ii. sawmills and/or any lumber processing
 - iii. *industrial scale* welding
 - iv. animal kennels and/or other animal related *uses* excluding grooming
 - v. cutting and/or wrapping of wild game or other animal products
 - vi. *industrial scale* business use
 - vii. *hazardous business use*
 - viii. *adult business use*
 - ix. any resale outlets such as pawnbrokers, mushroom buyers or similar uses
 - x. dry cleaning or laundry services
 - xi. *cannabis retail store use*^{AB2534}



7.2. Minor Home Based Business

Minor *home based business* shall be an *accessory use* and comply with the following:

- (a) permitted in any A0, A1, A2, R, RM, CD1, CD3, CD4^{AB2529}, CD5^{AB2532}, CD6^{AB2638} or MX zone, or in any *dwelling unit* within a C zone;^{AB2565}
- (b) only the resident(s) may engage in the business with no non-resident employees;
- (c) shall not exceed a total floor area of 20% of the *dwelling gross floor area* or 50 square metres (538 sqft), whichever is less;
- (d) shall have no customers enter the *lot*; and
- (e) shall be conducted within the *dwelling* with the exception that *permanent accessory buildings* setback a minimum of 1.8 metres (6 ft) from any *lot* line may be used for storage of materials and finished products.

7.3 Major Home Based Business

Major *home based business* shall be an *accessory use* and comply with the following:

- (a) permitted in any A0, A1, A2, R, CD3, CD4^{AB2529}, RM or MX zone and must hold a valid Business Licence;^{AB2224, 2565}
- (b) requires inspection of the subject premises for fire and safety standards;
- (c) the resident(s) and not more than one non-resident employee are permitted to engage in the business;
- (d) shall not exceed a total floor area of 30% of the combined *gross floor area* of all structures on the *lot* or 75 square metres (800 sqft), whichever is less;
- (e) shall not generate more than three prearranged customer visits to the *lot* at any given time and shall have a maximum of twenty customers in any one calendar day;
- (f) shall operate between the hours of 7:00 am and 8:00 pm only;
- (g) shall be conducted within a *dwelling* or within a *permanent accessory building* that is setback a minimum of 1.8 metres (6 ft) from any *lot* line; and
- (h) shall provide employee and customer parking in accordance with Part 6 of this Bylaw.

7.4 Rural Home Based Business

Rural *home based business* shall be an *accessory use* and comply with the following:

- (a) permitted in a R2, RA1, A0, A1, or A2 zone on *lots* that are greater than 4000 square metres (1 acre) in area^{AB2565};
- (b) requires inspection of the subject premises for fire and safety standards;
- (c) the resident(s) and a maximum of two non-resident employees are permitted to engage in the business at any one time;
- (d) shall not exceed a total floor area of 30% of the combined *gross floor area* of all structures on the *lot* or 93 square metres (1000 sqft), whichever is less;
- (e) shall not generate more than three prearranged customer visits to the *lot* at any given one time and shall have a maximum of twenty customers in any one calendar day;
- (f) shall be conducted within a *dwelling* or within a *permanent accessory building* that is setback a minimum of 1.8 metres (6 ft) from any *lot* line; and
- (g) shall provide employee and customer parking in accordance with Part 6 of this Bylaw.



7.5 Short-Term Rental Accommodation^{AB2539}

7.5.1 *Short-term rental use* is permitted as an *accessory use* to residential use in R1, R2, R3, R3A, RA1, A0, A1, and A2 zones, and where *single family dwellings* are permitted in the MX zone.^{AB2565, 2612}

7.5.2 Where a *short-term rental use* is permitted, the following conditions apply:

- (a) Use shall comply with the licencing requirements of the *City of Powell River Business Licence Bylaw 2226, 2010*, as amended and replaced;
- (b) Use is only permitted in a lawful *dwelling unit*;
- (c) Only one *short-term rental use* is permitted per lot;^{AB2747}
- (d) Any outdoor advertising sign must comply with *City of Powell River Sign Bylaw 1945, 2002*, as amended and replaced;
- (e) Not more than two (2) adult guests shall be accommodated per *sleeping unit*, and not more than eight (8) adult guests shall be accommodated per *dwelling unit*; and
- (f) Use shall comply with the parking requirements as set out in Part 6 of this Bylaw.
- (g) Shall comply with the *Short-Term Rental Accommodations Act* and regulations as amended and replaced.^{AB2747}

7.6 In-Home Child Care^{AB2726}

7.6.1 *in-home child care* is permitted as an *accessory use* to a principal *residential use*.

7.6.2 Where *in-home child care* is permitted, the following conditions apply:

- (a) The *in-home child care* operator must reside in a lawful *dwelling unit* on the property as their principal residence and be actively engaged in the *use*;
- (b) Use shall comply with all applicable laws and regulations of the Province;
- (c) Use shall comply with the licencing requirements of *City of Powell River Business Licence Bylaw 2226, 2010*, as amended and replaced;
- (d) Any outdoor advertising sign must comply with *City of Powell River Sign Bylaw 1945, 2002*, as amended and replaced; and
- (e) Use shall comply with the parking requirements as set out in Part 6 of this Bylaw.



PART 8: SUBURBAN RESIDENTIAL AND RURAL

The minimum lot dimensions and building setback requirements and the maximum permitted lot coverage and building height for all suburban residential and rural zones shall be as set out in Table 1, notwithstanding the following provisions:

- (a) no *dwelling* shall exceed 2½ *storeys*;
- (b) subject to the primary or uppermost roof ridge running parallel *lot* slope, *dwelling*s with roof slopes 5 in 12 or steeper shall not exceed a *building height* of 9 metres in the R1, R2, R3, R3A, and RA1 zones;^{AB2612}
- (c) deleted in its entirety;
- (d) *accessory buildings* with roof slopes 3 in 12 or steeper shall not exceed a *building height* of 5.5 metres in the R1, R2, and RA1 zones;
- (e) deleted in its entirety^{AB2705}
- (f) deleted in its entirety^{AB2327}

Table 1: Suburban Residential and Rural Zoning Requirements (metres)^{AB2749}

Zone	Lot Dimensions			Lot Coverage	Building height (m)	Setback Minimum (m)				Accessory Building Requirements (m)					
	Lot Area (sqm)	Lot Width (m)	Lot Depth (m)			Front ¹⁰	Side/No Rear Lane ^{10,15}	Side Road Flanking	Rear	Setback from Principal Building	Setback from Street Line	Setback from Lane	Setback from Rear/Side Lot Line	Height	Coverage ¹⁰
R1	730	20	27	50%	8.5	5.5	1.8	3.0	7.5	1.8	3.0	1.5	0.9	4.9	10%
R2	730	20	27	50%	8.5	5.5	1.8	3.0	7.5	1.8	3.0	1.5	0.9	4.9	10%
R3	545	15	27	50%	8.5	4.5	0.9	3.0	7.5	1.8	3.0	1.5	0.9	4.9	10%
R3A	545	15	27	50%	8.5	4.5	1.8	3.0	7.5	1.8	3.0	1.5	0.9	4.9	10%
RA1	730	20	27	50%	8.5	5.5	1.8	3.0	7.5	1.8	3.0	1.5	0.9	4.9	10%
A0	2000	20	40	25%	10.5	7.5	3.0	3.0	9.0	1.8	3.0	3.0	3.0	10.5	10%
A1	4000	20	80	25%	10.5	7.5	3.0	3.0	9.0	1.8	3.0	3.0	3.0	10.5	/
A2	2ha	100	100	25%	10.5	7.5	3.0	3.0	9.0	1.8	3.0	3.0	3.0	10.5	/

8.1 Single Family Residential Zone^{AB2749}

R1

8.1.1 Intent

The R1 zone is intended for *small-scale multi-unit housing* in fully serviced areas that are designated “Urban Residential Single Family” by the Sustainable Official Community Plan.

8.1.2 Permitted *Principal Use*

Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*



- (c) one *secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) one *carriage house*
- (e) *townhouses*

8.1.3 Permitted Accessory Use

The following *accessory uses* to a *principal use* are permitted on a *lot* in the R1 zone and all others are prohibited:

- (a) *accessory buildings and uses*
- (b) *home based business*
- (c) *urban farm*
- (d) keeping of not more than three *boarders*
- (e) *short-term rental use*
- (f) *in-home child care*

8.1.4 Density

On a *lot* greater than 4,050 m² in *area*, density in the R1 zone shall be limited to no more than three *dwelling units*, that may be a combination of the following housing types:

- (a) one *single-family dwelling*
- (b) one *secondary suite* permitted in a *single family dwelling* only
- (c) one *carriage house*

8.2 Single and Two Family Residential Zone ^{AB2749}

R2

8.2.1 Intent

The R2 zone is intended for *small-scale multi-unit housing* in fully serviced areas designated “Urban Residential Low or Medium Density” by the Sustainable Official Community Plan.

8.2.2 Permitted Principal Use

Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) one *secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) one *carriage house*
- (e) *townhouses*

8.2.3 Permitted Accessory Use

The following *accessory uses* to a *principal use* are permitted on a *lot* in the R2 zone and all others are prohibited:

- (a) *accessory buildings and uses*



- (b) *home based business*
- (c) *urban farm*
- (d) keeping of not more than three *boarders*
- (e) *short-term rental use*
- (f) *in-home child care*

8.2.4 Density

On a *lot* greater than 4,050 m² in *area*, density in the R2 zone shall be limited to no more than three *dwelling units*, that may be a combination of the following housing types:

- (a) one *single-family dwelling*
- (b) one *duplex*
- (c) one *secondary suite* permitted in a *single family dwelling* only
- (d) one *carriage house*

8.3 Townsite Residential Zone ^{AB2749}

R3

8.3.1 Intent

The R3 zone is intended for *intensive residential development* in the form of *small-scale multi-unit housing* in fully serviced areas designated “Urban Residential Single Family” by the Sustainable Official Community Plan.

