COUNCIL REPORT

REPORT DATE: October 30, 2025
MEETING DATE: November 10, 2025

File No. 3360-01

TO: Mayor and Councillors

FROM: Courtney Simpson, Director of Development and Bylaw Services

SUBJECT: Zoning Bylaw No. 1238, 2025 – First and Second Reading

RECOMMENDATIONS

THAT Council give first and second reading to Zoning Bylaw No. 1238, 2025.

THAT Council direct staff to schedule a public hearing for Zoning Bylaw No. 1238, 2025.

PURPOSE

This report presents Zoning Bylaw No. 1238, 2025 (Zoning Bylaw) for first and second reading. The Zoning Bylaw includes all content required by the *Local Government Act,* including new housing-related requirements enacted in 2023. The report also presents a summary of feedback received from the community during the engagement process.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
October 6, 2025 COTW	THAT Council endorse pre-zoning the Bevan Industrial Lands to align with the Village's long-term vision for this area, as established in the Bevan Industrial Lands Concept Plan (2020).
September 15, 2025	THAT Council direct staff to revise the Draft Zoning Bylaw to remove off-street parking and loading requirements for non-residential and non-hotel, hostel, and motel uses in the Village Core.
March 24, 2025 COTW	THAT the Committee of the Whole receive the presentation by Kara Gross and Brittany Tuttle, community planners with Urban Systems Ltd, on the Village's Zoning Bylaw Review; THAT the Committee of the Whole recommend that Council approve the increase to expenditure of up to $39,000 for increased scope in the Zoning Bylaw Review Project with

- $14,170 to be funded through Capacity Funding for Local Government Housing Initiatives grant reallocated from the Amenity Cost Charge Bylaw project; and
- $24,830 to be funded through Community Works Fund reserve.

THAT the Committee of the Whole recommend that Council approve the reallocation of $60,000 in funds from Growing Communities Fund to Community Works Fund reserve for the Zoning Bylaw review; and,

THAT the Committee of the Whole recommend that Council direct staff to bring forward an amendment to the adopted 2025-2029 Financial Plan Bylaw to reflect the increase in expenditures and funding reallocation for the Zoning Bylaw Review project.

April 27, 2020 THAT the Committee of the Whole recommend that Council consider reducing the minimum setback to 0 meters and establishing a maximum setback of 2 metres for the Camp Road neighbourhood during the next zoning bylaw update.

BACKGROUND

In late 2023, the Province amended the *Local Government Act* to establish a suite of new housing-related requirements for local governments, including:

- Update zoning bylaws by June 30, 2024, to comply with new small-scale, multi-unit housing (SSMUH) requirements (*not applicable to the Village, though proactive implementation is underway via the Zoning Bylaw Review and Update*);
- Complete an interim housing needs report (HNR) using a provincial methodology by January 1, 2025 (*completed by the Village in September 2024*); and
- Update official community plans (OCPs) and zoning bylaws to demonstrate that enough land has been designated and zoned to accommodate the Village's 20-year housing need identified in the interim housing needs report (HNR) by December 31, 2025 (*currently underway*).

Urban Systems Ltd. was retained to support the Village in updating its Zoning Bylaw ahead of the December 31, 2025, deadline, with the bylaw review and update project commencing in February 2025.

Purpose and Objectives

The primary purpose of this Zoning Bylaw Review and Update is to ensure the Village can demonstrate that sufficient lands have been zoned to accommodate the 20-year housing need identified in the Interim HNR by December 31, 2025, per the requirements of the *Local Government Act*.

A secondary objective is to proactively implement SSMUH legislative requirements ahead of the 2026 Census, when it is anticipated that the Village's population will surpass 5,000. The SSMUH legislation establishes a set of criteria for local governments that must implement density

requirements, with population size of 5,000 or greater being one. Given that the next Census is in 2026, the Zoning Bylaw is being updated now to implement these requirements. The additional infill density that will be permitted through SSMUH is one of the ways that the Village will accommodate its 20-year housing need.

This review and update will also ensure that the Zoning Bylaw is clearly aligned with the newly updated OCP *(in progress)*, along with modernizing the Bylaw to integrate best practices to improve its overall clarity, transparency, and ease of use.

Accommodating 20-Year Housing Need

The 2024 Housing Needs Report identifies that 1,350 new units will be needed by 2041 to meet the Village's 20-year housing need. Recent growth trends, as well as the levels of density permitted in the updated Zoning Bylaw through the new Residential Infill and Neighbourhood Mixed-Use zones, indicate that development over the next 15-years is anticipated to exceed the Village's 20-year housing need by 42 units, as summarized in the Table below.

	Number of Units
Total 20-Year Housing Need	**1,350**
Anticipated Growth Informed by the number of Rezoning Applications (since 2022) processed or with final readings anticipated by Spring 2026, as well as sites with a high likelihood of redevelopment that have been pre-zoned for additional density.	895
Evidence-Based Projected Growth The number of dwelling units anticipated as a result of implementing SSMUH, as informed by the high-growth unit forecast from the Province's *SSMUH and Transit Oriented Area Scenarios in BC* report (BC SSMUH Report).	497
Total Anticipated Units	**1,392** **(42 excess units)**

The Province does not prescribe a method for how to pre-zone to account for the community's 20-year housing needs. The simplest method would be to multiply the number of lots in each zone by the maximum number of dwelling units permitted and then subtract the number of existing dwellings. A more sophisticated method has been used above that includes the likelihood of redevelopment and results in a lower yet more realistic number than the simplest method.

Proactive Implementation of SSMUH

The 2023 amendments to the *Local Government Act* require local governments that meet a set of established criteria to accommodate additional residential density in applicable 'restricted zones' (i.e., any residential zone that limits density to a single detached or duplex dwelling). The criteria are as follows:

- ☑ Within an Urban Containment Boundary, as established by the OCP and/or a Regional Growth Strategy;

- ☑ Serviced by municipal water and sewer systems;
- ☑ Lot size (three units for lots ≤ 280 m^2, four units for lots > 280 m^2); and
- ☒ Population > 5,000 – current population of 4,447 (per the 2021 Census); expected to become applicable with the release of the 2026 Census.

To avoid having to complete another update to the Zoning Bylaw after the 2026 Census is published, the draft Zoning Bylaw includes SSMUH provisions. Additional discussion on this item is included in the *Residential Zones* section of this report, below.

Alignment with the Official Community Plan

Zoning bylaws are a regulatory tool that translate policy from a community's OCP into regulations that govern how land can be used. These bylaws are comprised of two components: a zoning map, which applies a zone to each property within a community, and a set of written regulations outlining the applicable land use rules. Zones typically correspond to broad land use categories that are defined in a community's OCP (e.g., residential, commercial, industrial, etc.). The higher-level policy direction for these land use categories found in the OCP is then implemented in the form of specific regulations applicable to the corresponding zone(s).

Modernizing Zoning

The Village's Zoning Bylaw has been amended 16 times since it was first adopted in 2016. The resulting bylaw, which comprises 38 zones spanning 175+ pages, is lengthy and complex. As this complexity impedes the ability of both staff and the public to interpret and administer the bylaw, a significant aspect of the Zoning Bylaw Review and Update has been to simplify regulations, consolidate redundant terms and defined uses, and collapse like-zones to create a bylaw that is user-friendly.

Summary of Community Engagement

Community engagement initiatives for the Zoning Bylaw Review and Update have been supported by the Engage Comox Valley Zoning Bylaw Update webpage, which has acted as a central location for all project information including background materials, project updates, and a copy of the first draft of the Bylaw. The webpage also includes a "Question and Answer" section, where community members could submit questions about the Zoning Bylaw to be answered publicly by Village staff.

Other opportunities for the community to participate in the Village's Zoning Bylaw Review and Update process included:

- Development Community Workshop – August 19, 2025
- Virtual Open House Event – October 7, 2025
- In-Person Open House Event – October 8, 2025
- Online review of the draft Zoning Bylaw (including public Q&A board) – ongoing

Community members will also have an opportunity to provide final comments on the updated Zoning Bylaw during the public hearing that will be held following first and second reading.

In addition, the Village presented an overview of the draft Zoning Bylaw and the proposed key changes to K'ómoks First Nation (KFN) and Village Committees of Council on the following dates:

- Advisory Planning Committee – August 14, 2025

- KFN – September 4, 2025
- Homelessness and Affordable Housing Committee – September 17, 2025
- Heritage Committee – September 18, 2025

Attachment 1 includes an overview of the feedback collected through the engagement initiatives listed above.

Key Changes

Council received a comprehensive report on key updates in the new draft Zoning Bylaw at the September 15, 2025 Committee of the Whole. Below is a summary of key updates made to the Zoning Bylaw made as a result of Council review, input from the Advisory Planning Commission and other Committees of Council, and the public. There is also comment on the significant changes requested but not made. The numerous housekeeping text and map changes have not been listed due to complexity, and staff are available to provide any assistance or explanations requested.

Lot Coverage Reduction for the Large Lot Residential Zone

In response to comments received from Council and the public noting concerns about the potential development implications associated with the current lot coverage maximum in the Large Lot Residential zone (70%), this maximum has been reduced to 50%.

New Drinking Water Protection Zone

A new Drinking Water Protection (DWP) zone has been applied to the area comprising Comox Lake. This new zone acknowledges that Comox Lake is an important source of drinking water for the Comox Valley and is intended to protect the Lake's water quality by limiting development while still accommodating low impact recreational uses.

Clarification Regarding Accommodation Home Occupations

Regulations pertaining to accommodation home occupations have been updated to improve alignment between the Zoning Bylaw and applicable provincial regulations associated with the *Short-Term Rental Accommodations Act*. Such revisions included:

- Replacing the existing term "vacation rental" with the term "short-term rental".
- Clarifying that the operator of an accommodation home occupation must be able to demonstrate that the dwelling unit associated with the short-term rental or bed and breakfast use is their principal residence. The specific number of days per year the operator must be living in the dwelling has been removed.

One public submission requested that short-term rental use be expanded to allow rental of an entire dwelling when there is only one dwelling on a lot, so long as it is the primary residence of the operator. This would allow a house to be rented while the operator is on vacation, or otherwise away from home. The current Zoning Bylaw and the new draft allow an entire dwelling to be rented short-term only when there is at least one other dwelling on the lot that is the residence of the operator of the short-term rental. The requested alternative was considered at the time of the Vacation Rental Regulations project that amended the Zoning Bylaw in 2022 and was ultimately not included due to concerns about the challenging with enforcement of the requirement that the dwelling is a primary residence of a person and not an investment property or second residence used only for short-term rental. It is recommended that this change not be

considered until more data is available on the status of un-permitted short-term rentals which will be provided in the next Housing Needs Report in 2028. For reference, the 2024 Housing Needs Report provides data on short-term rentals in section 5.4.

Clarified Applicability of New Landscaping and Screening Regulations

Language has been added to the Landscaping Requirements section of the Zoning Bylaw to clarify that new prescriptive landscaping requirements are only applicable to development comprising one or more new dwelling units, including instances where one or more dwelling units is demolished and replaced. This change ensures that property owners wanting to conduct maintenance or renovation works for their existing residence are not also required to undertake substantial landscaping works.

Revisions to Parking Requirements in the Village Core

Parking and loading requirements specific to the Village Core were updated following the September 10, 2025, Regular Meeting of Council, where Council directed staff to remove off-street parking requirements for non-residential uses and remove the option for cash-in-lieu of parking requirements for residential and hotel, hostel, and motel uses.

The removal of off-street parking requirements for non-residential development is intended to reduce the overall cost of non-residential development in the Village Core, while also reducing the number of parking variances received by the Village for changes of use occurring within existing development. As well, the removal of cash-in-lieu of parking requirements for residential and tourist accommodation uses in the Village Core will ensure that future development of this nature can accommodate its user's long-term and/or overnight parking needs – thus minimizing on-street parking demand.

Cash-in-lieu provisions for areas outside the Village Core were subsequently updated to reflect a more accurate per-space cost of off-street parking, as summarized in the table below.

PROPOSED CASH-IN-LIEU AMOUNTS PER PARKING SPACE, PER TYPE OF REQUIRED PARKING				
Area	Conventional Parking	Visitor Parking	Courtesy Parking	Electric Vehicle Parking
Village Core Parking Area	n/a			
All Other Areas	~~$3,800.00~~ $10,000.00	~~$3,800.00~~ $10,000.00	~~$11,760.00~~ $10,000.00	$24,900.00

Revisions to Electric Vehicle (EV) Parking Requirements

Definitions for electric vehicle parking have been improved to clearly differentiate parking spaces equipped with Level 2 EV charging equipment from parking spaces that have been proactively readied to ensure that EV charging equipment can be installed in the future. As well, electric vehicle parking space regulations have been revised to clarify when EV-prepared parking spaces and/or EV charging stations are required for new development.

Pre-zoning Maple Street development lot

The owners of the vacant lot at the end of Maple Street, behind the Fire Hall, made a submission requesting their lot be pre-zoned to a multi-family / mixed use zone. It is zoned as R-1 in the draft and R-2 in the current Zoning Bylaw. They have a current rezoning application and at the time of writing this report their "notice of development" sign was being prepared for printing and posting on the lot. The next step is a report to Council with the concept plan for the development. There are several factors that have influenced this pre-zoning not being recommended:

- The R-MU zone would allow for the townhouse density proposed on part of the site, but not for the apartment density proposed for another portion of the site.
- As the Village does not yet have inclusionary zoning, requiring a portion of the development to be affordable housing can only be done at rezoning through covenant.
- There is a similar active rezoning proposal for Ulverston Lot A that has not considered for pre-zoning

Cumberland Road Industrial Zoning

The owner of 4634 Cumberland Road made a submission requesting that the zoning not be changed for his lot, or the area. Although the zone categories have changed for some of these lots, the purpose was for increased clarity after an analysis was done of all zone elements. While the OCP proposes to adjust the designation of these lots in such a way as to support rezoning to more service commercial uses, there was no pre-zoning of this area to advance this change.

FINANCIAL IMPLICATIONS

The project is funded by the Community Works Fund Reserve ($84,830) and the BC Capacity Funding for Local Governments Housing Initiatives grant ($34,170).

OPERATIONAL IMPLICATIONS

The Zoning Bylaw Review and Update has required Development Services staff resources to manage the project, review drafts, assist with and participate in community engagement activities to-date, and provide comments for the final drafts of the Bylaw. Additional staff resources will continue to be required to guide the new Zoning Bylaw through the formal adoption process.

CLIMATE CHANGE IMPLICATIONS

Overall, pre-zoning for higher density within the new Urban Containment Boundary (concurrently proposed in the OCP) will help strengthen the Village's "complete community" score, that values locating housing and all daily needs within a close proximity. Several other specific changes to the OCP also contribute to reducing greenhouse gas emissions, such as updated requirements for end of trip facilities for cycling and for electric vehicle charging.

ALTERNATIVES

1. THAT Council direct staff to make the following changes to the Zoning Bylaw:

a. ….
b. ….

If Council would like to direct further changes to the Zoning Bylaw, this can be done through a resolution at this meeting prior to first and second reading. If changes are substantial and cannot be captured in a simple resolution, staff will make the revisions and present the Bylaw for first and second reading at a future meeting.

STRATEGIC OBJECTIVE

☐ Diverse & Healthy Community
☐ Sustainable Service Delivery & Asset Management
☒ Community Planning

ATTACHMENTS

1. Village of Cumberland Zoning Bylaw No. 1238, 2025
    a. Village of Cumberland Schedule A – Zoning Map
    b. Village of Cumberland Schedule B – Zoning Map within the Urban Containment Boundary
2. Zoning Bylaw Review and Update: Summary of Engagement

Respectfully submitted,

C. Simpson

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Courtney Simpson
Director of Development and Bylaw Services

M. Mason

_____
Michelle Mason
Chief Administrative Officer

Village of Cumberland
Zoning Bylaw No. 1238, 2025

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PART 1 ADMINISTRATION

1.1 Title

(1) This Bylaw may be cited as "Village of Cumberland Zoning Bylaw No. 1238, 2025".

1.2 Application

(1) The Village of Cumberland is hereby divided into zones as shown on "Schedule A – Zoning Map" and "Schedule B – Zoning Map within the Urban Containment Boundary", which are attached to and form an integral part of this Bylaw.

(2) This Bylaw applies to all land, buildings, and structures, including the surface of water, within the boundaries of the Village of Cumberland.

(3) No land, building, or structure within the Village of Cumberland shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.

(4) Lawful non-conforming uses, buildings, and structures are subject to provisions of the *Local Government Act*.

(5) This Bylaw shall not apply in the following situations:

(a) alterations, maintenance and repair to any building or structure, provided that such work does not involve structural alterations, is wholly interior, and does not change the use or intensity of use of the building or structure;

(b) the use of a building or part thereof, as a temporary polling station, election official's headquarters, candidate's campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;

(c) the use of a building, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in **a Mixed-Use**, **Industry**, or **Public Use** zone, subject to the signage requirements prescribed in **Part 8** of this Bylaw.

(d) a temporary structure or container which is incidental to the erection, maintenance, alteration, or sale of a building, structure, or utility for which a building or development

permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;

(e) the temporary use of a container for the limited purpose of loading and unloading household contents for a maximum of 30 days in a single calendar year;

(f) the use of non-**Residential** zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than seven days, provided a valid licence has been issued under the Village's *Business Licence Bylaw*;

(g) railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;

(h) telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles, and clock towers; and

(i) public utilities, including those which are underground or within statutory rights-of-way and utility poles and anchors.

1.3 Severability

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

1.4 Compliance with Other Legislation

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

1.5 Repeal

(1) The Village of Cumberland Zoning Bylaw No. 1027, 2016, including all amendments, is hereby repealed.

PART 2 ENFORCEMENT

2.1 General

(1) Village Bylaw Enforcement Officers , Building Official and Planning Staff are authorized to enforce the provisions of this Bylaw.

2.2 Right of Entry

(1) A Bylaw Enforcement Officer is authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.

(2) No person shall interfere with or obstruct a Bylaw Enforcement Officer from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 Offences

(1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.

(2) No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4 Penalties

(1) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.

(2) Any person who contravenes any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding $50,000.00 and the costs of prosecution.

PART 3 INTERPRETATION

3.1 General

(1) The headings of parts and sections in this Bylaw have been inserted as a matter of convenience and for reference only and in no way define or limit any of its provisions.

(2) The following guidelines shall be applied in interpreting any use defined in **Part 4** of this Bylaw:

(a) typical uses listed in the definitions have been included as examples only and are not intended to be exclusive or restrictive; and

(b) where a specific use does not conform to the wording of any use defined in this Bylaw or generally conforms to the wording of two or more uses defined in this Bylaw, the use shall conform to and be included in the use class which is most appropriate in character and purpose.

(3) Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.

(4) Words or phrases not defined in this Bylaw, the *Community Charter,* or the *Local Government Act* shall be given their usual and customary meaning.

3.2 Zone Boundaries

(1) The zone boundaries on the Zoning Map shall be interpreted as follows:

(a) where a zone boundary is shown as approximately following a lot line, it follows the lot line;

(b) where a zone boundary is shown as approximately following the Village boundary, it follows the Village boundary;

(c) where a zone boundary is shown as approximately following the natural boundary of a watercourse, it follows the natural boundary; and

(d) where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map.

(2) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion or erosion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted or eroded area indicated on Schedule A.

(3) Where a zone boundary does not follow a legally defined property line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Map.

(4) Where a lot is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate lot for the purpose of determining the applicable regulations of this Bylaw.

3.3 Units of Measurement

(1) Metric units are used for all dimensions and measurements in this Bylaw.

(2) For the purpose of this Bylaw, the following units of measure are abbreviated as follows:

(a) hectares – ha

(b) metres – m

(c) square metres – m^2

(d) cubic metres – m^3

(e) centimetres - cm

(3) Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.

(4) Where a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half or greater (≥ 0.5) shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

3.4 Figures

(1) All figures used in this Bylaw are for illustrative purposes only and are not to scale.

PART 4 DEFINITIONS

4.1 Defined Terms

(1) In this Bylaw:

ACCESSORY means clearly incidental and subordinate to a principal building, structure, or use on the same lot.

ACCOMMODATION, BED AND BREAKFAST means the use of one or more sleeping units within a principal dwelling unit to provide temporary accommodation for remuneration, and may include the provision of breakfast.

ACCOMMODATION, SHORT-TERM RENTAL means the use of a dwelling unit, a secondary suite, or one or more sleeping units within a principal dwelling unit to provide temporary accommodation for remuneration.

AFFORDABLE HOUSING means housing that is subject to a housing agreement with the Village of Cumberland.

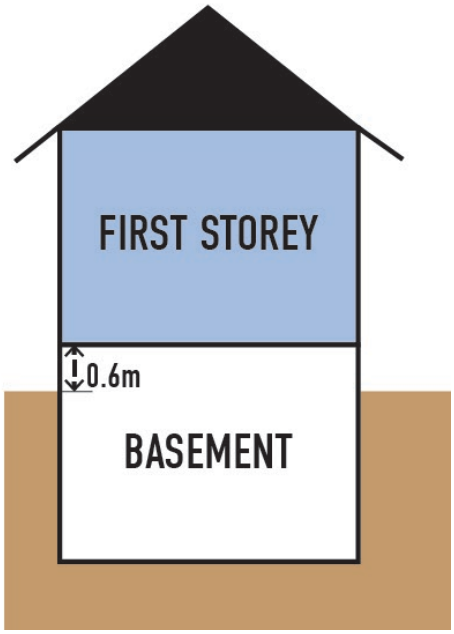
AGRICULTURE, URBAN means the small-scale growing of crops or production of farm products and the keeping of bees and poultry within an urban or suburban environment. This use may include a farm stand but specifically excludes the production or sale of cannabis products.

AUTOMOTIVE AND EQUIPMENT SERVICES, LIGHT means the provision of services associated with new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sale, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of related parts and accessories.

AUTOMOTIVE AND EQUIPMENT SERVICES, INDUSTRIAL means the sale, rental, service, or repair of heavy vehicles, machinery, or mechanical equipment typically used for building, roadway, pipeline, oil field, and mining construction, manufacturing, assembling operations, processing operations, or agricultural production, but specifically excludes standard trucks, automobiles, or similar vehicles.

BASEMENT means a portion of a building that is partially or completely underground and has a finished ceiling that is no more than 0.6 metres above finished grade.

Figure 4-1. Basements



BELOW MARKET RENT means rent set 10 percent below the average rent for a given unit type in the Courtenay Census Area as reported by the Canada Housing and Mortgage Corporation on the date of the rental agreement.

BREEZEWAY means a covered, unenclosed connection between buildings.

BULK FUEL STORAGE means premises used for the bulk storage and subsequent distribution of petroleum products, water, chemicals, gases, or similar substances.

BUSINESS FRONTAGE means any part of an exterior wall of a building containing a business facing a highway.

CALIPER means the diameter of a tree trunk measured at a point 0.3 metres above the top of the tree's root ball.

CAMPGROUND means the provision of designated sites and associated facilities for the temporary accommodation of visitors using tents, trailers, recreational vehicles, and cabins or cottages for recreational purposes.

CARETAKER SUITE means a dwelling unit used to provide on-site accommodation for a single-person household, including a person employed on the property, a site caretaker, an operator of a commercial or industrial establishment, or an on-duty security personnel.

CARE FACILITY, CHILD means premises licensed as required under the *Community Care and Assisted Living Act* to provide care, educational services, or supervision for three or more children.

CARE FACILITY, COMMUNITY means premises licensed as required under the *Community Care and Assisted Living Act* to provide care, educational services, or supervision for three or more persons not related by blood or marriage.

CARE FACILITY, LICENCE-NOT-REQUIRED means a home occupation for the provision of care, educational services, or supervision, in accordance with the *Community Care and Assisted Living Act,* for:

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

CARPORT means a structure used to shelter one or more parked vehicles which is enclosed on no more than three sides.

CEMETERY means lands used for the interment of human remains or memorialisation of the deceased, and may include the provision of graveside memorial services or community memorial events.

COMPOST FACILITY means premises used for processing organic matter to produce compost and includes the ancillary sale of compost produced on-site.

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

CONTAINER means a non-combustible, portable unit designed for the storage or intermodal transporting of goods, and includes sea cans and cargo or shipping containers, but specifically excludes dumpsters and recycling receptacles intended for municipal collection.

COOKING FACILITY means an area within a building or structure used for the storage, preparation, or cooking of food, including any fixtures or appliances reliant on a 220V electrical outlet or a permanent gas line.

COOP means an enclosed, weatherproof structure used to house poultry, including but not limited to roosting areas, nesting boxes, and feeding areas.

CULTURAL AND COMMUNITY SERVICES means premises used or intended to be used for civic, cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, community halls, social clubs, private clubs, libraries, museums, galleries, auditoria, and concert venues.