8.3.2 Permitted *Principal Use*

Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) one *secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) one *carriage house*
- (e) *townhouses*

8.3.3 Permitted *Accessory Use*

The following *accessory uses* to a *principal use* are permitted on a *lot* in the R3 zone and all others are prohibited:

- (a) *accessory buildings and uses*
- (b) *home based business*
- (c) *urban farm*
- (d) keeping of not more than three *boarders*
- (e) *short-term rental use*
- (f) *in-home child care*



8.3.4 Density

On a lot greater than 4,050 m² in area, density in the R3 zone shall be limited to no more than three dwelling units, that may be a combination of the following housing types:

- (a) one single-family dwelling
- (b) one duplex
- (c) one secondary suite permitted in a single family dwelling only

8.4 Townsite Residential Zone – Timberlane ^{AB2749}

R3A

8.4.1 Intent

The R3A zone is intended for small-scale multi-unit housing in the fully serviced area of Townsite known as ‘Timberlane Estates’, located adjacent to the historical Townsite residential district. These properties are designated “Urban Residential Single Family” by the Official Community Plan.

8.4.2 Permitted Principal Use

Residential use of up to four dwelling units, that may be a combination of the following housing types:

- (a) single-family dwellings
- (b) duplexes
- (c) one secondary suite in a SFD or duplex dwelling unit
- (d) one carriage house
- (e) townhouses

8.4.3 Permitted Accessory Use

The following accessory uses to a principal use are permitted on a lot in the R3A zone and all others are prohibited:

- (a) accessory buildings and uses
- (b) home based business
- (c) urban farm
- (d) keeping of not more than three boarders
- (e) short-term rental use
- (f) in-home child care

8.5 Mobile Home Park Residential Zone

R4

8.5.1 Intent

The R4 zone is intended for mobile home parks in areas designated Suburban Residential by the Official Community Plan and is subject to the Mobile Home Park Bylaw in effect.



8.5.2 Permitted Use

In the R4 zone, the following *uses* are permitted and all others are prohibited:

- (a) *mobile home parks*
- (b) *home based business*
- (c) *in-home child care*^{AB2726}

8.6 Residential Agricultural Zone ^{AB2749}**RA1****8.6.1 Intent**

The RA1 zone is intended for *small-scale multi-unit housing* in fully serviced areas of Wildwood that are designated “Suburban Residential” by the Sustainable Official Community Plan.

8.6.2 Permitted Principal Use

8.6.2.1 Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) *one secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) *one carriage house*
- (e) *townhouses*

8.6.3 Permitted Accessory Use

The following *accessory uses* to a *principal use* are permitted on a *lot* in the RA1 zone and all others are prohibited:

- (a) *agriculture use* in compliance with the provisions of Animal Control Bylaw 1979, 2003
- (b) *accessory buildings and uses*
- (c) *home based business*
- (d) *urban farm*
- (e) keeping of not more than three *boarders*
- (f) *short-term rental use*
- (g) *in-home child care*

8.6.4 Density

On a *lot* greater than 4,050 m² in *area*, density in the RA1 zone shall be limited to no more than three *dwelling units*, that may be a combination of the following housing types:

- (a) *one single-family dwelling*
- (b) *one secondary suite* permitted in a *single family dwelling* only
- (c) *one carriage house*



8.7 Suburban *Lot* Rural Residential ^{AB2749}

A0

8.7.1 Intent

The A0 *zone* bridges the gap between the R2 and A1 *zones* in terms of minimum parcel size but maintains the A1 *zone* service level requirements. This *zone* is intended for *small-scale multi-unit housing* in rural areas of the community where municipal infrastructure exists and moderate infill development can be accommodated. Generally, these areas will be those designated as “Suburban Residential” in the Sustainable Official Community Plan. However, the A0 *zone* is not exclusive to the “Suburban Residential” land use designation.

8.7.2 Permitted *Principal Use*

8.7.2.1 Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) *one secondary suite in a SFD or duplex dwelling unit*
- (d) *one carriage house*
- (e) *townhouses*

8.7.2.2 *Agriculture use* in compliance with the provisions of Animal Control Bylaw 1979, 2003

8.7.3 Permitted *Accessory Use*

The following *accessory uses* to a *principal use* are permitted on a *lot* in the A0 *zone* and all others are prohibited:

- (a) *accessory buildings and uses*
- (b) *home based business*
- (c) *urban farm*
- (d) *keeping of not more than three boarders*
- (e) *short-term rental use*
- (f) *in-home child care*

8.7.4 Density

On a *lot* greater than 4,050 m² in *area*, density in the A0 *zone* shall be limited to no more than three *dwelling units*, that may be a combination of the following housing types:

- (a) *one single-family dwelling*
- (b) *one secondary suite permitted in a single family dwelling only*
- (c) *one carriage house*



8.8 Small *Lot* Rural Residential Zone ^{AB2749}

8.8.1 Intent

The A1 zone is intended for *small-scale multi-unit housing* in areas designated “Suburban Residential” in the Sustainable Official Community Plan. The A1 zone contains a large minimum *lot* size in order to secure a rural lifestyle including limited *agriculture use*.

8.8.2 Permitted *Principal Use*

8.8.2.1 Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) one *secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) one *carriage house*
- (e) *townhouses*

8.8.2.2 The following non-residential *principal uses* are permitted on a *lot* in the A1 zone and all others are prohibited:

- (a) *agriculture use* in compliance with the provisions of Animal Control Bylaw 1979, 2003
- (b) *plant nursery*
- (c) *natural resource use*, excluding *industrial* activity

8.8.3 Permitted *Accessory Use*

The following *accessory uses* to a *principal use* are permitted on a *lot* in the A1 zone and all others are prohibited:

- (a) *accessory buildings and uses*
- (b) *home based business*
- (c) *urban farm*
- (d) keeping of not more than three *boarders*
- (e) *short-term rental use*
- (f) *in-home child care*

8.8.4 Density

On a *lot* greater than 4,050 m² in *area*, density in the A1 zone shall be limited to no more than three *dwelling units*, that may be a combination of the following housing types:

- (a) one *single-family dwelling*
- (b) one *secondary suite* permitted in a *single family dwelling* only
- (c) one *carriage house*



8.9 Large *Lot Rural Zone*

A2

8.9.1 Intent

The A2 zone is intended for large rural landholdings. It accommodates low density uses in areas of Powell River designated “Rural Residential”, “Resource”, or “Agricultural Land Reserve” by the Official Community Plan.

8.9.2 Permitted Use

In the A2 zone, the following *uses* are permitted on a *lot* and all others are prohibited:

- (a) one *single family dwelling*
- (b) one *secondary suite* permitted in a *single family dwelling* only
- (c) one *carriage house*^{AB2476}
- (d) keeping of not more than three boarders
- (e) *short-term rental use*^{AB2539}
- (f) deleted in its entirety^{AB2747}
- (g) *agriculture use* in compliance with the provisions of Animal Control Bylaw 1979, 2003
- (h) *plant nursery*
- (i) tree farming
- (j) *kennels*
- (k) *civic use*
- (l) *natural resources use*, excluding industrial activity
- (m) *home based business*
- (n) *urban farm*^{AB2444}
- (o) *accessory buildings and uses*
- (p) *accessory residential use* on parcels over 3 hectares subject to conformance with Agricultural Land Reserve regulations and approval where applicable
- (q) *in-home child care*^{AB2726}

8.9.3 Conditions of Use

8.9.3.1 The *accessory residential use* shall be located in conformance with the subdivision design requirements of the *Subdivision Servicing Bylaw*.

8.9.3.2 *Lots* located in the Agricultural Land Reserve are subject to the requirements of the Agricultural Land Commission concerning any *accessory residential use*, non-farm use or subdivision.

8.9.3.3 A maximum of two detached *single family dwellings* are permitted per parcel of adequate area as set out in 8.9.2 (p).



PART 9: MULTI FAMILY RESIDENTIAL

The minimum lot dimensions and building setback requirements and the maximum permitted lot coverage and building height for all compact and multiple family residential zones are as set out in Table 2:

Table 2: Multi Family Residential Zoning Requirements^{AB2224, 2327} (metres)

Zone	Lot Dimensions			Building Height (m)	Lot Coverage	Setback Requirements (m)				Accessory Building Requirements (m)				
	Area (sqm)	Width (m)	Depth (m)			Front	Side/No Rear Lane	Side Road Flank	Rear	Principal Building	Street Line	Lane	Rear/Side Lot Line	Height
RM1														
<i>SFD</i>	465	16	27	8.5	50%	4.5	1.8	3.0	7.5	1.8	3	1.5	0.9	4
<i>Duplex</i>	650	19	27	8.5	50%	4.5	1.8	3.0	7.5	1.8	3	1.5	0.9	4
<i>Townhouse/ Cluster housing</i>	930	27	27	8.5	50%	4.5	1.8	3.0	7.5	1.8	3	1.5	0.9	4
RMS	930	27	27	8.5	50%	4.5	1.8	3.0	7.5	1.8	3	1.5	0.9	4
RM2	930	27	27	8.5	40%	7.5	3.0	4.5	9.0	1.8	3	3.0	3	4
RM3	930	27	27	8.5	40%	7.5	3.0	4.5	9.0	1.8	3	3.0	3	4
<i>Townhouse cluster housing</i>	930	27	27	8.5	40%	7.5	3.0	4.5	9.0	1.8	3	3.0	3	4
<i>Apartment</i>	930	27	27	13.5	40%	7.5	3.0	4.5	9.0	1.8	3	3.0	3	4

9.1 Compact Residential Zone

RM1

9.1.1 Intent

The RM1 zone is intended for ground-oriented *single family, townhouses, cluster housing* or compact housing in areas designated “Suburban” or “Urban Residential” by the Official Community Plan. Development Permit application may be required.

9.1.2 Permitted Use

In the RM1 zone, the following uses are permitted and all others are prohibited:

- (a) *single family dwellings (SFD)*
- (b) *duplex*
- (c) *townhouse dwellings*
- (d) *cluster housing dwellings*
- (e) *home based business*
- (f) *accessory buildings and uses*
- (g) keeping of not more than three boarders
- (h) *in-home child care^{AB2726}*
- (i) *child care centre* located in a non-residential space within a *multiple family* residential development



Density for Multi-unit Developments

- 9.1.2.1 Each *single family dwelling* shall have not less than 325 square metres (3,500 sqft) of *lot area per dwelling unit*.
- 9.1.2.2 Each *two family dwelling* shall have not less than 230 square metres (2,475 sqft) of *lot area per dwelling unit*.
- 9.1.2.3 *Townhouses* and *cluster housing dwellings* require not less than 200 square metres (2,150 sqft) of *lot area per dwelling unit*.

9.1.3 Number of Buildings per Lot

There may be one or more *buildings* per *lot*.

9.2 Compact Residential Zone - Select

RMS

9.2.1 Intent

The RMS *zone* is intended for compact ground-oriented housing in the “Suburban” or “Urban Residential” designations under the Official Community Plan and is specifically oriented to seniors or the elderly to encourage affordable, shared housing options. Development Permit application and urban services are required.

9.2.2 Permitted Use

In the RMS *zone*, the following *uses* are permitted and all others are prohibited:

- (a) *townhouse dwellings*
- (b) *cluster housing dwellings*
- (c) *home based business*
- (d) *accessory buildings and uses*

9.2.3 Density

Townhouses and *cluster housing dwellings* require not less than 170 square metres (1830 sqft) of *lot area per dwelling unit*.

9.2.4 Number of Buildings per Lot

There may be one or more *buildings* per *lot*.



9.3 Low Density Multiple Family Residential

RM2

9.3.1 Intent

The RM2 zone is intended for ground-oriented *townhouses*, *cluster housing* or compact *multi-family* housing in areas designated “Suburban” or “Urban Residential” by the Official Community Plan. Development Permit application and urban services are required.

9.3.2 Permitted Use

In the RM2 zone, the following uses are permitted and all others are prohibited:

- (a) *townhouse dwellings*
- (b) *cluster housing dwellings*
- (c) *home based business*
- (d) *accessory buildings and uses*
- (e) keeping of not more than three boarders
- (f) *in-home child care*^{AB2726}
- (g) *child care centre* located in a non-residential space within a *multiple family* residential development^{AB2726}

9.3.3 Density

Townhouse and *cluster housing dwellings* require not less than 290 square metres (3,120 sqft) of *lot area* per *dwelling unit* except as provided in 9.3.4.

9.3.4 Amenity Space Density Bonusing

Notwithstanding 9.3.3 and lot coverage limitations under Table 2, subject to *amenity space* being provided of not less than 3 square metres (32 sqft) per *dwelling unit* or 50 square metres (530 sqft) in total, whichever is greater, the following provisions shall apply:

- (a) maximum *lot coverage* shall be 45% of the *lot area* and
- (b) *townhouses* and *cluster housing dwellings* require not less than 250 square metres (2,690 sqft) of *lot area* per *dwelling unit*.



9.4 Medium Density Multiple Family Residential

RM3

9.4.1 Intent

The RM3 *zone* is intended for *apartments, townhouses, cluster housing* in areas designated “Urban Residential” by the Official Community Plan. Development Permit application and urban services are required.

9.4.2 Permitted Use

In the RM3 *zone*, the following *uses* are permitted upon the *lot* and all others are prohibited:

- (a) *multiple family dwellings* or groups of *multiple family dwellings* including *apartment buildings, townhouse dwellings* and *cluster housing dwellings*
- (b) *boarding houses*
- (c) *home based business*
- (d) *accessory buildings* and *uses*
- (e) keeping of not more than three boarders
- (f) *in-home child care*
- (g) *child care centre* located in a non-residential space within a *multiple family residential development* ^{AB2726}

9.4.3 Density

9.4.3.1 *Townhouse* and *cluster dwellings* require not less than 290 square metres (3,120 sqft) of *lot area* per *dwelling unit* except as provided in 9.4.4.

9.4.3.2 Each *apartment building* with surface parking shall have a maximum of three *dwelling units* for the first 930 square metres (10,010 sqft) of *lot area* and a minimum of 95 square metres (1,020 sqft) of *lot area* for each additional *dwelling unit*.

9.4.3.3 Each *apartment building* with a minimum of 60% of parking space provided underground shall have a maximum of four *dwelling units* for the first 930 square metres (10,010 sqft) of *lot area* and a minimum of 75 square metres (805 sqft) of *lot area* for each additional *dwelling unit*, except as provided in 9.4.4.

9.4.4 Amenity Space Density Bonusing

9.4.4.1 If *amenity space* is provided in the amount of 3 square metres (32 sqft) per *dwelling unit* or 50 square metres (530 sqft), whichever is greater,

- (a) the maximum *lot coverage* shall be 45% of the *lot area*;
- (b) *townhouses* and *cluster housing dwellings* require not less than 250 square metres (2,690 sqft) of *lot area* per *dwelling unit*; and
- (c) the minimum site *area* for each *dwelling unit* in an *apartment building* with a minimum of 60% of parking space provided underground shall be 65 square metres (700 sqft) of *lot area* for each *dwelling unit* after the first four *dwelling units*.

9.4.4.2 For developments with 40 or more *dwelling units* where over 30% of *units* have three or more bedrooms, an equipped playground on the *lot* with minimum dimensions of 7.5 x 7.5 metres (25 x 25 ft) shall be provided.



9.5 Multiple Family Residential Four^{AB2574}

RM4

9.5.1 Intent

The intent of the RM4 *zone* is to accommodate medium *density apartment* development.

9.5.2 Permitted Use

In the RM4 *zone*, the following *uses* are permitted upon the lot and all others are prohibited:

- (a) *apartment buildings*
- (b) *townhouse dwellings*
- (c) *cluster housing dwellings*
- (d) *home based business*
- (e) *accessory buildings and uses*
- (f) *in-home child care*^{AB2726}
- (g) *child care centre* located in a non-residential space within a *multiple family residential development*^{AB2726}

9.5.3 Density

9.5.3.1 The *Floor Area Ratio* shall not exceed 1.0.

9.5.3.2 Notwithstanding 9.5.3.1, where 15% or more of the total number of units are *affordable housing units* and the developer enters into a *Housing Agreement* pursuant to the provisions of 5.21, the maximum *Floor Area Ratio* may be increased to 1.5.

9.5.4 Amenity Space and Usable Open Space

- (a) For developments with 40 or more *dwelling units* where over 30% of units have three or more bedrooms, an equipped playground on the *lot* with minimum dimensions of 7.5 x 7.5 metres (25 x 25 ft) shall be provided.
- (b) *Usable open space* shall be provided in an amount of not less than 10% of the area of the *lot*.

9.5.5 Lot Area

Each *lot* shall have an *area* of not less than 930 square metres (10010 sqft).

9.5.6 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 27 metres (89 ft) and a *lot depth* of not less than 27 metres (89 ft).



9.5.7 Combined Lot Coverage

The maximum *lot coverage* of all *buildings and structures* shall be 40% of the *lot area*.

9.5.8 Principal Use Building Height

The *height* of a *building* shall not exceed 13.5 metres (44 ft).

9.5.9 Principal Use Building Setback Requirements

9.5.9.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

9.5.9.2 A *side setback* shall be provided of not less than 3.0 metres (10 ft) in *width* where there is no side road flanking.

9.5.9.3 A *side setback* shall be provided of not less than 4.5 metres (15 ft) in *width* where there is a side road flanking.

9.5.9.4 A *rear setback* shall be provided of not less than 9.0 metres (30 ft) in *depth*.

9.5.10 Location of an Accessory Building

Accessory buildings must be located to the rear of the *principal use building*.

9.5.11 Accessory Building Lot Coverage

The combined *lot coverage* of *accessory buildings* shall not exceed 10% of the *lot area*.

9.5.12 Accessory Building Height

The *height* of an *accessory building* shall not exceed 4.0 metres (13 ft).

9.5.13 Accessory Building Setback Requirements

9.5.13.1 A *setback* from the *principal use building* shall be provided of not less than 1.8 metres (6 ft) in *depth*.

9.5.13.2 A *side setback* shall be provided of not less than 3.0 metres (10 ft) in *width*.

9.5.13.3 A *rear setback* shall be provided of not less than 3.0 metres (10 ft) in *width*.

9.5.13.4 A *setback* from any lane shall be provided of not less than 3.0 metres (10 ft) in *depth*.

9.5.14 Off Street Parking

Off street parking shall be provided in accordance with the requirements of this bylaw.



9.6 Multiple Family Residential Five

RM5

9.6.1 Intent

The intent of the RM5 zone is to accommodate high *density apartment* development.

9.6.2 Permitted Use

In the RM5 zone, the following *uses* are permitted upon the lot and all others are prohibited:

- (a) *apartment buildings*
- (b) *home based business*
- (c) *accessory buildings and uses*
- (d) *in-home child care*^{AB2726}
- (e) *child care centre* located in a non-residential space within a *multiple family residential development*^{AB2726}

9.6.3 Density

9.6.3.1 The *Floor Area Ratio* shall not exceed 1.5.

9.6.3.2 Notwithstanding 9.6.3.1, where 15% or more of the total number of units are *affordable housing units* and the developer enters into a *Housing Agreement* pursuant to the provisions of 5.21, the maximum *Floor Area Ratio* may be increased to 2.0.

9.6.4 Amenity Space and Usable Open Space

9.6.4.1 For developments with 40 or more *dwelling units* where over 30% of units have three or more bedrooms, an equipped playground on the *lot* with minimum dimensions of 7.5 x 7.5 metres (25 x 25 ft) shall be provided.

9.6.4.2 *Usable open space* shall be provided in an amount of not less than 10% of the area of the *lot*.

9.6.5 Lot Area

Each *lot* shall have an *area* of not less than 930 square metres (10010 sqft).

9.6.6 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 27 metres (89 ft) and a *lot depth* of not less than 27 metres (89 ft).

9.6.7 Combined Lot Coverage

The maximum *lot coverage* of all *buildings and structures* shall be 40% of the *lot area*.

9.6.8 Principal Use Building Height

The *height* of a *building* shall not exceed 19.5 metres (64 ft).



9.6.9 Principal Use Building Setback Requirements

- 9.6.9.1 A *front setback* shall be provided of not less than 5.5 metres (18 ft) in *depth*.
- 9.6.9.2 A *side setback* shall be provided of not less than 3.0 metres (10 ft) in *width* where there is no side road flanking.
- 9.6.9.3 A *side setback* shall be provided of not less than 4.5 metres (15 ft) in *width* where there is a side road flanking.
- 9.6.9.4 A *rear setback* shall be provided of not less than 9.0 metres (30 ft) in *depth*.