DATA CENTRE means a building or group of buildings used for the storage and operation of networked computers or data and transaction processing equipment, and may include telecommunications systems and associated components.

DENSITY means a measure of the development intensity of a lot, including the number of dwelling units permitted on a lot measured in units per lot, units per hectare, or floor area ratio, as well as the maximum floor area of dwelling units.

DRIVE AISLE means a pathway designated for use by vehicular traffic, within a parking lot or similar area, for the purpose of accessing individual parking spaces.

DRIVEWAY means the portion of a lot between a highway or lane and a parking or loading area used for vehicular access and egress, but specifically excludes internal manoeuvring aisles within a parking lot.

DRIVE THROUGH FACILITY means premises where goods or services are provided through a window by an attendant or automated machine, to persons remaining in vehicles that are in a designated queuing space.

DWELLING UNIT means a building or self-contained portion thereof containing sleeping, sanitary, and cooking facilities, used or intended to be used as a residence for one household, but does not include hostels, hotels, motels, or recreational vehicles.

EDUCATION SERVICES means the provision of training, instruction, education, or certification in a specific trade, skill, or service, including classrooms, administrative offices, gymnasiums, or maintenance and/or storage facilities ancillary to the primary education service. Typical uses include but are not limited to public or private schools, commercial schools, community colleges, universities, vocational schools, and adult education centres.

EMERGENCY AND PROTECTIVE SERVICES means premises used as a base of operations for fire protection, police, ambulance, or other such services, including standard administrative and operational support functions, temporary staff accommodation, and other common spaces ancillary to the primary emergency and protective service.

END-OF-TRIP FACILITIES means complementary amenities necessary to support, and designated for use by, cyclists, joggers, walkers, and other active commuters at the end of their trip, including but not limited to common clothing lockers, changeroom, washroom, and shower facilities, bicycle repair space, and bicycle wash stations.

ENTERTAINMENT FACILITY means premises used or intended to be used to provide entertainment and amusement to patrons for remuneration, including but not limited to arcades, billiard and pool halls, bowling alleys, cinemas, miniature golf, nightclubs, and theatres, but specifically excludes gaming facilities such as casinos, bingo halls, video lottery terminals, slot machines, or teletheatre outlets.

FARM STAND means a building or structure used for the sale of seasonal crops and farm products grown or produced on-site.

FARMER'S MARKET means a market for the sale of locally produced goods typically produced on farms, with multiple vendors, operated in a fixed location on a periodic basis. This use includes but is not limited to the sale of arts and crafts and mobile vending, but specifically excludes the sale of farm machinery, implements, and tools other than gardening supplies.

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

FLEET SERVICES FACILITY means premises used to dispatch, store, repair, clean, and otherwise maintain three or more vehicles used for the transport of people, goods, or services, but specifically excludes the production, display, sale, or rental of such vehicles. Typical uses include but are not limited to buses, couriers, limousines, taxis, or roadside assistance vehicles.

FLOOR AREA means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each storey of a building, measured to the interior face of exterior walls.

FLOOR AREA RATIO (FAR) means the figure obtained when the gross floor area of a lot is divided by the total lot area.

FLOOR AREA, GROSS (GFA) means the sum of the total floor area for all buildings on a lot, measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate parking areas and any associated ramps used for vehicular access/egress.

FOOD SERVICES means premises used for the preparation, service, and sale of food and beverages to the public, where such premises may be licensed pursuant to the *Liquor Control and Licensing Act*. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, lunchrooms, and take-out restaurants, but specifically excludes a drive through facility.

GAS STATION means premises used for the selling and dispensing of vehicular fuels, lubricants, electricity, and automotive parts and accessories, and may include a car wash or the ancillary sale of food, tobacco, pharmaceuticals, periodicals, or other similar convenience items.

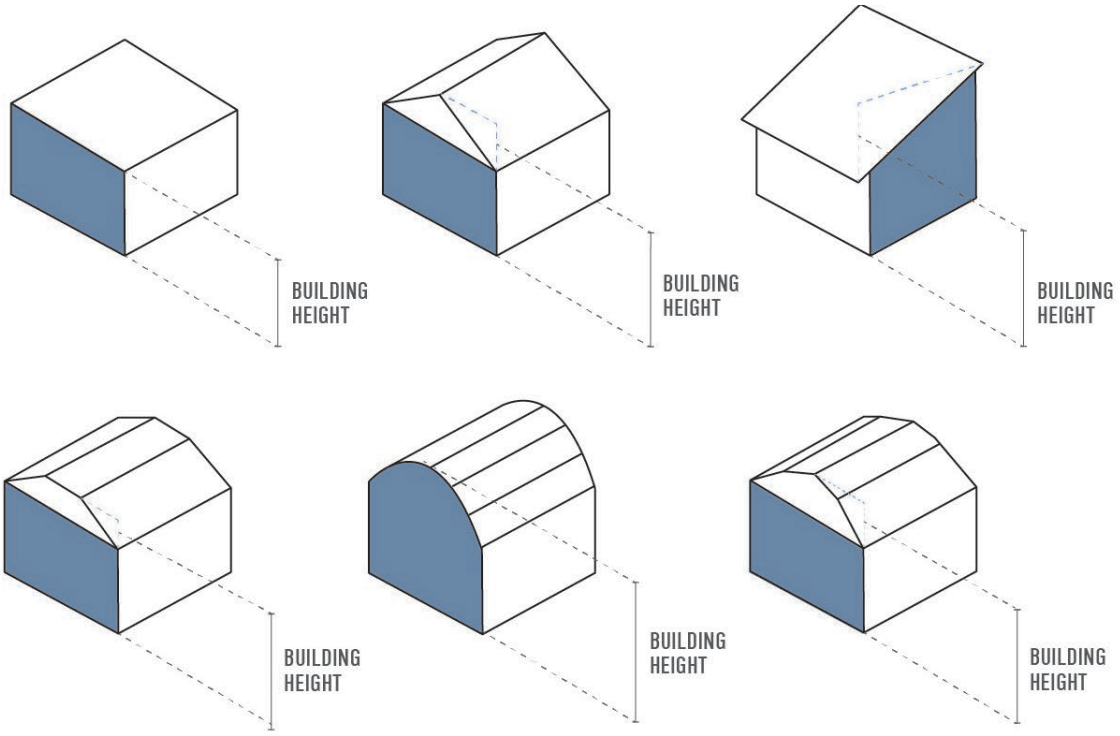
GRADE, FINISHED means the elevation of the ground following construction or land altering activities.

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

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

HEIGHT means the maximum vertical distance between the highest point of a structure and the lesser of natural grade or finished grade, or with respect to a building, the maximum vertical distance between the highest point of a non-sloping roof (less than 4% slope), or the mid-point of a sloping roof and the lesser of natural grade or finished grade.

Figure 4-2. Building Height



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

HIVE means an enclosed, manufactured receptacle or vessel used to house honey bees.

HOME OCCUPATION means the use of a portion of a dwelling unit or accessory building, by a resident of the premises, to operate a business.

HOSTEL means a building containing shared sleeping, living, sanitary, and cooking facilities, used or intended to be used as temporary accommodation for transient visitors, and where hostel staff are on the premises at all times.

HOTEL means a building or group of buildings with a common entrance lobby and shared corridors, divided into self-contained sleeping units which may include cooking facilities, used or intended to be used as temporary accommodation for transient visitors, and where hotel staff are on the premises at all times. This use may also include ancillary facilities such as food services, banquet halls, meeting and convention rooms, personal services, and recreation facilities for the convenience of guests.

HOUSING AGREEMENT means an agreement authorized by bylaw and executed by a property owner and the Village in accordance with the *Local Government Act.*

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

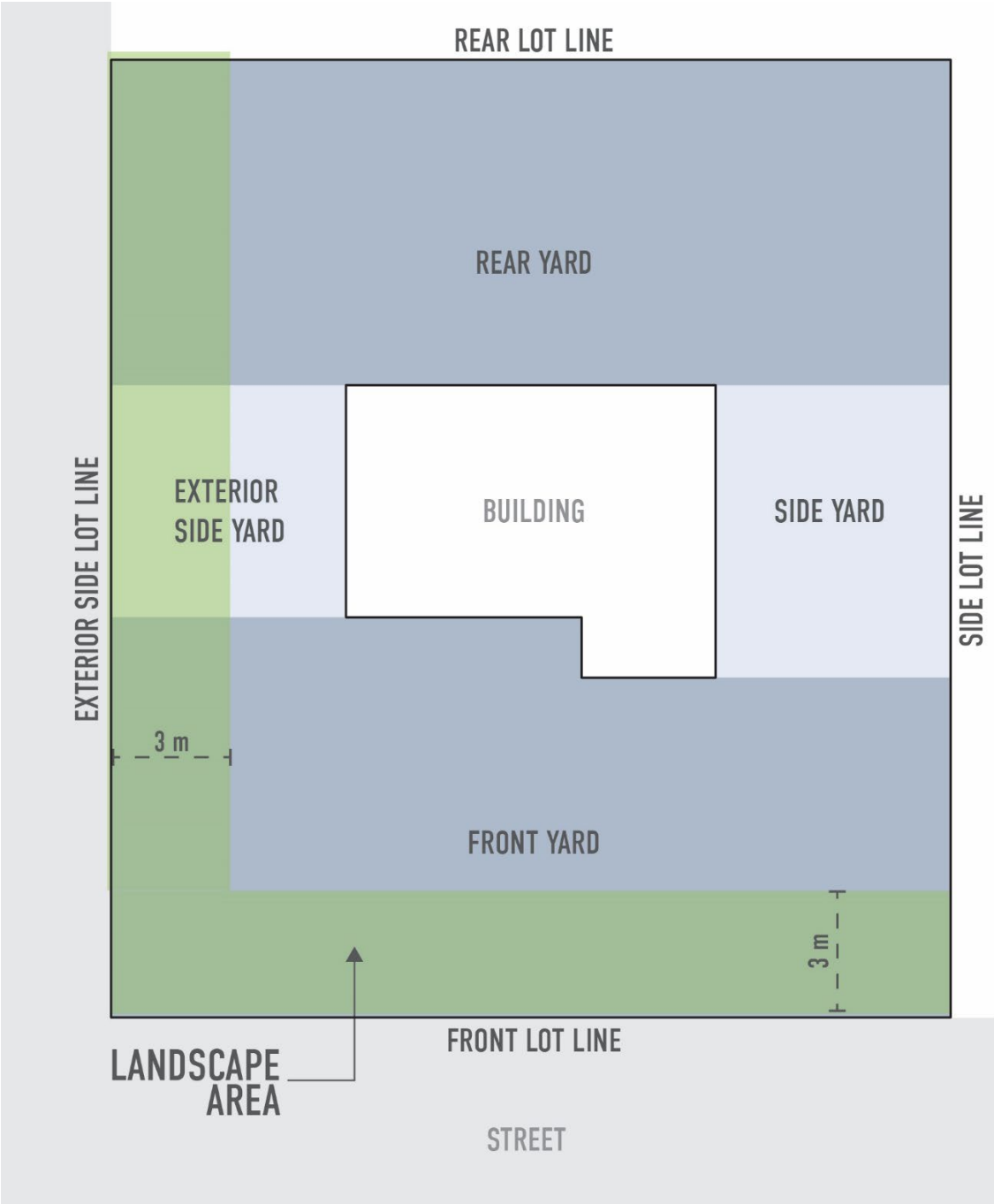
INDUSTRIAL, HEAVY means the assembly, fabrication, manufacturing, processing, storage, and testing of materials or products predominantly from extracted, bulk, or raw materials, including the processing of animal products and byproducts and processes using hazardous materials or processes which may create hazardous or commonly recognized offensive conditions, and may include ancillary sales of such materials and products but specifically excludes the storage, processing, or handling of hazardous waste.

INDUSTRIAL, LIGHT means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed building or structure, including processes using hazardous materials, or processes which may create hazardous or commonly recognized offensive conditions, and may include ancillary sales of such goods or materials but specifically excludes the processing of animal products and byproducts and the storage, processing, or handling of hazardous waste.

KENNEL means premises used for the breeding, buying, selling, or overnight boarding of domesticated animals, but specifically excludes livestock.

LANDSCAPE AREA means the horizontal area located up to a maximum of 3.0 metres into any yard abutting a highway.

Figure 4-3. Landscape Area



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

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

LANE means an unamed public thoroughfare or any other public highway that is otherwise undesignated, which may provide rear or side yard access to abutting lots and which is not intended for general traffic circulation.

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

LOADING SPACE means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

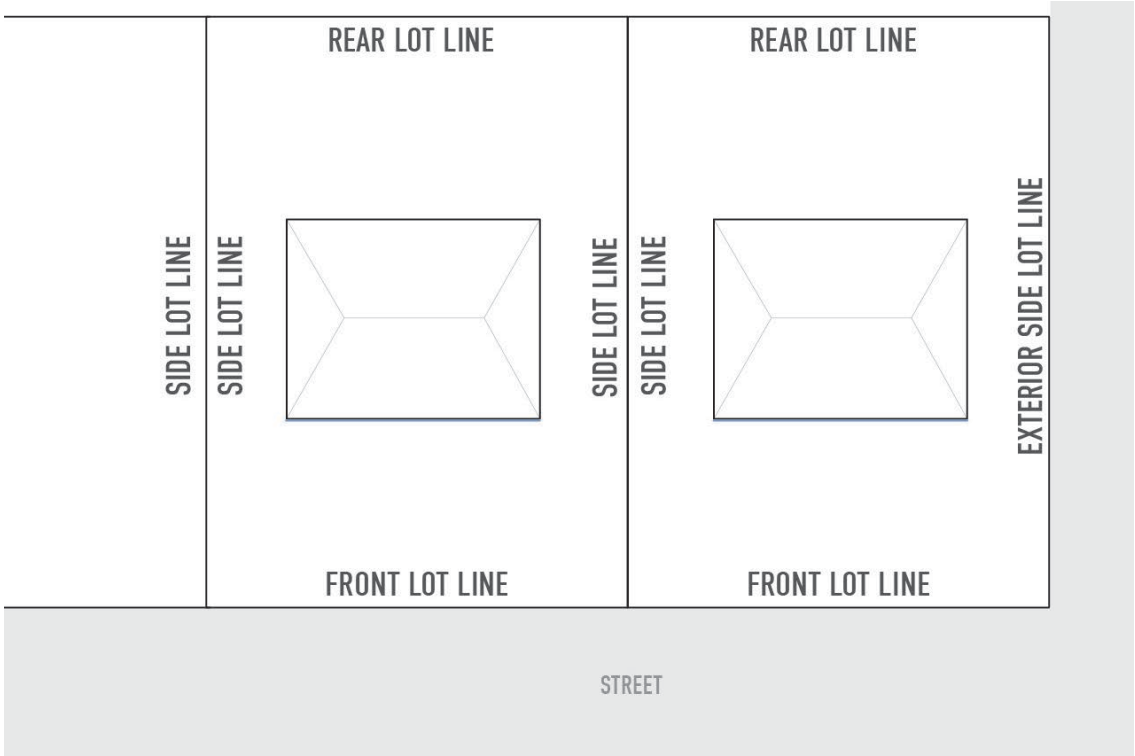
LOT means a separate and distinct parcel of land which is legally defined by a recorded subdivision plan or description of land filed in the Provincial Land Title Office

LOT AREA means the total horizontal area within the property boundaries of a lot. In the case of a panhandle lot, the access strip shall be excluded from the calculation of total lot area for the purpose of determining compliance with a minimum lot area requirement of this Bylaw.

LOT COVERAGE means the total horizontal area of a lot which may be built upon, expressed as a percentage of the total lot area.

LOT LINE means any line which forms the legally defined boundary of a lot.

Figure 4-4. Lot Lines



LOT LINE, EXTERIOR SIDE means a lot line abutting a highway that is not the front or rear lot line.

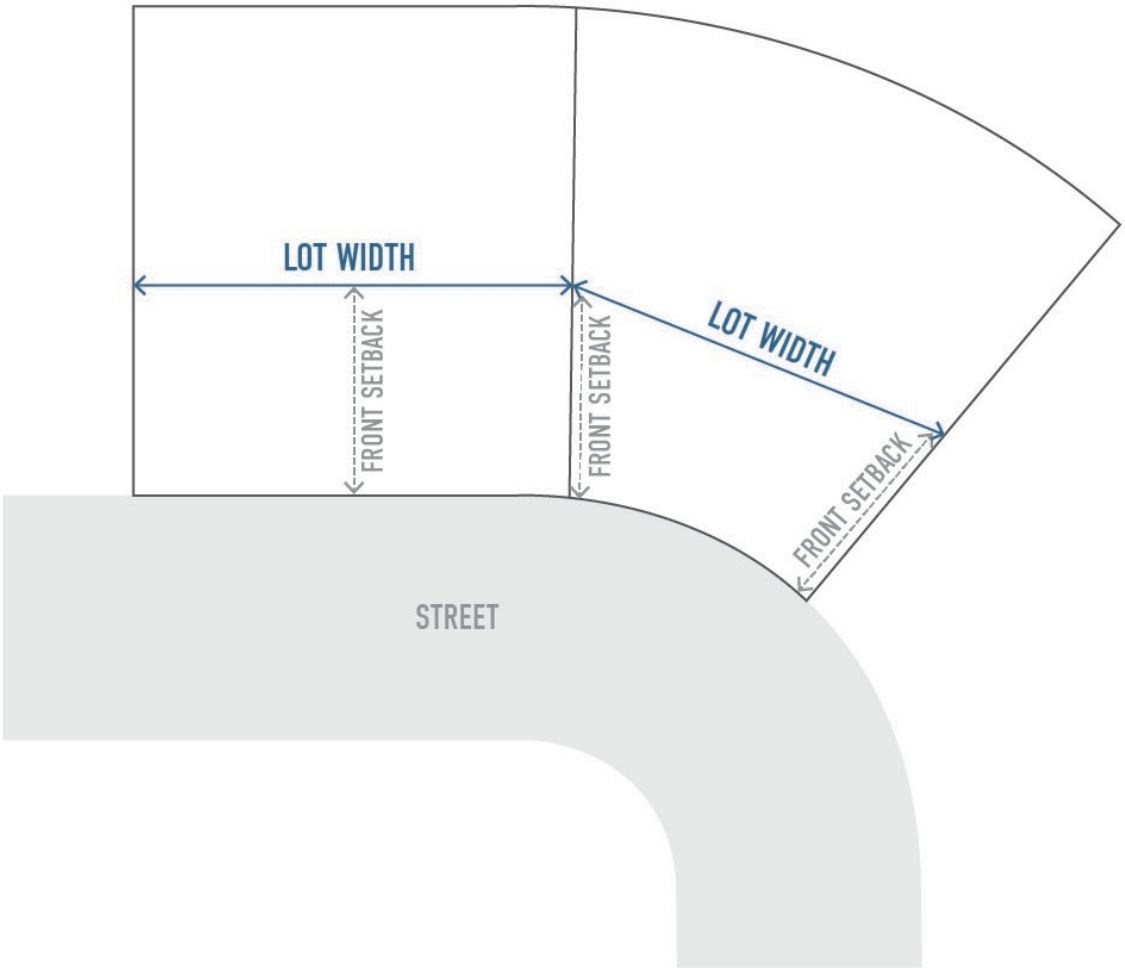
LOT LINE, FRONT means the lot line which is common to a lot and an abutting highway. Where two or more lot lines abut a highway, the shortest line shall be deemed to be the front lot line.

LOT LINE, SIDE means any lot line other than the front, rear, or exterior side lot lines.

LOT LINE, REAR means the lot line which is opposite to and most distant from the front lot line, or, where there is no such lot line, the point of intersection of any lot lines other than the front lot line which is opposite to and most distant from the front lot line.

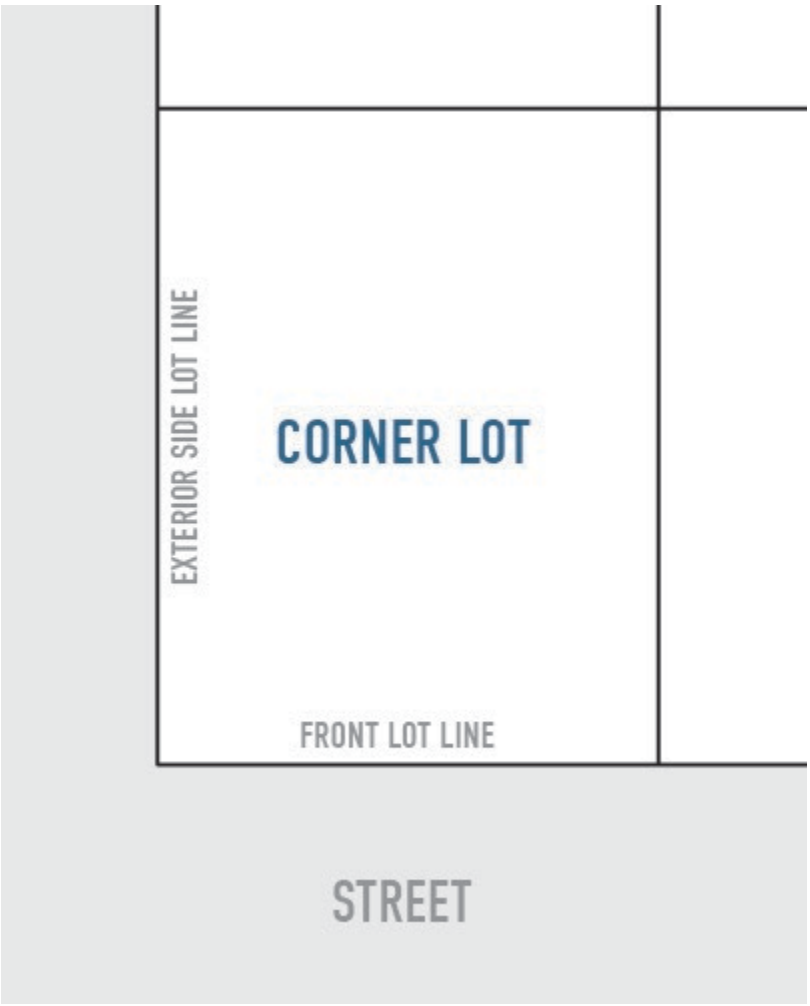
LOT WIDTH means the horizontal distance between the side lot lines at the minimum front yard setback, such distance being measured along a line parallel to the front lot line, except in the case of an irregularly shaped lot.

Figure 4-5. Lot Width



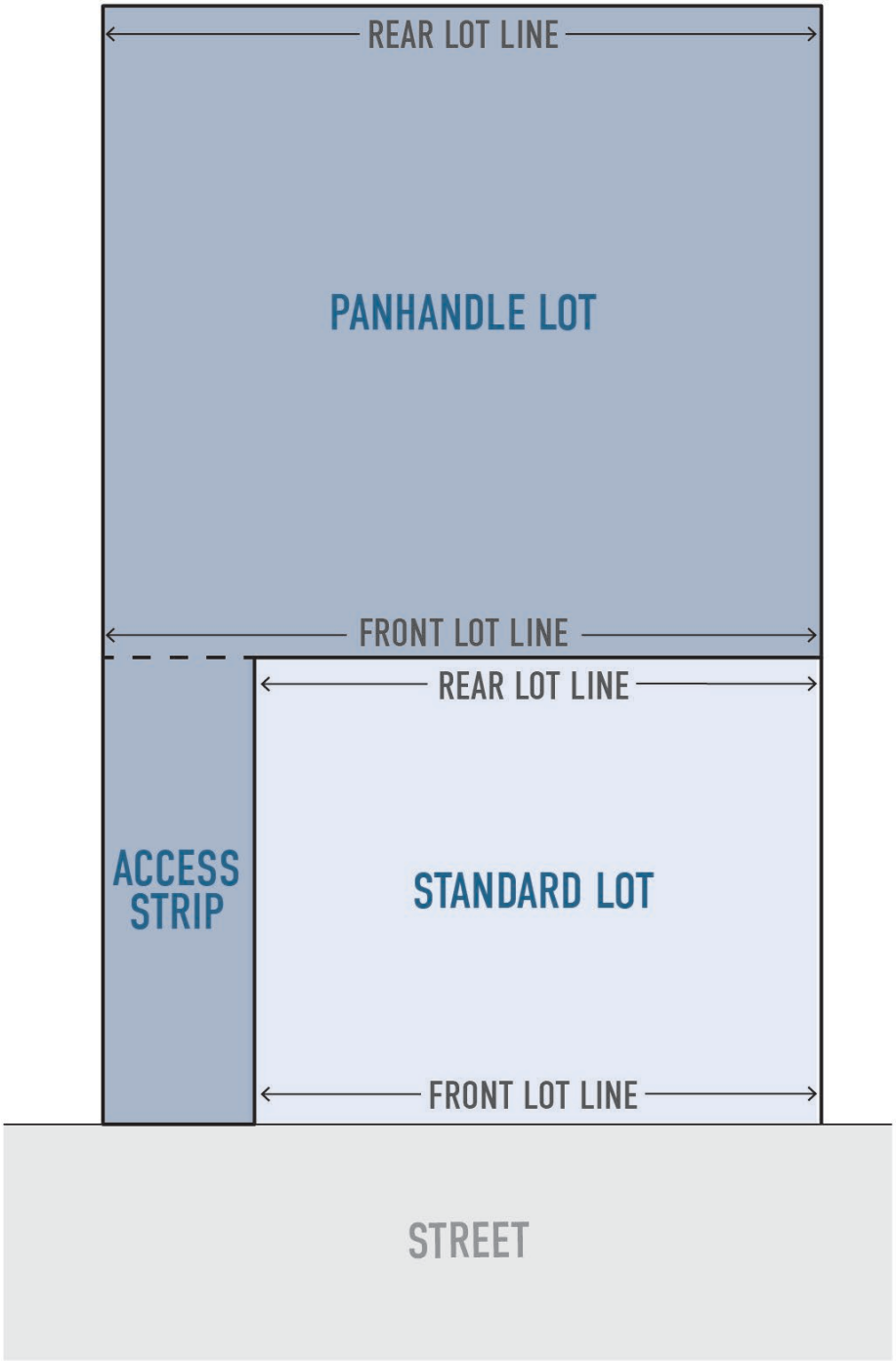
LOT, CORNER means a lot situated at the intersection of two or more highways, or a lot that has two adjoining lot lines abutting a highway.