9.6.10 Location of an Accessory Building

Accessory buildings must be located to the rear of the *principal use building*.

9.6.11 Accessory Building Lot Coverage

The combined *lot coverage* of *accessory buildings* shall not exceed 10% of the *lot area*.

9.5.14 Accessory Building Height

The *height* of an *accessory building* shall not exceed 4.0 metres (13 ft).

9.5.15 Accessory Building Setback Requirements

- 9.6.13.1 A *setback* from the *principal use building* shall be provided of not less than 1.8 metres (6 ft) in *depth*.
- 9.6.13.2 A *side setback* shall be provided of not less than 3.0 metres (10 ft) in *width*.
- 9.6.13.3 A *rear setback* shall be provided of not less than 3.0 metres (10 ft) in *width*.
- 9.6.13.4 A *setback* from any lane shall be provided of not less than 3.0 metres (10 ft) in *depth*.

9.6.14 Off Street Parking

- 9.6.14.1 Off street parking shall be provided in accordance with the requirements of this bylaw.
- 9.6.14.2 Notwithstanding the above, off street parking requirements on Lot 2 District Lot 450 Group 1 NWD Plan EPP81176 (PID 030-471-621) are as follows:

- 0.7 spaces per micro/studio dwelling unit
- 1.0 spaces per 1-bedroom dwelling unit
- 1.25 spaces per 2-bedroom dwelling unit
- 0.1 spaces per dwelling unit to accommodate visitor parking



PART 10: COMMERCIAL ZONES

10.1 General Commercial

C1

10.1.1 Intent

The C1 zone is intended to accommodate broad commercial development. General Commercial areas consist of retail, office and service developments where a strong pedestrian orientation is encouraged. This is primarily Development Permit Area 2, in central Westview, but also some localized commercial parcels in neighbourhood locations.

10.1.2 Permitted Use ^{AB2246}

In the C1 zone, the following uses are permitted and all others are prohibited:

- (a) *retail stores*
- (b) *retail uses with ancillary light manufacturing and assembly*
- (c) *personal service establishments*
- (d) *commercial and professional offices and financial institutions*
- (e) *assembly use*
- (f) *entertainment use*
- (g) *civic use*
- (h) *traveller accommodation use*
- (i) *public transportation terminals and taxi stands*
- (j) *veterinary clinic*
- (k) *preparation and bottling of food excluding fish or seafood products*
- (l) *mushroom sorting, grading and packaging depots*
- (m) *boarding houses*
- (n) *dwelling units located in commercial and institutional buildings*
- (o) *parking lot*
- (p) *wholesale use accessory to uses permitted in 10.1.2 (a) and (b)*
- (q) *restaurant*
- (r) *liquor store use*^{AB2247,2369}
- (s) *cannabis retail store use*^{AB2534}

10.1.3 Conditions of Use

- 10.1.3.1 Every *business* or undertaking shall be conducted within a completely enclosed *building* with the exception of child care centres; *parking* and loading facilities; accessory outdoor sales not exceeding 25% of *gross floor area* of the *principal use*; and permitted *seasonal use retail*.^{AB2726}



- 10.1.3.2 *Dwelling units* located in an institutional or commercial *building*:
- (a) shall not exceed the *density* provisions of the RM3 *Zone* under Part 9 of this Bylaw;
 - (b) shall not exceed a *gross floor area* ratio of 2:1, residential to institutional/commercial;
 - (c) shall form a part of the *building* containing another permitted *use*;
 - (d) shall not be located in a *basement*; and
 - (e) shall have a completely separate main entrance directly to a *street*.
- 10.1.3.3 Light manufacturing and assembly, ancillary to a *retail store* shall conform to the following:
- (a) shall be conducted within a completely enclosed building with no areas used for exterior storage;
 - (b) shall be of pre-processed or previously finished materials;
 - (c) processing of raw materials, other than food as specifically listed, is prohibited; and
 - (d) all goods produced on the premises shall be sold as retail on the premises but may be distributed at wholesale to other retail stores.
- 10.1.3.4 Preparation and bottling of food, excluding fish or seafood products, shall neither exceed an area of 162 square metres (1,750 sqft) nor shall the commercial operation employ more than three employees.
- 10.1.4 Lot Area**
- Each *lot* shall have an *area* of not less than 270 square metres (2,905 sqft).
- 10.1.5 Lot Width and Depth**
- Each *lot* shall have a *lot width* of not less than 7.5 metres (25 ft) and a *lot depth* of not less than 30 metres (99 ft).
- 10.1.6 Building Height**
- The *height* of a *building* shall not exceed 3½ *storeys* or 13.5 metres (44 ft).
- 10.1.7 Setback Requirements**
- 10.1.7.1 Where a C1 *lot* abuts a *lot* in any R or A *zone* without an intervening *street* or *lane*, a *side setback* shall be provided of not less than 3 metres (10 ft) in *width*.
- 10.1.7.2 Where there is no rear *lane*, a *side setback* shall be provided on one side of a *building* of not less than 3 metres (10 ft) in *width*.
- 10.1.7.3 A rear *setback* shall be provided of not less than 6 metres (20 ft) in *depth*.



10.2 Service Commercial

C2

10.2.1 Intent

The C2 zone is intended to accommodate service commercial development. Service commercial uses include tourist accommodation, restaurants, convenience commercial uses and retail uses along major streets. The C2 zone is oriented to automobile access and generally designated "Commercial" by the Official Community Plan.

10.2.2 Permitted Use

In the C2 zone, the following uses are permitted and all others are prohibited:

- (a) retail sales, service, or rental of garden supplies, *building* supplies, hardware, vehicles, trucks, boats, recreational vehicles, and small equipment
- (b) *automotive repair shop*
- (c) *assembly use*
- (d) *civic use*
- (e) offices
- (f) *entertainment use*
- (g) *service station*
- (h) veterinary clinic
- (i) printing shop
- (j) *convenience store*
- (k) window manufacturing
- (l) *parking lot*
- (m) mushroom sorting, grading and packaging depots
- (n) *accessory residential dwelling unit* located within a commercial or other *principal use building*
- (o) wholesale use accessory to uses permitted by 10.2.2 (a)
- (p) restaurant
- (q) warehousing and storage use conforming to Part 11.1.3 is permitted only on 6530 Sutherland (Lot 4, District Lot 4169, Block 4, NWD Group 1, Plan 14654).

10.2.3 Conditions of Use

- 10.2.3.1 An *accessory residential dwelling* unit within a commercial or other *principal use building* shall not be located in the *basement* and shall have a completely separate main entrance directly to a *street*.
- 10.2.3.2 No storage yard or area, excluding retail display yards for the sale of vehicles, trucks, boats, equipment, *seasonal use* and finished goods, shall be permitted in a required *front setback*. No display yard located in a required *front setback* shall be situated closer than 2 metres (6.5 ft) to a *front lot* line.



- 10.2.3.3 The *area* between the *front lot line* and the display yard shall be landscaped, except where crossed by *driveways*.
- 10.2.3.4 Every business or undertaking shall be conducted within a completely enclosed *building* with the exception of *child care centres*; *parking* and loading facilities; accessory outdoor sales not exceeding 25% of the *gross floor area* of the *principal use*; and permitted *seasonal use* retail. ^{AB2726}
- 10.2.3.5 Any part of a *lot* used or intended to be used as an exterior storage *area* shall be enclosed by view obscuring *fence* with a minimum *height* of 2 metres (6.5 ft) on any side visible from an adjacent *lot* or *street* and no storage material shall extend higher than 3 metres (10 ft).

10.2.4 Lot Area

Each *lot* shall have an *area* of not less than 550 square metres (5,920 sqft).

10.2.5 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 15 metres (50 ft) and a *lot depth* of not less than 30 metres (100 ft).

10.2.6 Building Height

The *height* of a *building* shall not exceed 13.5 metres (44 ft).

10.2.7 Setback Requirements

- 10.2.7.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.
- 10.2.7.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in *width*.
- 10.2.7.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth*.



10.3 Neighbourhood Commercial

C3

10.3.1 Intent

The C3 zone is intended to accommodate local convenience commercial *uses* that serve individual neighbourhoods. Commercial *uses* include: *convenience stores*, commercial services, restaurants, and other limited retail and office *uses*. The C3 zone may be designated “Commercial” or “Suburban Residential” by the Official Community Plan.

10.3.2 Permitted Use

In the C3 zone, the following *uses* are permitted and all others are prohibited:

- (a) *retail stores*, excluding lumber and *building* supply yards and sale and servicing of motor vehicles, trailers, mobile homes, recreational vehicles, boats, automotive parts and accessories, farm and industrial equipment and machinery
- (b) *personal service establishments*
- (c) commercial and professional offices and financial *institutions*
- (d) restaurants and licensed drinking establishments
- (e) *accessory gasoline sales*
- (f) *accessory residential dwelling unit*
- (g) *liquor store* permitted only at 5987 Lund Street (Lot B, Block 2, DL 4173, Plan 8078)
- (h) retail sales, service and rental of tools, hardware, and small equipment; accessory open storage of tools and small equipment; accessory open storage of tools and small equipment; two dwelling units located on the upper floor in a commercial building; and, placement of one steel storage container vented to the satisfaction of the Fire Chief and Chief Building Inspector, are permitted only at 7259 Alberni Street, legally described as the East ½ of Lot 22 Block 2 DL 5731 Plan 6303 (PID 010-961-577)
- (i) *child care centre* ^{AB2726}

10.3.3 Conditions of Use

10.3.3.1 *Accessory gasoline sales* shall satisfy all the following provisions:

- (a) maximum of one pump island with not more than three gasoline fuel pumps;
- (b) no vehicle servicing or repair is permitted;
- (c) gasoline pumps island shall be no less than 4.5 metres (15 ft) from any *lot line*;
- (d) no gasoline sales area located in a required *front setback* shall be situated closer than 1.5 metres (5 ft) to a *front lot line*; and
- (e) the area between the *front lot line* and the gasoline sales area shall be landscaped and surrounded by a curb, except where crossed by *driveways*.

10.3.3.2 An *accessory residential* unit located within a commercial *building* shall be attached to or located above the first storey of a *building* and shall have a completely separate main entrance directly to a *street*.



10.3.4 Lot Area

Each *lot* shall have an *area* of not less than 550 square metres (5,920 sqft).

10.3.5 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 15 metres (50 ft) and a *lot depth* of not less than 30 metres (100 ft).

10.3.6 Lot Coverage

The maximum *lot coverage* shall be 50% of the *lot area*.

10.3.7 Building Height

Building height shall not exceed 8.5 metres (28 ft).

10.3.8 Setback Requirements

10.3.8.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

10.3.8.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in *width*.

10.3.8.3 A *rear setback* shall be provided of not less than 9 metres (30 ft) in *depth*.

10.3.9 Off Street Parking

10.3.9.1 Notwithstanding Part 6: Off-Street Parking & Loading requirements, 13 parking spaces and 1 accessible parking space are required at 7259 Alberni Street, legally described as the East ½ of Lot 22 Block 2 DL 5731 Plan 6303 (PID 010-961-577).

10.4 Tourist Commercial

C4

10.4.1 Intent

The C4 *zone* is intended to accommodate a range of tourist commercial *uses*, both land and water-based.

10.4.2 Permitted Use

In the C4 *zone*, the following *uses* are permitted and all others are prohibited:

- (a) *traveller accommodation use*
- (b) *marinas*
- (c) *liveaboard* or *floating home* located in a *marina*, for not more than one vessel or *floating home* for the sole *use* of a resident caretaker/wharfinger for security purposes with the consent of the owner of the *marina*
- (d) *accessory residential use*
- (e) *liquor store use*^{AB2369}



- (f) *cannabis retail store use*^{AB2534}

10.4.3 **Lot Area**

Each *lot* shall have an *area* of not less than 1800 square metres (19,375 sqft).

10.4.4 **Lot Width and Depth**

Each *lot* shall have a *lot width* of not less than 30 metres (100 ft) and a *lot depth* of not less than 30 metres (100 ft).

10.4.5 **Lot Coverage**

The maximum *lot coverage* shall be 50% of the *lot area*.

10.4.6 **Building Height**

Building height shall not exceed 13.5 metres (44 ft).

10.4.7 **Setback Requirements**

10.4.7.1 A *front setback* shall be provided of not less than 9 metres (30 ft) in *depth*.

10.4.7.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in width.

10.4.7.3 A *rear setback* shall be provided of not less than 9 metres (30 ft) in *depth*.

10.5 **Campground Commercial**

C5

10.5.1 **Intent**

The C5 *zone* is intended to accommodate temporary commercial accommodation such as *campground* and recreational vehicles sites.

10.5.2 **Permitted Use**

In the C5 *zone*, the following *uses* are permitted and all others are prohibited:

- (a) camping sites for tents, recreation vehicles and motor vehicles and trailers
- (b) *campground use*
- (c) *accessory residential use*

10.5.3 **Conditions of Use**

Campgrounds shall comply with the provisions of the Willingdon Beach Campsite Bylaw in effect at the time.



10.6 Parking Commercial

CP

10.6.1 Intent

The CP *zone* is intended to accommodate vehicle parking for the benefit of the public. Urban services may not be required.

10.6.2 Permitted Use

In the CP *zone*, vehicle, trailer, and bicycle parking or loading is permitted and all others uses are prohibited.



10.7 Mixed Use



10.7.1 Intent

The MX zone is intended to accommodate broadly mixed land use in the older established commercial cores of Westview and Cranberry Lake as well as potential new mixed use areas and direct land use control developments. This includes Development Permit areas in Cranberry Lake and Westview designated “Mixed Use” by the Official Community Plan. The MX zone accommodates commercial activities, multi unit residential, as well as existing single and two family dwellings.

10.7.2 Permitted Uses

In the MX zone, the following uses are permitted and all others are prohibited:

- (a) *retail stores with accessory wholesale use*
- (b) *retail uses with ancillary light manufacturing and assembly*
- (c) *personal service establishments*
- (d) *commercial and professional offices and financial institutions*
- (e) *assembly use*
- (f) *entertainment use*
- (g) *civic use*
- (h) *traveller accommodation use*
- (i) *public transportation terminals and taxi stands*
- (j) *preparation and bottling of food excluding fish or seafood products*
- (k) *mushroom sorting, grading and packaging depots*
- (l) *multiple family dwellings including apartment and cluster dwellings*
- (m) *parking lot*
- (n) *restaurant*
- (o) *Single and duplex dwellings are permitted upon the following properties only:*

Marine and Willingdon Avenues Mixed Use Area

4694 Ewing	Lot G DL 5167 & 5306 NWD Group 1 Plan 6566
4698 Ewing ^{AB2275}	Lot F DL 5167 & 5306 NWD Group 1 Plan 6566
4404 Marine	Lot 5 DL 5122 Block 4 NWD Group 1 Plan 6618
4454 Marine	Lot 1 DL 5307 Block 22 NWD Group 1 Plan BCP23196
4458 Marine	Lot 1 DL 5307 Block 22 NWD Group 1 Plan BCP23196
6840 Courtenay	Lot 2 DL 5307 Block 20 NWD Group 1 Plan 6759
4524B Willingdon	Lot B DL 5307 Block 1 NWD Group 1 Plan 7489
4528 Willingdon	Lot B DL 5307 Block 6&7 NWD Group 1 Plan 7300
4624 Willingdon	Lot 19 NWD Group 1 Plan 5390
4516 Marine	Lot A DL 5307 Block 19 NWD Group 1 Plan 6276
4554 Marine	Lot 2 Am DL 5307 Block 16 NWD Group 1 Plan 5443r
4556 Marine	Lot 1 Am DL 5307 Block 16 NWD Group 1 Plan 3965371
4578 Marine ^{AB2188}	Lot 3 DL 5307 Block 14 NWD Group 1 Plan 6244
4584 Marine	Lot 2 DL 5307 Block 14 NWD Group 1 Plan 6244



4588 Marine	Lot 1 DL 5307 Block 14 NWD Group 1 Plan 6244
4590 Marine	Lot 1 DL 5307 Block 14 NWD Group 1 Plan 6244
4598 Marine	Lot 13 DL 5307 NWD Group 1 Plan 5096
4618 Marine	Lot B NWD Group 1 DL 5167 & 5306 Plan 598687L
4622 Marine	Lot A NWD Group 1 DL 5167 & 5306 Plan 587332L
4623 Marine	Lot 19 NWD Group 1 DL 5167 & 5306 Plan 5390
4631 Marine	Lot 20 NWD Group 1 DL 5167 & 5306 Plan 5390
4632 Marine	Lot 50 NWD Group 1 DL 5167 & 5306 Plan 5390

Cranberry Street Mixed Use Area

6751 Cranberry	Lot B DL 5304 Block 2 NWD Group 1 Plan 3256R of Lot 2 Plan 5093
6759 Cranberry	Lot 2 DL 5304 Blk 2 NWD Group 1 Plan 5093 Ex PI 3015R 3256R 15425
6765 Cranberry	Lot A DL 5304 Block 2 NWD Group 1 Plan 6340 Subsidy Lot 3
6769 Cranberry	Lot B DL 5304 Block 2 NWD Group 1 Plan 6340 Subsidy Lot 3
6773 Cranberry	Lot C DL 5304 Block 2 NWD Group 1 Plan 6340 Subsidy Lot 3
6777 Cranberry	Lot A DL 5304 Block 2 NWD Group 1 Plan 22082
6783 Cranberry	Lot B DL 5304 Block 2 NWD Group 1 Plan 22082
6789 Cranberry	Lot 2 DL 5304 BLK 2 NWD Group 1 Plan LMP34810
6799 Cranberry	Lot 5 DL 5304 BLK 2 NWD Group 1 Plan 8008 Subsidy Lots 4&5
6812 Cranberry	Lot A DL 5304 BLK 8 NWD Group 1 Plan 5686 Subsidy Lot 1.

- (p) liquor store use^{AB2369}
- (q) cannabis retail store use^{AB2534}

10.7.3 Conditions of Use

10.7.3.1 Every business or undertaking shall be conducted within a completely enclosed *building* with the exception of *child care centres*; parking and loading facilities; accessory outdoor sales not exceeding 25% of the *gross floor area* of the *principal use*; and permitted *seasonal use* retail. ^{AB2726}

10.7.3.2 *Dwelling units* located in a commercial *building*:

- (a) shall not exceed the *density* provisions of the RM3 *Zone*;
- (b) shall not be located in a *basement*; and
- (c) shall have a completely separate main entrance directly to a *street*.

10.7.3.3 Multiple family dwelling units in a residential-only development shall conform to the RM3 density, setback, and amenity provisions under Part 9 of this Bylaw.

10.7.3.4 Light manufacturing and assembly, ancillary to a *retail store* shall conform to the following:

- (a) every business shall be conducted within a *completely enclosed building* with no areas used for outside storage;
- (b) processing of raw materials, other than food as specifically listed, is prohibited;
- (c) manufacturing and assembly shall be of pre-processed or previously finished materials; and
- (d) all goods produced on the premises shall be sold at retail on the same premises but may be distributed wholesale to other retail stores.



10.7.3.5 *Single family dwellings and duplex residential use shall conform to the R2 density, use accessory use, and setback provisions under Part 8 of this Bylaw.*

10.7.3.6 Preparation and bottling of food excluding fish or seafood products shall not exceed an area of 162 square metres (1,750 sqft) and shall not employ more than three employees.

10.7.4 Lot Area

Each *lot* shall have an area of not less than 270 square metres (2,905 sqft).

10.7.5 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 7.5 metres (25 ft) and a *lot depth* of not less than 30 metres (100 ft).

10.7.6 Building Height

10.7.6.1 *Building height* shall not exceed 3½ storeys or 13.5 metres (44 ft).

10.7.6.2 Notwithstanding 10.7.6.1, the *height* of a *building* with frontage on the west side of Marine Avenue shall not exceed 9.5 metres (30 ft) above the centre of the Marine Avenue.

10.7.7 Setback Requirements

10.7.7.1 Where a *lot* abuts a *lot* in any Residential zone without an intervening *street* or *lane*, a *side setback* shall be provided of not less than 3 metres (10 ft) in *width*.