Figure 4-6. Corner Lot



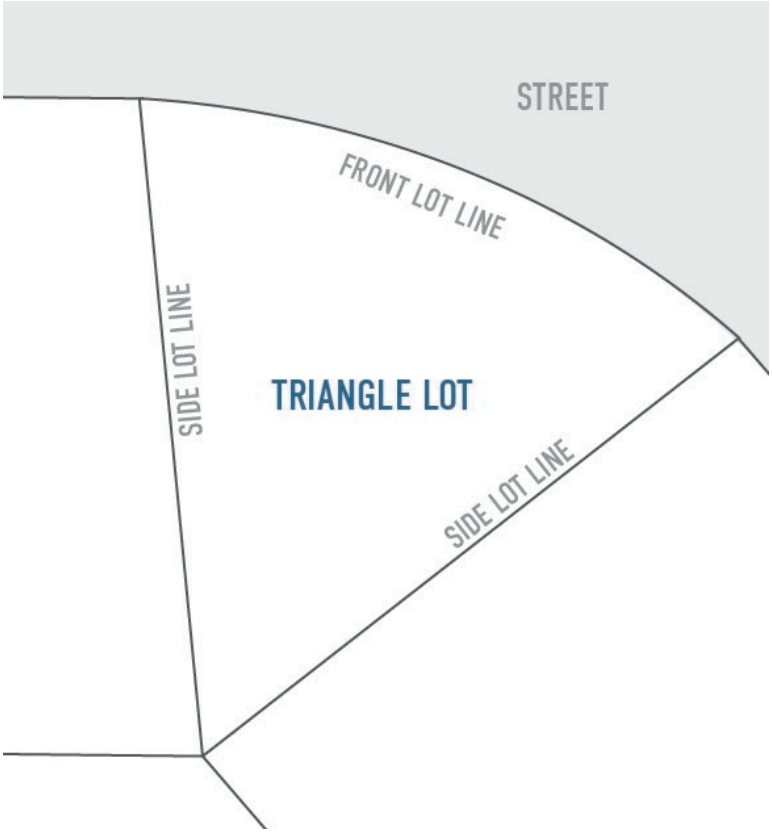
LOT, PANHANDLE means a lot which has its primary legal access from a highway through a narrow strip of land, referred to as the access strip, which is an integral part of the lot.

Figure 4-7. Panhandle Lot



LOT, TRIANGLE means a lot which is generally configured such that its width at the rear lot line is lesser than at its front lot line.

Figure 4-8. Triangle Lot



MANEUVERING AISLE means a pathway designated for use by vehicular traffic, within a parking lot or parking area, for the purpose of accessing individual parking and loading spaces.

MANUFACTURED HOME means a building containing one dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA Z-240 (Mobile Home) standard.

MOBILE VENDING means the sale or rental of goods or services from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart, but specifically excludes the sale of alcoholic beverages or cannabis products.

MOTEL means a building or group of buildings divided into self-contained sleeping units used or intended to be used as temporary accommodation for transient visitors, each with a separate exterior entrance and convenient access to on-site parking, and which may include cooking facilities. A motel may also contain ancillary facilities such as food services, banquet, beverage, meeting, or convention rooms, and personal service establishments for the convenience of guests.

NATURAL RESOURCE EXTRACTION means the mining, quarrying, digging, removal, or processing of earth, gravel, sand, peat, rock, or other natural substances found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil.

PARK means land or water used or intended to be used for passive or active recreation by the public, including but not limited to walkways, trails, watercourses, environmentally sensitive areas, forest reserves, wildlife sanctuaries, green belts, conservation areas, nature interpretation areas, sources of drinking water, and landscaping.

PARKING AREA means the area of a lot used to accommodate parking spaces and associated maneuvering aisles.

PARKING LOT means any lot or part of a lot used to temporarily park more than five vehicles.

PARKING SPACE means a designated area intended to be used to park one vehicle, exclusive of any driveways, drive aisles, or ramps.

PARKING, BARRIER-FREE means parking spaces designated for use by persons with disabilities.

PARKING, COURTESY means parking spaces designated for use by persons who are pregnant or who have young children.

PARKING, ELECTRICAL VEHICLE (EV) means parking spaces designated for use by electric vehicles.

PARKING, EV CHARGING STATION means a parking space equipped with electric vehicle supply equipment that provides Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

PARKING, EV PREPARED means a parking space equipped with the necessary conductors, connectors, devices, apparatuses, fittings, and electrical supply to support Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

PARKING, LONG-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for extended periods of time; such facilities are easy to access for a range of users, are located in a secured or controlled area, and provide protection from inclement weather.

PARKING, SHORT-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for short periods of time; such facilities are readily visible and accessible for a range of users and are located within 25.0 metres of the main entrance of the premises they serve.

PARKING, TANDEM means two parking spaces, one behind the other, with a common or shared point of access to a drive aisle, driveway, lane, or highway.

PERSONAL SERVICES means the provision of services which are related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods which are ancillary to the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, estheticians, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes health services.

PLANT NURSERY means premises used for the growing, harvesting, display, and wholesale or retail sale of plants, trees, sod, and similar plant materials, including the sale of goods which are ancillary to the primary nursery operation, but specifically excludes the production or sale of cannabis products.

PRODUCTION FACILITY, ALCOHOL means premises licensed under the *Liquor Control and Licensing Act* to produce, package, store, and distribute wine, beer, or spirits, and may include ancillary retail sales, tours, tastings, or food and beverage service.

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

PROFESSIONAL SERVICES, INTERNAL-FACING means the provision of technical, management, administrative, consulting, or financial services which do not include the servicing and repair of goods, the manufacturing or handling of a product, or on-site retail sales, and where the provision of such services could function without directly servicing clients or customers entering the premises from the street. Typical uses include but are not limited to the offices of lawyers, accountants, architects, technology firms, planners, clerical, and secretarial agencies, but specifically excludes health services, personal services, or public-facing professional services.

PROFESSIONAL SERVICES, PUBLIC-FACING means the provision of technical, management, administrative, or financial services which may include ancillary functions such as the servicing and repair of goods, the manufacturing or handling of a product, or on-site retail sales, and where the provision of such services functions by directly servicing clients and customers who enter the premises from the street and are accepted within a reception area. Typical uses include but are not limited to the offices of travel agents, real estate and insurance providers, financial institutions, household repair services, funeral services, and business support services, but specifically excludes health services, personal services, or internal-facing professional services.

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

RECREATION SERVICES, OUTDOOR means facilities used or intended to be used for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, swimming pools, and field houses, but specifically excludes campgrounds.

RECYCLING FACILITY means premises used to collect, temporarily store, and distribute recyclable materials pursuant to the *Environmental Management Act*, where such activities are carried out wholly within an enclosed building or structure. This use specifically excludes recyclable material processing and outdoor storage.

REFUSE DISPOSAL FACILITY means premises registered as required under the *Environmental Management Act* as a sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste site for the processing, treatment, storage, recycling, or other such disposal of municipal, hazardous, or industrial waste, but specifically excludes a wrecking yard.

RENEWABLE ENERGY APPARATUS means equipment or infrastructure which is used to generate, transmit, and use energy from renewable sources such as sunlight, wind, rain, tides and geothermal heat.

RESIDENTIAL RENTAL TENURE means, in relation to a dwelling unit in a multi-residential building, a tenancy governed by a landlord tenancy agreement that complies with the *Residential Tenancy Act*.

RETAIL, CANNABIS means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes a cannabis production facility.

RETAIL SALES means the provision of goods, merchandise, and other materials for sale to the public, including uses ancillary to the primary retail operation such as on-site storage and/or limited seasonal outdoor sales. Typical uses include but are not limited to grocery, liquor, convenience, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores, but specifically excludes gas stations, light automotive and equipment services, wholesale services, and cannabis retail.

RETAINING WALL means a human-made structure designed to support, stabilize, and restrain existing earth or imported fill materials as a result of differences in grade.

SAWMILL means premises used for the cutting, sawing, planing, drying, dressing, packaging, storage, and distribution of lumber products from raw timber, and may include ancillary sales of such lumber products.

SECONDARY means clearly in conjunction with and second to a principal use on the same lot.

SECONDARY SUITE means a self-contained dwelling unit located within a building or portion of a building pursuant to the British Columbia Building Code.

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

SIGN means any structure, device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, institution or business and visible from any property other than the one on which it is located.

SIGN AREA means the total surface area of a sign within the outer edge of the sign frame or sign border. In the case of a double-face or multi-face sign only half of the total area of all sign faces will be counted.

SIGN, AWNING means a sign that is printed, painted, or otherwise affixed to the surface of an awning.

SIGN, CANOPY means a sign that is attached to, mounted on, or incorporated into a canopy, which is a permanent structure extending from a building.

SIGN, FASCIA means a sign which is painted on or attached to and supported by an exterior wall or fascia of a building provided the face of the sign is parallel to the wall and does not project more than 0.3 metres beyond the wall surface.

SIGN, FREESTANDING means a self-supporting sign that is not attached to a building or any other structure.

SIGN, HANGING means a sign suspended from a bracket, pole, or other supporting structure, typically mounted perpendicular to a building or under an overhang for visibility.

SIGN, REAL ESTATE means a sign indicating the lot or structure where the sign is located is for lease, rent, or sale.

SIGN, THIRD PARTY ADVERTISING means a sign which directs attention to a product, service, place, event, person, institution or business which is conducted, sold or offered at a location other than the lot on which the sign is located.

SILVICULTURE means the growing, cultivation, development, maintenance, and harvesting of forest crops and forested areas.

SLEEPING UNIT means one or more rooms used or intended to be used for living and sleeping on either a temporary or permanent basis, but specifically excludes cooking facilities unless otherwise specified.

SOFT-LANDSCAPING ELEMENTS means any combination of horticultural elements requiring growing medium, including natural grasses, ground covers such as perennials and natural turf, and shrubs and trees. Soft-landscaping elements do not include areas that have been landscaped without growing medium and plant materials which are predominately rock, artificial turf, rubberized surfacing, or other such hard surface treatments.

SOIL VOLUME means the volume of growing medium material required to support plant growth, as calculated to include any continuous growing medium reachable by a plant's roots to a minimum depth of 1.0 metre.

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

STORAGE, OUTDOOR means the storage of equipment, goods, materials, and merchandise in the open air where such storage does not involve the erection of permanent structures or the material alteration of the existing state of the land.

STORAGE, WAREHOUSE means a building or group of buildings, used or intended to be used to store commercial or industrial goods and materials of a non-hazardous nature.

STOREY means the portion of a building between the top of any floor and the top of the floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it. Any portion of a building having its ceiling 1.0 metres or less above finished grade will not be counted as a storey.

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

UTILITIES means the provision of utilities for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, district heat, electric power, and telecommunications, including any buildings or structures ancillary to the principal utility use.