10.7.7.2 Where there is no *rear lane*, a *side setback* shall be provided on one side of a *building* of not less than 3 metres (10 ft) in *width*.

10.7.7.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth*.

10.7.7.4 Where a *lot* as listed in section 10.7.2 (o) is used as a *single family* or *duplex dwelling*, a *side setback* shall be provided on each side of the *dwelling* not less than 1.8 metres (6 ft) in *width* and accessory buildings shall meet the R2 Zone requirements for height, lot coverage, and setback as set out in Table 1, Part 8.^{AB2303}



10.8 Milltown Centre



10.8.1 Intent

The MC zone is intended to revitalize Townsite and accommodate a comprehensive range of commercial, residential, light industrial and public uses in the commercial core of Townsite. Land uses as established are to complement the nearby industrial mill complex and historic character of Townsite including Dwight Hall.

10.8.2 Milltown Centre Zone Requirements

The minimum lot dimensions and setbacks requirements and the maximum lot coverage and building heights in the MC zone are as set out in Table 3, notwithstanding the following:

- (a) building height shall not exceed 2½ storeys with the exception of apartment buildings
- (b) accessory buildings to residential use shall not be located in any required front or side setback.

Table 3: Milltown Centre Zone Requirements (metres)

Lot Use	Lot Dimensions			Building Height (m)	Lot Coverage	Setback Requirements (m)				Accessory Building Requirements				
	Area (sqm)	Width (m)	Depth (m)			Front	Side	Side Flank	Rear	Principal Building (m)	Street Line (m)	Lane (m)	Rear/Side Lot Line (m)	Height (m)
SFD & Duplex	545	15	27	8.5	40%	4.5	0.9	3.0	7.5	1.8	3	1.5	0.9	4.9
Townhouse & Cluster	930	27	27	8.5	40%	7.5	3.0	4.5	9.0	1.8	3	1.5	3.0	4.0
Apartment	930	27	27	13.5	40%	7.5	3.0	4.5	9.0	1.8	3	1.5	3.0	4.0
All Other Permitted uses	270	7.5	27	13.5	40%	1.8	1.5	4.5	3.0	/	/	/	/	/

10.8.3 Permitted Use

In the MC zone, the following uses are permitted and all others are prohibited:

- (a) single family dwellings
- (b) one secondary suite permitted in a single family dwelling only
- (c) one duplex
- (d) rest homes or group homes, for not more than five persons located within a single family dwelling
- (e) multiple family dwellings or groups of multiple family dwellings including townhouse and cluster housing and apartment buildings
- (f) boarding houses
- (g) home based business
- (h) in-home child care^{AB2726}



- (i) *retail stores*
- (j) *personal service establishments*
- (k) commercial and professional offices and financial *institutions*
- (l) *traveller accommodation use*
- (m) printing shops, artist studios and galleries
- (n) *assembly use*
- (o) *entertainment use*
- (p) *civic use*
- (q) light manufacturing, processing, wholesaling and repair
- (r) residential *uses* located within a commercial or industrial *use building*
- (s) *accessory buildings and uses*
- (t) storage within a *completely enclosed building* is permitted only on 5831 Ash Avenue (Lots 7 thru 15, Block 10, District Lot 450, Plan 6606)
- (t) notwithstanding any *density* provisions of Part 10.8 of this Bylaw, an *apartment building* at 5845 Arbutus Avenue (Amended Lot 1 Block 2 District Lot 450 Plan 4533) is permitted a *density* of no more than ten *dwelling units*.^{AB 2184}
- (u) *liquor store use*^{AB 2369}
- (v) restaurant^{AB 2321}
- (w) *cannabis retail store use*^{AB2534}

10.8.4 **Density upon Residential Use Lots**

- (a) Each *townhouse* and *cluster dwelling* shall have a minimum of 290 square metres (3,120 sqft) of *lot area* per *dwelling unit*.
- (b) Each *apartment building* with surface parking shall have a maximum of three *units* for the first 930 square metres (10,010 sqft) of *lot area* and not less than 95 square metres (1,020 sqft) of *lot area* for each additional *dwelling unit*.
- (c) Each *apartment building* with a minimum of 60% of parking space provided underground shall have a maximum of four *units* for the first 930 square metres (10,010 sqft) of *lot area* and not less than 75 square metres (805 sqft) of *lot area* for each additional *dwelling unit*.

10.8.5 **Conditions of Use for other all Permitted Uses**

Lots used for any *permitted uses* other than exclusive residential, shall conform to the following:

- (a) commercial and industrial *uses* shall be conducted completely within an enclosed *building* with no *areas* used for outside storage;
- (b) light manufacturing, processing and repair *uses* shall be made visible to the public by outside display windows, open area plans and similar methods; and
- (c) commercial, industrial, public, institutional and residential *uses* are permitted within the same *building*.



10.9 Waterfront Commercial

W1

10.9.1 Intent

The W1 *zone* is intended to accommodate a broad range of marine oriented *uses* along the Westview and Powell Lake waterfront.

10.9.2 Permitted Use

In the W1 *zone*, the following *uses* are permitted and all others are prohibited:

- (a) marine related *building*, sales, service, rentals and repairs, and retail fuel sales
- (b) *retail stores* and offices
- (c) *personal service establishments*
- (d) *entertainment use*
- (e) *restaurant use*^{AB2188}
- (f) *traveller accommodation use*
- (g) *transportation use*
- (h) *assembly use*
- (i) *civic use*
- (j) *marinas*
- (k) *parking lots*
- (l) net lofts, retail/wholesale fish and seafood market, custom processing of sport fish
- (m) residential *uses* located in a commercial *building*
- (n) *liveaboard* or *floating home* located in a *marina*, for not more than two vessels or one *floating home* for the sole *use* of a resident caretaker/wharfinger for security purposes with the consent of the owner of the *marina*
- (o) *liquor store use*^{AB2369}
- (p) *cannabis retail store use*^{AB2534}

10.9.3 Conditions of Use

Dwelling units located within a commercial *building* shall be located above the first *storey* of a *building* and be the only *use* in the subject *storey* and shall have a completely separate main entrance directly to a *street*.

10.9.4 Lot Area

Each *lot* shall have an *area* of not less than 270 square metres (2905 sqft).

10.9.5 Lot Width and Depth

Each *lot* shall have a *width* of not less than 7.5 metres (25 ft) and a *depth* of not less than 30 metres (100 ft).



10.9.6 Building Height

Building height shall not exceed 9.2 metres (30 ft).

10.9.7 Setback Requirements

10.9.7.1 Where a *lot* abuts a *lot* in a Residential or A zone without an intervening *street* or *lane* a *side setback* shall be provided of not less than 3 metres (10 ft) in *width*

10.9.7.2 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth*.



PART 11: Industrial Zones

M1

11.1 General Industrial

11.1.1 Intent

The M1 zone is intended to accommodate a wide range of industrial uses including warehousing, wholesaling, distribution, manufacturing, assembly and a limited range of commercial uses designated "Service Industrial" by the Official Community Plan. Development Permit application is required.

11.1.2 Permitted Use

In the M1 zone, the following uses are permitted and all others are prohibited:

- (a) *industrial use*
- (b) sale of *building* supplies and garden products
- (c) vehicle, boat, truck, trailer, tools and equipment parts, sales, and service
- (d) fuel sales
- (e) warehousing and storage
- (f) *transportation use*
- (g) trade contractor workshops
- (h) printing establishments
- (i) veterinary clinics
- (j) funeral homes
- (k) retail sales ancillary to a warehousing, wholesaling or manufacturing function
- (l) offices
- (m) *accessory* open storage
- (n) *accessory residential use*
- (o) restaurant subject to 11.1.3.3
- (p) gymnasiums, health and fitness centres
- (q) *natural resource use*
- (r) *civic use*^{AB2224}
- (s) on Lot 13 Block 4 District Lot 5731 Plan 6303 (PID 101-935-941), the permitted uses are restricted to those conforming to *Transportation Use and Accessory Open Storage*.^{AB2633}

11.1.3 Conditions of Use

11.1.3.1 No storage or loading area shall be permitted in a required *front setback*.

11.1.3.2 Any part of a *lot* used or intended to be used as an outside storage area shall be enclosed by a view obscuring *fence* or *hedge* with a minimum *height* of 2.4 metres (8 ft) on any side not facing directly upon the *principal building* on the *lot* and no material shall extend above such *screening*.



11.1.3.3. A restaurant *use* shall not exceed the lesser of 10% of the *gross floor area* of a *building* or 200 square metres (2,150 sqft) in size and must be located within a *building* that contains a permitted *use*.

11.1.3.4 A gymnasium or health and fitness centre shall not exceed the lesser of 20% of the *gross floor area* of a *building* or a maximum of 500 square metres (5,382 sqft) and must be located within a *building* that contains other permitted *uses*.

11.1.4 Lot Area

Each *lot* shall have an *area* of not less than 550 square metres (5,920 sqft).

11.1.5 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 15 metres (50 ft) and a *lot depth* of not less than 30 metres (100 ft).

11.1.6 Lot Coverage

The maximum *lot coverage* shall be 60% of the *lot area*.

11.1.7 Building Height

The *height* of a *building* shall not exceed 13.5 metres (44 ft).

11.1.8 Setback Requirements

11.1.8.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

11.1.8.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in *width*.

11.1.8.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth* except where a *lot* abuts a *lot* in a R or A *zone*, a *rear setback* shall be provided of not less than 9 metres (30 ft) in *depth*.



11.2 Airport and Service Industrial

M2

11.2.1 Intent

The M2 *zone* is intended to accommodate a comprehensive range of industrial, airport and airport related industrial *uses* designated “Service Industrial” by the Official Community Plan. Development Permit application is required.

11.2.2 Permitted Use

In the M2 *zone*, the following *uses* are permitted and all others are prohibited:

- (a) all *uses* of M1 *zone*, except funeral homes
- (b) aerodrome, aviation facilities and trades
- (c) storage yards, auto wreckers and salvage yards

11.2.3 Conditions of Use

11.2.3.1 No storage or loading area shall be permitted in a required *front setback*.

11.2.3.2 Any part of a *lot* used or intended to be used as an outside storage *area* shall be enclosed by a view obscuring *fence* or *hedge* with a minimum *height* of 2 metres (6.5 ft) on any side not facing directly upon the *principal building* on the *lot* and no material shall extend above such *screening*.

11.2.4 Lot Area

Each *lot* shall have an *area* of not less than 1100 square metres (11,840 sqft).

11.2.5 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 25 metres (82 ft) and a *lot depth* of not less than 30 metres (100 ft).

11.2.6 Building Height

The *height* of a *building* shall not exceed 13.5 metres (44 ft).

11.2.7 Setback Requirements

11.2.7.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

11.2.7.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in *width*.

11.2.7.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth* except that where a *lot* abuts a *lot* in any R or A *zone*, a *rear setback* shall be provided of not less than 9 metres (30 ft) in *depth*.



11.3 Millsite Industrial

M3

11.3.1 Intent

The M3 *zone* is intended to recognize those areas exempted from *City* land use regulation as provided for in the original Powell River District Incorporation Act of 1955 as well as lands used in conjunction with Millsite operations.

11.3.2 Permitted Use^{AB2371}

In the M3 *zone*, permitted principal and accessory *uses* must be consistent with Section 21 of the Powell River District Incorporation Act, 1955; given repeal, amendment or inapplicability of that Act, *industrial use* is permitted only.

11.3.3 Lot Area

Each *lot* shall have an *area* of not less than 1100 square metres (11,840 sqft).

11.3.4 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 25 metres (82 ft) and a *lot depth* of not less than 30 metres (100 ft).

11.3.5 Building Height

The *height of a building* shall not exceed 15 metres (50 ft).

11.3.6 Setback Requirements

11.3.6.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in depth.

11.3.6.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in *width*.

11.3.6.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth* except that where a *lot* abuts a *lot* in any R or A *zone*, a *rear setback* shall be provided of not less than 9 metres (30 ft) in *depth*.



PART 12: CIVIC ZONES

PK

12.1 Parks and Playing Fields

12.1.1 Intent

The PK zone is intended to accommodate a range of recreational uses, public parks and private or public natural preserves and associated *uses*. Urban services shall be required only where applicable.

13.1.2 Permitted Use

In the PK zone, the following *uses* are permitted and all others are prohibited:

- (a) *assembly use*
- (b) *civic use*
- (c) *park use*, playing fields, and greenways
- (d) *campgrounds* and golf courses
- (e) fairs, exhibitions and public auctions, trade shows and ancillary sales and services
- (f) *accessory residential*
- (g) *accessory buildings, retail sales, and uses*

13.1.3 Lot Area

Each *lot* except for a park dedicated by subdivision plan shall have an *area* of not less than 550 square metres (5,920 sqft).

13.1.4 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 15 metres (50 ft) and a *lot depth* of not less than 27 metres (89 ft).

12.1.5 Lot Coverage

The maximum *lot coverage* shall be 30% of the lot area.

12.1.6 Height of Buildings

The *height* of a *building* shall not exceed 13.5 metres (44 ft).

12.1.7 Setback Requirements

12.1.7.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

12.1.7.2 *Side setbacks* shall be provided on each side of a *building* of not less than 3 metres (10 ft) in *width*.

12.1.7.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth*.



NT

12.2 Institutions

12.2.1 Intent

The NT *zone* is intended to accommodate a broad range of both private and public institutional *uses* such as schools, churches, hospitals, health care facilities, libraries, museums, cemeteries, campgrounds, and fire halls.

12.2.2 Permitted Use

In the NT *zone*, the following *uses* are permitted and all others are prohibited:

- (a) *assembly use*
- (b) *civic and institution use*
- (c) *rest homes, group homes, private hospitals and health care facilities*
- (d) *urban farm*^{AB2444}
- (e) *fairs, exhibitions and public auctions, trade shows and ancillary sales and services*
- (f) *shelter for persons who may require a refuge due to physical and/or psychological abuse from another person for not more than ten persons*
- (g) *accessory residential*
- (h) *accessory buildings, retail sales, and uses*

12.2.3 Lot Area

Each *lot* shall have an *area* of not less than 550 square metres (5,920 sqft).

12.2.4 Lot Width and Depth

Each *lot* shall have a *lot width* of not less than 15 metres (50 ft) and a *lot depth* of not less than 27 metres (89 ft).

12.2.5 Lot Coverage

The maximum *lot coverage* shall be 70% of the *lot area*.

12.2.6 Building Height

The *height* of a *building* shall not exceed 13.5 metres (44 ft).



12.2.7 Setback Requirements

12.2.7.1 A *front setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

12.2.7.2 *Side setbacks* shall be provided on each side of a *building* not less than 3 metres (10 ft) in *width*.

12.2.7.3 A *rear setback* shall be provided of not less than 6 metres (20 ft) in *depth*.



PART 13: COMPREHENSIVE DEVELOPMENT ZONES

13.1 Comprehensive Development 1^{AB2454} 'Creekside Commons'

CD1

13.1.1 Intent

The CD1 *zone* is intended to accommodate ground-oriented townhouses. A development permit application and urban services are required.

13.1.2 Permitted Use

In the CD1 *zone*, the following *uses* are permitted and all others are prohibited:

- (a) *townhouse dwellings*
- (b) *minor home based businesses*
- (c) *accessory buildings and uses*
- (d) *in-home child care*^{AB2726}
- (e) *child care centre* located in a non-residential space within a *multiple family* residential development^{AB2726}

13.1.3 Conditions of Use

Garbage and recycling containers that are 1 cubic metre (35 cubic ft) or larger are to be located outside of the required *front setback* and shall be screened from any *street* and adjacent residential *use* by a *landscaping screen*, solid decorative *fence*, *structure*, or *building* to a minimum *height* of 2.5 metres (8 ft).

13.1.4 Required Off-Street *Parking Spaces*

Five (5) standard dimensioned spaces, one (1) standard dimensioned car share space and one (1) standard dimensioned visitor space are required for the overall development.

13.1.5 Location of *Parking Spaces*

Other than the car share *parking* space, no *parking* space shall be located within the required *front setback*.

13.1.6 *Lot Area*

Each *lot* shall have an *area* of not less than 1400 square metres (15,070 sqft)

13.1.7 *Lot Width and Depth*

Each *lot* shall have a *lot width* of not less than 18 metres (59 ft) and a *lot depth* of not less than 75 metres (246 ft).



13.1.8 Lot Coverage

The maximum *lot coverage* shall be 50% of the *lot area*.

13.1.9 Building Height

The *height* of a *building* shall not exceed 8.5 metres (28 ft).

13.1.10 Setback Requirements

13.1.7.1 A *front setback* shall be provided of not less than 5 metres (16 ft) in *depth*.

13.1.7.2 A *side setback* shall be provided from the adjacent residential zoned property of not less than 6 metres (20 ft) in *width*.

13.1.7.3 A *side setback* shall be provided from the adjacent commercial zoned property of not less than 1.8 metres (6 ft) in *width*.

13.1.7.4 A *rear setback* shall be provided of not less than 3.6 metres (12 ft) in *depth*.



13.2 Comprehensive Development 2^{AB2467} 'Coastal Winds Village'

CD2

13.2.1 Intent

The CD2 *zone* is intended to accommodate and to regulate the development of several different types of uses on lands described as Proposed Lot 1 of Lot A Plan BCP12952 District Lot 450.

13.2.2 Permitted Uses:

In the CD-2 *zone*, the following *uses* are permitted and all others are prohibited:

- (a) Congregate Senior Housing
- (b) *Rest Homes*
- (c) Health Care Facilities
- (d) Professional Offices
- (e) Hair Salon
- (f) Café
- (g) Chapel
- (h) Library
- (i) Tuck Shop
- (j) Shelter for persons who may require a refuge due to physical and/or psychological
- (k) *Child Care Centre*
- (l) *Day Care Facility*
- (m) Care Taker suite

13.2.3 Parcel Area

The *lot* will consist of 3.98 acres (1.59 hectares).

13.2.4 Parcel Width and Depth

N/A

13.2.5 Parcel Coverage

The maximum *lot coverage* shall be 75% of the *lot* area.

13.2.6 Building Height

The *height* of a *building* shall not exceed 14.2 metres (46 feet 7 inches).

13.2.7 Setback Requirements

13.2.7.1 A *front setback* shall be provided of not less than 7.5 metres in *depth*.

13.2.7.2 A *side setback* shall be provided on each side of a *building* not less than 3 metres in *depth*.

13.2.7.3 A *rear setback* shall be provided on each side of the *building* not less than 6 metres in *depth*.



13.2.8 Accessory Building and Structures

Accessory buildings and structures shall conform to the following regulations:

1. Accessory buildings and structures shall be limited to those servicing the principal uses: congregate senior housing, rest homes and related health care facilities.
2. A maximum height of 4.5 metres.
3. A maximum size foot print of 20 sq metres.
4. Can be located within landscape areas but not within *setback* areas.
5. Other than gazebos open on all sides, not to be located in *front yard*.

13.2.9 Screening

The following shall be screened:

1. Waste enclosure and garbage compounds.
2. Any mechanical equipment and utility kiosks exposed to Joyce Avenue.

13.2.10 Landscaping Requirements

Unoccupied open spaces within the parcel shall be fully and suitably landscaped with landscape material.

13.2.11 Off-Street Parking and Loading

Off street parking and loading shall be provided in accordance with Section 6 of the City of Powell River Zoning Bylaw, 2100, 2006.



13.3 Comprehensive Development 3^{AB2749} 'Manson Narrow Lot'

CD3

13.3.1 Intent

The CD3 *zone* is intended to accommodate *small-scale multi-unit housing* on narrow lots.

13.3.2 Permitted *Principal Use*

Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) *one secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) *one carriage house*
- (e) *townhouses*

13.3.3 Permitted *Accessory Use*

The following *accessory uses* to a *principal use* are permitted on a *lot* in the CD3 *zone* and all others are prohibited:

- (a) *accessory buildings and uses*
- (b) *home based business*
- (c) *in-home child care*

13.3.4 *Lot Area*

Each *lot* shall have an *area* of not less than 565 square metres (6082 sqft).

13.3.5 *Lot Width and Depth*

Each *lot* shall have a *lot width* of not less than 14 metres (46 ft) and a *lot depth* of not less than 39 metres (128 ft).