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

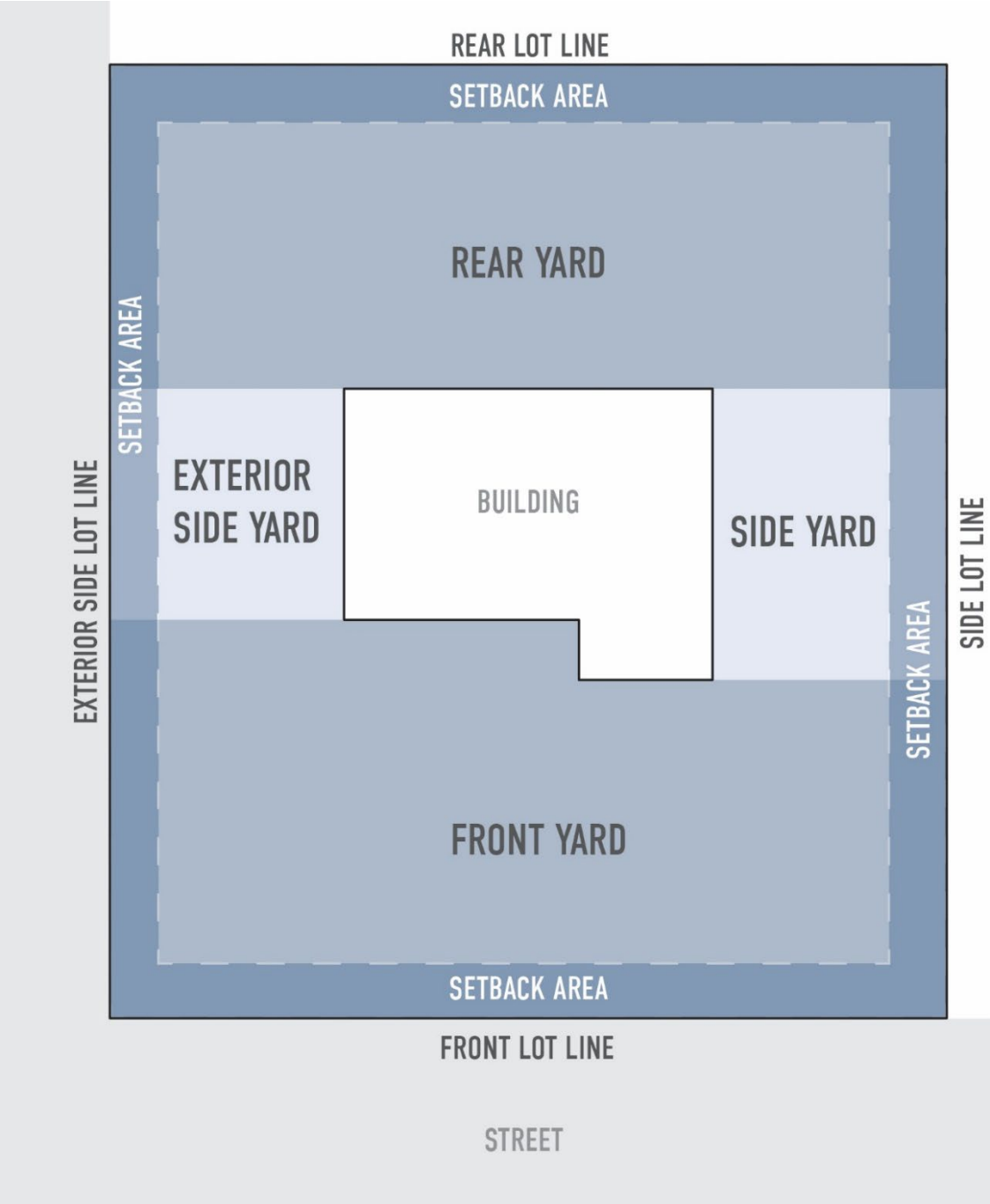
VILLAGE means the Corporation of the Village of Cumberland.

WHOLESALE SERVICES means premises used for the storage, sale, and distribution of goods, commodities, and merchandise to retail distributors, other wholesale distributors, or industrial, commercial, institutional, and professional business users.

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

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

Figure 4-9. Yards



PART 5 GENERAL REGULATIONS

5.1 Uses Permitted in All Zones

(1) The following uses, buildings, and structures are permitted in all zones:

(a) parks, open space, community gardens, multi-use trails, and ecological reserves;

(b) short- and long-term bicycle parking;

(c) renewable energy apparatuses; and

(d) telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles, and clock towers.

5.2 Uses Prohibited in All Zones

(1) The following uses, buildings, and structures are prohibited in all zones:

(a) a track for the racing of motor vehicles;

(b) data centres; and

(c) drive through facilities.

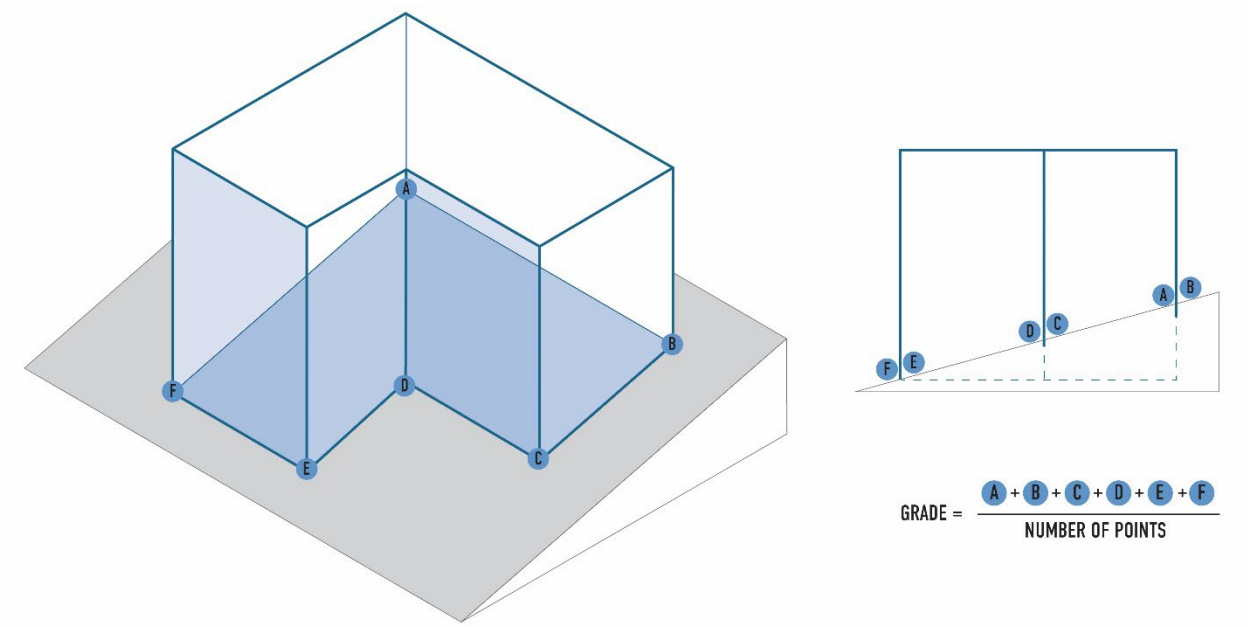
5.3 Development Standards

(1) Where a zone establishes minimum setback regulations, no building or structure within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged nearer to the lot line than the distance specified.

(2) For certainty, all portions of a building or structure, whether located above or below finished grade, are subject to all setbacks for the zone in which it is located.

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

Figure 5-1. Calculating Grade



(4) Where a zone establishes maximum height regulations, no building or structure within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged such that it exceeds the height specified.

(5) Despite any other provision of this Bylaw, heating, ventilation and air conditioning equipment must be located to minimize their impact on adjacent dwelling units by avoiding proximity to windows and doors.

5.4 Exemptions from Development Regulations

Table 5.4(1) Exemptions from Development Regulations
E = exempt
-- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
Accessory buildings and structures	--	--	--	--	E [1]
Arbours, trellises, and pergolas	n/a	--	n/a	n/a	E
Areas used to house a building's mechanical and electrical systems	--	E [2]	--	E	--
Areas used to provide service access to a building	--	--	--	E	--
Bay windows, chimneys, headers, pilasters, and sills	E [3]	E [4]	--	--	E [5]
Belfries, domes, and spires	--	E [2]	--	--	--
Breezeways	--	--	E	E	--
Carports	--	--	E	E	--
Common amenity areas including storage, laundry, recreational, and end-of-trip facilities	--	--	--	E	--
Courtyards, patios, sidewalks, and other hard surfacing	n/a	n/a	n/a	n/a	E
Cornices, eaves, and gutters	E [6]	--	n/a	n/a	E [5]
Cranes	--	E [2]	n/a	n/a	n/a
Enclosed parking areas, including ramps for vehicular access/egress	--	--	E	E	--
Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code	E [7]	E [2]	E	E	E
Exterior stairs	E [8]	E [9]	E	E	E

Table 5.4(1) Exemptions from Development Regulations E = exempt -- = not exempt					
Exemptible Features	**Setbacks**	**Height**	**GFA**	**FAR**	**Lot Coverage**
Farm stands	E	--	E	E	--
Fences and retaining walls	E	--	n/a	n/a	n/a
Flagpoles	n/a	E [2]	n/a	n/a	n/a
Guardrails	n/a	E	n/a	n/a	n/a
Landscaping	E	--	n/a	n/a	n/a
Renewable energy apparatuses	--	E [2]	n/a	n/a	--
Shared corridors, stairs, and elevator shafts	--	E [10]	--	E	--
Stair and hose towers	--	E [2]	--	E	--
Telecommunications towers	--	E [2]	n/a	n/a	n/a
Uncovered driveways, manoeuvring aisles, and parking and loading spaces	E	n/a	n/a	n/a	E
Unenclosed balconies, decks, porches, and verandas	--	--	E	E	E [11]
Water towers or other such reservoirs	--	E	n/a	n/a	E

FOOTNOTES [**Table 5.4(1)**]:

[1] One accessory building having less than 10.0 square metres of floor area may be exempt from the calculation of lot coverage.

[2] Such features are permitted to exceed the height regulations of this Bylaw up to an overall maximum height of 18.0 metres.

[3] Bay windows, chimneys, headers, pilasters, and sills are permitted to project 0.6 metres into a required yard, provided such features do not exceed 40% of the length of each building frontage, per storey.

[4] Chimneys are permitted to exceed the height regulations of this Bylaw up to an overall maximum height of 18.0 metres.

[5] To be exempt from the calculation of lot coverage, bay windows, chimneys, headers, pilasters, sills, cornices, eaves cannot extend to grade level.

[6] Cornices, eaves, and gutters are permitted to project 0.6 metres into a required yard.

Table 5.4(1) Exemptions from Development Regulations E = exempt -- = not exempt					
Exemptible Features	**Setbacks**	**Height**	**GFA**	**FAR**	**Lot Coverage**
7 Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code are permitted within a required yard, provided such features are sited no closer than 0.3 metres to any lot line.					
8 Exterior stairs are permitted within a required front yard, exterior side yard, or rear yard.					
9 Exterior stairs are permitted to exceed the height regulations of this Bylaw, provided such stairs are required to facilitate rooftop access.					
10 Elevator shafts and their associated enclosures are permitted to exceed the height regulations of this Bylaw up to a maximum height of 18.0 metres.					
11 To be exempt from the calculation of lot coverage, unenclosed balconies, decks, porches, and verandas must be cantilevered at least 1.0 metre above finished grade.					

PART 6 USE-SPECIFIC REGULATIONS

6.1 Accessory Buildings and Structures

(1) Where expressly permitted in a zone, an accessory building or structure is only be permitted where a principal building, structure, or use has already been established, or is in the process of being established, on the same lot.

(2) Despite **Section 6.1(1)**, one accessory building may be located on a lot where a principal building, structure, or use has not yet been established, provided:

(a) the gross floor area of the accessory building does not exceed 25.0 square metres; and

(b) the accessory building is only used for storage of non-hazardous materials.

(3) No accessory building or structure can contain a dwelling unit or sleeping unit.

(4) An accessory building or structure which is connected to a principal building or structure via breezeway is not be considered to comprise part of the principal building.

6.2 Cannabis Retail

(1) A maximum of two cannabis retail establishments are permitted within the Village.

(2) A maximum of one cannabis retail establishment is permitted per lot.

(3) A cannabis retail establishment must be located a minimum of:

(a) 150.0 metres from any education service or care facility used to provide care, educational services, or supervision to children; and

(b) 50.0 metres from any other cannabis retail establishment.