13.3.6 *Combined Lot Coverage*

The maximum *lot coverage* of all *buildings and structures* shall be 50% of the *lot area*.

13.3.7 *Principal Use Building Height*

The *height* of a *principal use building* shall not exceed 8.5 metres (28 ft).



13.3.8 Principal Use Building Setback Requirements

- 13.3.8.1 A *front setback* shall be provided of not less than 4.5 metres (15 ft) in *depth*.
- 13.3.8.2 A *side setback* shall be provided of not less than 1.8 metres (6 ft) in *width*.
- 13.3.8.3 A *rear setback* shall be provided of not less than 7.5 metres (25 ft) in *depth*.

13.3.9 Location of an Accessory Building

Accessory buildings must be located to the rear of the *principal use building*.

13.3.10 Accessory Building Lot Coverage

The combined *lot coverage* of *accessory buildings* shall not exceed 10% of the *lot area*.

13.3.11 Accessory Building Height

The *height* of an *accessory building* shall not exceed 4.0 metres (13 ft).

13.3.12 Accessory Building Setback Requirements

- 13.3.12.1 A *setback* from the *principal use building* shall be provided of not less than 1.8 metres (6 ft) in *depth*.
- 13.3.12.2 A *side setback* shall be provided of not less than 0.9 metres (3 ft) in *width*.
- 13.3.12.3 A *rear setback* shall be provided of not less than 0.9 metres (3 ft) in *depth*.



13.4 Comprehensive Development 4^{AB2749} 'Residential Small Lots'

CD4

13.4.1 Intent

The intent of the CD4 zone is to accommodate *intensive residential development* comprised of *small-scale multi-unit housing* on small residential lots.

13.4.2 Permitted Principal Use

Residential use of up to four *dwelling units*, that may be a combination of the following housing types:

- (a) *single-family dwellings*
- (b) *duplexes*
- (c) *one secondary suite* in a *SFD* or *duplex dwelling unit*
- (d) *one carriage house*
- (e) *townhouses*

13.4.3 Permitted Accessory Use

The following *accessory uses* to a *principal use* are permitted on a *lot* in the CD4 zone and all others are prohibited:

- (a) *accessory buildings and uses*
- (b) *home based business*
- (c) *short-term rental use*
- (d) *in-home child care*

13.4.4 Lot Area

Each CD4 *lot* shall have an *area* of not less than 300 square metres (3229 sqft).

13.4.5 Lot Width and Depth

Each CD4 *lot* shall have a *lot width* of not less than 10 metres (33 ft) and a *lot depth* of not less than 25 metres (82 ft).

13.4.6 Combined Lot Coverage

The maximum *lot coverage* of all *buildings* and *structures* shall be 50% of the *lot area*.

13.4.7 Principal Use Building Height

The *height* of a *principal use building* shall not exceed 8.5 metres (28 ft) or 9 metres (29 ft) subject to the primary or uppermost roof ridge of the *principal use building* running parallel to the *lot* slope and with a roof slope of 5 in 12 or steeper.

13.4.8 Principal Use Building Setback Requirements

- (a) A *front setback* shall be provided of not less than 5.5 metres (18 ft) in *depth*.
- (b) A *side setback* shall be provided of not less than 1.8 metres (6 ft) in *width*.
- (c) Where there is a side road flanking a lot, a *side setback* shall be provided of not less than 3.0 metres (10 ft) in *width*.



- (d) A *rear setback* shall be provided of not less than 5.5 metres (18 ft) in *depth*.

13.4.9 Projections into Required Setbacks

A covered unenclosed entry porch may project 2.5 metres (8 ft) into the required front setback across the width of the *principal use building* provided the finished floor height of the entry porch is less than 1.0 metre (3 ft) above finished grade. Entry porch steps and roof overhangs can project an additional 1.2 metres (3.5 ft) into the required front setback provided no vertical supports for the roof extend beyond the outer edges of the entry porch.

13.4.10 Location of an Accessory Building

Accessory buildings must be located to the rear of the *principal use building*.

13.4.11 Accessory Building Lot Coverage

The combined *lot coverage* of *accessory buildings* shall not exceed 15% of the *lot area* up to 90 square metres (968 sqft).

13.4.12 Accessory Building Height

The *height* of an *accessory building* shall not exceed 4.9 metres (16 ft) or 5.5 metres (18 ft) subject to the roof slope being 3 in 12 or steeper.

13.4.13 Accessory Building Setback Requirements

Unless otherwise stated in this Bylaw:

- (a) A *setback* from the *principal use building* shall be provided of not less than 1.8 metres (6 ft) in *depth*.
- (b) A *side and rear setback* shall be provided of not less than 0.9 metres (3 ft) in *width*.
- (c) Where there is a side road flanking a parcel, a *side setback* shall be provided of not less than 3.0 metres (10 ft) in *width*.
- (d) A *setback* from a *lane* shall be provided of not less than 1.5 metres (5 ft) in *width*.



13.5 Comprehensive Development 5^{AB2532} 'Joyce Commons Mixed Use Development'

CD5

13.5.1 Intent

The intent of the CD5 *zone* is to accommodate a mixed commercial residential use development. The residential component of the CD5 Zone is considered compact residential. Development within this *zone* is subject to a development permit.

13.5.2 Permitted Use

In the CD5 *zone*, the following *uses* are permitted, and all others are prohibited:

- (a) In a *live-work unit* located on the ground floor with frontage along Joyce Avenue:
 - i. one *live-work unit*
 - ii. *personal service establishments* but excludes dry cleaners, electrical appliance repair shops, laundrettes, printing shops, or similar services
 - iii. commercial and professional offices and financial *institutions*
- (b) *townhouse dwellings*
- (c) *apartment buildings*
- (d) *home based business*
- (e) *accessory buildings and uses*
- (f) *in-home child care* ^{AB2726}
- (g) *child care centre* located in a non-residential space within a mixed use or a *multiple family* residential development ^{AB2726}

13.5.3 Density

The *Floor Area Ratio* shall not exceed 1.0.

13.5.4 Conditions of Use

- (a) A business operated from a *live-work unit* must be owned and operated by a person living in the *live-work unit*.
- (b) The storage or *use* of toxic, flammable or other harmful materials that would be prohibited in a residential dwelling unit under the BC Fire Code or *BC Building Code*, is not permitted in a *live-work unit*.

13.5.5 Lot Area

Each CD5 *lot* shall have an *area* of not less than 1700 square metres (18,300 sqft).

13.5.6 Combined Lot Coverage

The maximum *lot coverage* of all *buildings and structures* shall be 40% of the *lot area*.



13.5.7 Principal Use Building Height

The *height* of a *building* shall not exceed 8.5 metres (28 ft).

13.5.8 Principal Use Building Setback Requirements

Where a CD5 *lot* abuts a *lot* in any R *zone* without an intervening *street* or *lane*, a *side setback* shall be provided of not less than 3 metres (10 ft) in *width*.

13.5.9 Off Street Parking

Off street parking shall be provided in accordance with the requirements of this bylaw.



13.6 Comprehensive Development 6^{AB2638}

'Cranberry Place Multi-Family Development'

CD6

13.6.1 Intent

The intent of the CD6 Zone is to accommodate an affordable rental housing multi-family residential development. Development within this zone is subject to a development permit.

13.6.2 Permitted Use

In the CD6 zone, the following uses are permitted, and all others are prohibited:

- (a) *townhouse dwellings*
- (b) *cluster housing dwellings*
- (c) *home based business*
- (d) *accessory buildings and uses*
- (e) *in-home child care*^{AB2726}
- (f) *child care centre* located in a non-residential space within a *multiple family* residential development^{AB2726}

13.6.3 Density

A total of 24 *dwellings units* are permitted, furthermore:

- (a) no more than 8 *townhouse dwellings* are permitted and require not less than 200 square metres (2,150 sqft) of *lot area per dwelling unit*; and,
- (b) no more than 16 *cluster housing dwellings* are permitted and require not less than 150 square metres (1615 sqft) of *lot area per dwelling unit*.

13.6.4 Combined Lot Coverage

The maximum *lot coverage* of all *buildings* shall be 40% of the *lot area*.

13.6.5 Amenity Space Density Bonusing

Notwithstanding 13.6.3 and 13.6.4, subject to an *amenity space* being provided of not less than 3 square metres (32 sqft) per *dwelling unit* or 50 square metres (530 sqft) in total, whichever is greater, the following provisions shall apply:

- (a) the maximum *lot coverage* shall be 50% of the *lot area*;
- (b) *townhouse dwellings* require not less than 170 square metres of *lot area per dwelling unit*; and,
- (c) *cluster housing dwellings* require not less than 135 square metres of *lot area per dwelling unit*.



13.6.6 Principal Use Building Height

The *height* of a *building* shall not exceed 8.5 metres (28 ft).

13.6.7 Accessory Use Building Height

The *height* of an *accessory use building* shall not exceed 4.0 metres (13 ft).

13.6.8 Setback Requirements

Principal and *accessory use building setback* requirements shall be in accordance with the *setback* requirements of the RM1 Zone.

13.6.9 Conditions of Use

- (a) garbage and recycling containers that are 1 cubic metre (35 cubic ft) or larger are to be located outside of the required *front setback*; screened from any street and adjacent residential *use* by a *landscaping screen*, solid decorative *fence*, *structure*, or *building* to a minimum *height* of 2.5 metres (8 ft); and, placed at least 12 metres (40 ft) from the property boundary of an adjacent residential property.
- (b) sheltered and secure bicycle and/or scooter parking must be provided for each *dwelling unit* in communal locations or in each *dwelling unit*.
- (c) the storage of derelict vehicles is prohibited.

13.6.10 Off Street Parking Requirements

Notwithstanding section 6.5 of this bylaw, a minimum of one space of *off-street parking* shall be provided for each *dwelling unit*.



Part 14: Adoption

READ A FIRST TIME on 12th day of September, 2006.

READ A SECOND TIME on 26th day of September, 2006.

PUBLIC HEARING held on the 10th day of October, 2006.

READ A THIRD TIME on the 31st day of October, 2006.

ADOPTED on the 31st day of October, 2006.

Stewart B. Alsgard, Mayor

Marie Claxton CMC, City Clerk