6.3 Caretaker Suites

(1) The maximum gross floor area of a caretaker suite is 90.0 square metres.

(2) Detached caretaker suites must be located within a rear yard.

(3) Where a caretaker suite is integrated within a principal building, the caretaker suite must:

(a) be incidental to, and integrated with, such principal building, and must not be connected to the principal building via breezeway or other such unconditioned space;

(b) be located above or to the rear of the principal use associated with the caretaker suite; and

(c) have its own separate entrance.

6.4 Home Occupations

Table 6.4(1) Home Occupation Classifications

Classification		Description
Minor		**Minor** home occupations are intended to be operated solely within a dwelling unit. Aspects of business operations must not be detectable from outside the property.
Standard		**Standard** home occupations are intended to be operated within a dwelling unit or accessory building.
Major		**Major** home occupations are intended to be operated within a dwelling unit or accessory building. Home occupations under this classification can occupy additional floor area and employ more on-site, non-resident employees than other home occupation classification types.
Accommodation	**Bed and Breakfast**	**Bed and Breakfast Accommodation** home occupations are intended to be operated solely within a dwelling unit.
	Short-Term Rental	**Short-Term Rental Accommodation** home occupations are intended to be operated within a dwelling unit or secondary suite in accordance with provincial short-term rental regulation.

Table 6.4(2) Home Occupation Regulations					
Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Licencing Requirements	All home occupations must have a valid business licence issued by the Village of Cumberland.				
Location	Must be conducted entirely within a dwelling unit.	Must be conducted within a dwelling unit or accessory building.		Must be conducted entirely within a dwelling unit.	Must be conducted within a dwelling unit on the same lot as the dwelling unit in which the resident operator resides.[1]
Maximum GFA	20.0 m^2 or 25% of the GFA of all buildings on the lot, whichever is less.	50.0 m^2 or 25% of the GFA of all buildings on the lot, whichever is less.	100.0 m^2 or 25% of the GFA of all buildings on the lot, whichever is less.	n/a	
Use of Outdoor Spaces	Must be conducted entirely within an enclosed building or structure.[2]			Side and rear yards may be used by guests of the accommodation home occupation.[3]	
Operator Restrictions	The home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation.				The home occupation must be operated by an individual whose principal residence is on the same lot as the dwelling unit associated with the home occupation.

Table 6.4(2) Home Occupation Regulations					
Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Employee Restrictions[4]	No non-resident employees.	A maximum of one non-resident employee.	A maximum of two non-resident employees.	No non-resident employees.	
Client / Guest Restrictions[5]	One client at any given time.	Two clients at any given time.[6]		Two guests per sleeping unit, up to a maximum of two sleeping units.	Two guests per sleeping unit, up to a maximum of three sleeping units.
Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance can be produced by any home occupation, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must the home occupation adversely affect or interfere with the amenities of the surrounding neighbourhood.				
Storage Restrictions	Outdoor storage or use of containers is not permitted.				
Commercial Vehicle Restrictions	On-site parking of commercial vehicles larger than 5,500 kilograms gross vehicle weight is not permitted.[7]				
Retail Sale Restrictions	The display and retail sale of goods is limited to goods that were produced or manufactured on-site incidentally to the home occupation, or goods produced or manufactured off-site which are directly related to the home occupation. In no instance must the display and sale of a good be the primary purpose of any home occupation.				
Other Restrictions	A food catering business operating lawfully within a dwelling may establish additional cooking facilities, provided the installation of such facilities is required by the Health Authority. Should the home occupation cease, the additional cooking facilities must be removed and are in no instance to be used to establish an additional dwelling.			No accommodation home occupation can be operated on the same lot as a care facility.	

Table 6.4(2) Home Occupation Regulations					
Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental

FOOTNOTES [**Table 6.4(2)**]:

1 No more than one dwelling unit per lot shall be used for a short-term rental accommodation home occupation.

2 The use of a side or rear yard is permitted for care facility home occupations only, subject to the screening requirements prescribed in **Part 7** of this Bylaw.

3 Guest use of outdoor space is subject to the screening requirements prescribed in **Part 7** of this Bylaw.

4 Employee restrictions are applicable only to persons who are employed in a home occupation which requires that the work be carried in the dwelling unit or accessory building associated with the home occupation. There is no limit to the number of employees associated with a home occupation where non-resident employees work off-site.

5 There is no limit to the number of persons permitted at any given time for a child or community care facility home occupation, provided such facility holds a valid licence from the Health Authority.

6 A maximum of four clients are permitted at any given time for home occupations which are educational or instructional in nature, including but not limited to private music, dance, art, or tutoring classes.

7 No home occupation must cause goods or materials to be delivered to or from the dwelling associated with the home occupation in such a quantity as to require regular or frequent delivery by a commercial vehicle.

6.5 Mobile Vending

(1) Where expressly permitted in a zone, mobile vending:

(a) must be located a minimum of 30.0 metres from any food services establishment, except where such establishment has provided written permission stating that the mobile vendor may be sited closer to its premises; and

(b) must be setback a minimum of 1.0 metre from all lot lines.

6.6 Refuse Disposal Facilities

(1) Despite any other provision of this Bylaw, only the following uses may be located within 500.0 metres of a refuse disposal facility:

(c) automotive and equipment services, industrial;

(d) bulk fuel storage;

(e) compost facility;

(f) containers;

(g) fleet services facility;

(h) industrial, heavy;

(i) natural resource extraction;

(j) parking lot;

(k) recycling facility;

(l) sawmill;

(m) silviculture;

(n) storage, outdoor;

(o) storage, warehouse; and

(p) wrecking yard.

6.7 Secondary Suites

(1) Where expressly permitted in a zone, a secondary suite must:

(a) be incidental to, and integrated with, a principal dwelling unit, and must not be connected to the principal dwelling unit via breezeway, garage, or other such unconditioned space; and

(b) have its own separate entrance.

(2) A maximum of one secondary suite is permitted per principal dwelling unit.

(3) No secondary suite can be subdivided from the principal dwelling unit under the *Strata Property Act*.

6.8 Urban Agriculture

Table 6.8(1) Urban Agriculture Regulations			
Criteria	**Small-Scale Production of Food and Farm Products**	**Keeping of Bees**	**Keeping of Poultry**
Siting Restrictions	n/a		The keeping of poultry is only permitted in a rear yard.
Minimum Lot Area	n/a	550.0 m²	n/a
Accessory Buildings and Structures	All accessory buildings or structures used for urban agriculture must conform to the setbacks for accessory buildings and structures in each zone.		
	The maximum height of any accessory building or structure used for urban agriculture is 3.5 metres.		
	The maximum gross floor area of a greenhouse is 30.0 m².	A maximum of two hives and two nucs is permitted per lot.	Where opaque screening is provided, a coop and associated run may be located 0.0 metres from any lot line which abuts a lot in a non-Residential zone.
		Hives must be equipped with adequate ventilation and water supply, and must be securely located to prevent accidental disturbance or damage.[1]	Where opaque screening is not provided, a coop and associated run must be setback a minimum of 1.5 metres from all lot lines.
		All hives must be setback a minimum of 6.0 metres from all sidewalks, highways, and lots in a **Residential** or **Public Use zone**.	A coop and associated run must be setback a minimum of 4.5 metres from all lots in a **Residential zone.**

Table 6.8(1) Urban Agriculture Regulations			
Criteria	**Small-Scale Production of Food and Farm Products**	**Keeping of Bees**	**Keeping of Poultry**
Composting	On-site composting must not utilize any mechanized process, and must consist only of plant matter, plant-based materials, or animal manure.[2]		
	Where opaque screening is provided, on-site compost receptacles may be located 0.0 metres from any lot line.		
	Where opaque screening is not provided, on-site compost receptacles must be located at least 3.0 metres from any lot line.		
Food Processing Restrictions	Processing of food products produced on-site is prohibited unless in conjunction with an authorized home occupation.[3]		
Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, vermin, or visual disturbance can be produced by any urban agriculture activity, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must urban agriculture adversely affect or interfere with the amenities of the surrounding neighbourhood.		
Retail Sale Restrictions	The display and retail sale of goods via farm stand is limited to crops or farm products produced on-site.	The sale of honey and other products associated with the keeping of bees must be limited to products produced on-site.	The sale of eggs, manure, and other products associated with the keeping of poultry is limited to products produced on-site.
	The maximum floor area of a farm stand is 5.0 square metres.		
Storage Restrictions	No outdoor storage or use of containers are be permitted.		
Other Restrictions	n/a		A maximum of six female birds and zero male birds are permitted per lot.

Table 6.8(1) Urban Agriculture Regulations			
Criteria	**Small-Scale Production of Food and Farm Products**	**Keeping of Bees**	**Keeping of Poultry**

FOOTNOTES [**Table 6.8(1)**]:

1 A "flyway barrier" comprised of a solid fence or dense hedge which is a minimum of 1.8 metres in height, must be placed, within 1.5 metres of the hive, along the side of the hive containing the hive's entrance. The flyway barrier must extend 0.6 metres on either side of the hive. Where all hives are setback a minimum of 7.6 metres from all lot lines, or are located on a porch, balcony, or rooftop which is a minimum of 3.0 metres above finished grade and setback 1.5 metres from all lot lines, no flyway barrier is required.

2 Manure may be kept on-site in an enclosed receptacle, up to a maximum of 3.0 square metres. All manure must be disposed of at an appropriate refuse disposal facility.

3 On-site slaughter of poultry is prohibited. Any deceased poultry must be disposed of at an appropriate refuse disposal facility or through the services of a veterinarian.

PART 7 LANDSCAPING AND SCREENING

7.1 General

(1) Landscaping and screening regulations, including provisions for fencing, retaining walls, and visual clearance at intersections, are intended to:

(a) ensure a reasonable standard of livability, aesthetic, and placement of landscaping;

(b) protect and strengthen the Village's urban tree canopy;

(c) support a healthy and resilient environment through microclimate stabilization, improved on-site stormwater management, and habitat protection and enhancement in support of increased biodiversity; and

(d) mask or separate incompatible land uses.

(2) All required landscaping installations, including associated irrigation, must meet or exceed the Canadian Landscape Standard (CLS).

(3) All required landscaping installations must be regularly maintained by property owners to meet or exceed the Canadian Landscape Standard throughout the year.

(a) Required landscaping maintenance for plant material must include watering, mulching, pruning, fertilizing, liming, and tree support, as well as weed, pest, and disease control.

(b) Required landscaping maintenance for lawn and grass areas must include mowing, trimming, edging, aeration, and repairs such as regrading, reseeding, resodding, as well as weed, pest, and disease control.

(4) All required landscaping installations must consider the Village of Cumberland's Urban Forest Management Plan for species recommendations and planting guidelines.

7.2 Landscaping Requirements

(1) The landscaping requirements prescribed in **Table 7.2(4)** and **Table 7.2(5)** are only applicable to development comprising one or more new dwelling units, including the demolition and replacement of one or more existing dwelling units.

(2) Erosion control and protection measures must be used during all on-site construction to prevent the pollution, degradation, or siltation of natural areas, including vegetation and water courses.

(3) Where construction works are proposed within 10.0 metres of an existing tree that is to be retained to meet the requirements prescribed in **Table 7.2(4)**, temporary protective fencing must be erected around the dripline of the tree, or at a minimum radius equal to 1.0 metre for every 1.0 centimetre of trunk diameter measured from 1.37 metres above natural grade, whichever is greater.

(a) Temporary protective fencing must remain in place for the duration of construction and must be clearly marked and maintained to prevent damage to the trunk, roots, and canopy of the tree.

Table 7.2(4) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones
Minimum Number of Trees [1]	**≤ Three Dwelling Units:** 1 tree per dwelling unit **≥ Four Dwelling Units:** 1 tree per 10.0 linear metres of landscape area [2]	1 tree per 10.0 linear metres of landscape area [2]
	A minimum of one tree is required per lot.	
Minimum Tree Size [3]	**Small Tree**: expected mature canopy diameter of less than 6.0 metres **Medium Tree**: expected mature canopy diameter of 6.0 metres to 10.0 metres **Large Tree**: expected mature canopy diameter of greater than 10.0 metres	
Minimum Tree Size Ratio	**Small Tree:** maximum 25% of required trees **Medium Tree:** n/a **Large Tree:** minimum 50% of required trees	
	Where only one tree is required, it must be a large tree or conifer.	
Minimum Deciduous Tree Caliper	**Small Tree:** 3.0 cm **Medium Tree:** 4.0 cm **Large Tree:** 5.0 cm	

Table 7.2(4) Landscaping Regulations - Trees			
Criteria	**Residential Zones**		**All Other Zones**
	The minimum vertical distance between grade and the tree's lowest limb is 1.5 metres for all deciduous trees.		
Minimum Coniferous Tree Height	2.5 m		
Minimum Soil Volume Per Tree		Single Tree	Shared [4]
	Small Tree	15.0 m^3	10.0 m^3
	Medium Tree	18.0 m^3	12.0 m^3
	Large Tree	20.0 m^3	15.0 m^3
Minimum Setback from Buildings or Structures	**Small Tree:** 1.0 metre radius from centre of the tree **Medium Tree:** 2.0 metre radius from centre of the tree **Large Tree:** 3.0 metre radius from centre of the tree		
Tree Spacing	Minimum tree spacing must be based on site requirements for sightlines, accessibility, and standard planting practices for the selected tree species.		
Overhead Interference	Required trees must be planted where overhead electrical power lines or other such objects will not interfere with their growth.		
Exemptions	For development comprised of two or more two dwelling units, required trees may be accommodated within an irrigated boulevard.		Required trees may be accommodated within an irrigated boulevard.

FOOTNOTES [**Table 7.2(4)**]:

1 The minimum number of trees is inclusive of any existing trees on the lot that are to be retained, provided such trees meet all other landscaping regulations.

2 The linear metre calculation is used to determine the minimum number of trees to be planted on the lot.

3 Tree size must be determined based on the expected mature canopy spread under local growing conditions, as classified in the Species Recommendations included in the Village's Urban Forest Management Plan, planting plan, nursery tag, or published species information from a reputable source (e.g., BC Landscape & Nursery Association or Canadian Landscape Standard plant database). All columnar, fastigiate, or dwarf cultivars are considered small or medium trees, regardless of their height, unless otherwise demonstrated through nursery specifications or arborist verification

4 Soil volume may be shared amongst multiple plantings (trees, shrubs, etc.), provided continuous growing medium can be reached by the roots of such plantings.

Table 7.2(5) Landscaping Regulations – All Other Requirements		
Criteria	**Residential Zones**	**All Other Zones**
Minimum Planting Requirements for Landscape Areas [1]	75% of all landscape areas must be planted with soft-landscaping elements.[2]	75% of all landscape areas must be planted with soft-landscaping elements.[3,4,5]
Minimum Planting Requirements for Tiered Retaining Walls	100% of the horizontal area between each tier of a retaining wall must be planted with soft-landscaping elements.	
Minimum Landscaping for Parking Areas	**Parking Areas that Accommodate < 15 Vehicles:** n/a **Parking Areas that Accommodate ≥ 15 Vehicles:** a contiguous, 1.5 metre wide landscape buffer planted with soft-landscaping elements shall be provided between the parking area and any abutting highways	
	A minimum of one tree must be included in a landscape island.[6]	
	The maximum number of consecutive parking spaces is 15. A landscape buffer or drive aisle must separate the next 15 parking spaces.	
	Landscape buffers must be clearly delineated as separate and in addition to required parking and loading spaces.	
	Landscape buffers must be located such that loading and unloading vehicles can access the site without interference.	
Irrigation	All required landscaping installations must be equipped with a permanent, fully automatic, low-water requirement irrigation system.[7]	
	Run-off onto sidewalks, highways, or parking and loading areas is not permitted.	
Outdoor Lighting	Flashing or blinking exterior lighting is not permitted.	
	All direct or ambient lighting must have a DarkSky seal and be directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.	

FOOTNOTES [**Table 7.2(4)**]:

[1] Electrical transformers and driveways sited within the landscape area can be excluded from the total landscape area measurement used to calculate the minimum requirements for soft-landscaping elements.

[2] There are no planting requirements for landscape areas on lots where large trees have been planted in the boulevard.

Table 7.2(5) Landscaping Regulations – All Other Requirements		
Criteria	**Residential Zones**	**All Other Zones**
3	There are no planting requirements for landscape areas on lots where required trees have been wholly accommodated within the boulevard.	
4	For lots abutting the Inland Island Highway, a landscape area comprising the first 30.0 metres from the lot line abutting the Inland Island Highway must be 100% planted with soft-landscaping elements.	
5	For lots abutting Minto Road, a landscape area comprising the first 10.0 metres from the lot line abutting Minto Road must be 100% planted with soft-landscaping elements.	
6	The minimum number of trees required within parking islands is in addition to the minimum number of trees required for all development. Where applicable, trees in adjacent parking islands may share soil volume with an adjacent landscape area to meet the minimum trenched/shared soil volume amounts, provided no tree is counted twice when determining whether the overall tree requirements of a lot have been achieved.	
7	Areas of existing, undisturbed, native vegetation which wholly or partially achieve the landscaping requirements, as well as areas specifically designed as xeriscape or with drought resistant native species planting are exempt from requiring a permanent, fully automatic, low-water requirement irrigation system, provided the applicant demonstrates how the vegetation will be established and maintained.	

7.3 Landscape Screens

Table 7.3(1) Landscape Screen Standards		
Type	**Minimum Height**	**Maximum Height**
Existing vegetation which provides a complete and permanent visual screen	2.0 m	n/a
Continuous row of native, drought-tolerant plants	2.0 m [1]	n/a
Solid, opaque fence or brick or stone wall	1.8 m	2.0 m
FOOTNOTES [**Table 7.3(1)**]: [1] The minimum height at the time of planting is 1.0 metres.		

(2) All required landscape screens must be regularly maintained by property owners to ensure a healthy, neat, and orderly appearance throughout the year.

(a) Required maintenance for vegetative landscape screens includes watering, fertilizing, liming, pruning, and removal of dead or diseased plant material, as well as weed, pest, and disease control.

(b) Required maintenance for non-vegetative landscape screens includes structural repairs or replacements, aesthetic improvements such as painting or refinishing, and clearing of litter and other such debris.

(3) Except where otherwise specified in this Bylaw, all required landscape screens must be continuous except to accommodate access/egress to or from the screened area.

(4) No landscape screen in any zone other than the **Industrial Refuse (R-3)** zone can be comprised of or contain barbed wire, razor wire, electrified wire, sheet metal, or plywood.

Table 7.3(5) Landscape Screen Regulations			
Criteria or Use	**Residential Zones**	**Industry Zones**	**All Other Zones**
Adjacent Zones	-	A fence must be provided along all lot lines that abut a lot in a non-**Industry** zone.	-
Dwelling Units	A landscape screen must be provided along all rear and interior side lot lines.[1] Receptacles used for waste management must be screened from adjacent properties.[2]	n/a	
Bulk Fuel Storage	n/a	A fence must be provided around all yards used for bulk fuel storage.	n/a
Care Facilities	A landscape screen must be provided around all rear and side yards used for a care facility.	n/a	A landscape screen must be provided around all rear and side yards used for a care facility that abuts a lot in a **Residential zone.**
Home Occupations	A landscape screen must be provided around all rear or side yards used for an accommodation home occupation.	n/a	
HVAC Equipment	A landscape screen must be provided around any heating, ventilation, and air conditioning equipment located within 3.0 metres of a window or door of a dwelling unit on an adjacent lot.		
Outdoor Storage	A landscape screen must be provided around all yards used for outdoor storage.		
Wrecking Yards	n/a	A fence must be provided around all wrecking yards.	n/a

FOOTNOTES [**Table 7.3(5)**]:

[1] Screening requirements only apply where there are two or more detached dwelling units on a lot.

[2] Screening requirements only apply where there are three or more attached dwelling units on a lot.

(6) The height of a fence is determined by measuring the vertical distance between the highest point of the fence and finished grade, and, where such fence is constructed on top of a retaining wall, must include the height of such retaining wall (see **Figure 7-1**).

7-1. Fence Height

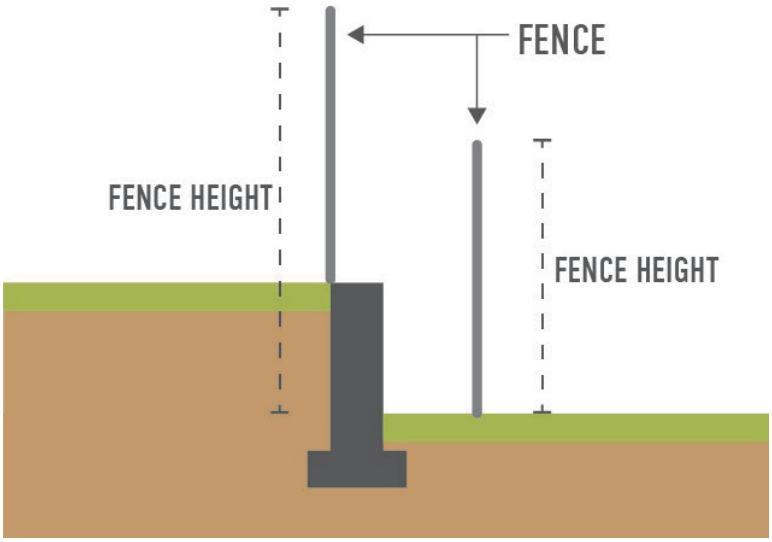


Table 7.3(7) Fence Standards			
Zone(s)		**Minimum Fence Height**	**Maximum Fence Height**
Residential and **Mixed-Use**	Front Yard	-	1.2 m[1]
	All Other Yards	-	2.0 m[1]
Rural and **Public Use**	All Yards	-	2.0 m[1]
Industry	All Yards	2.5 m	3.5 m[1]
Interchange	All Yards	-	2.0 m[1]

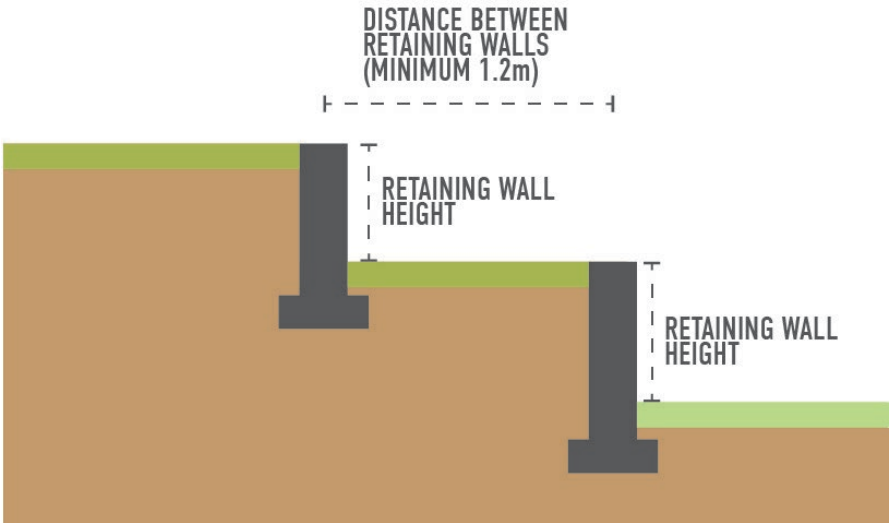
FOOTNOTES [**Table 7.3(7)**]:

[1] The maximum height of a fence erected on a lot which abuts a neighbouring lot where the finished grade is higher than that of subject lot, is 3.0 metres, provided the fence does not protrude more than 2.0 metres above the finished grade of the neighbouring lot (see **Figure 7-1**).

7.4 Retaining Walls

(1) The height of a retaining wall is determined by measuring the vertical distance between the highest point of the retaining wall and finished grade on the lower side (see **Figure 7-2**).

7-2. Retaining Walls



(2) No retaining wall can exceed 1.2 metres, except as required as a condition of subdivision approval or development permit or where constructed in accordance with a professional design by a qualified professional engineer, up to a maximum height of 3.0 metres.

(3) The maximum height of a retaining wall erected on a lot which abuts a neighbouring lot where the finished grade is higher than that of subject lot must not exceed 2.0 metres above the finished grade of the neighbouring lot.

(4) No retaining wall exceeding 1.2 metres in height can be sited within 1.2 metres measured horizontally from another retaining wall.

(5) The maximum number of retaining wall tiers that may be constructed without a professional design by a professional engineer is two, up to a maximum total height of 2.4 metres.

(6) The maximum number of retaining wall tiers that may be constructed with a professional design by a professional engineer is two, up to a maximum total height of 3.0 metres.

(7) Retaining walls constructed using lock blocks are permitted in all zones, provided:

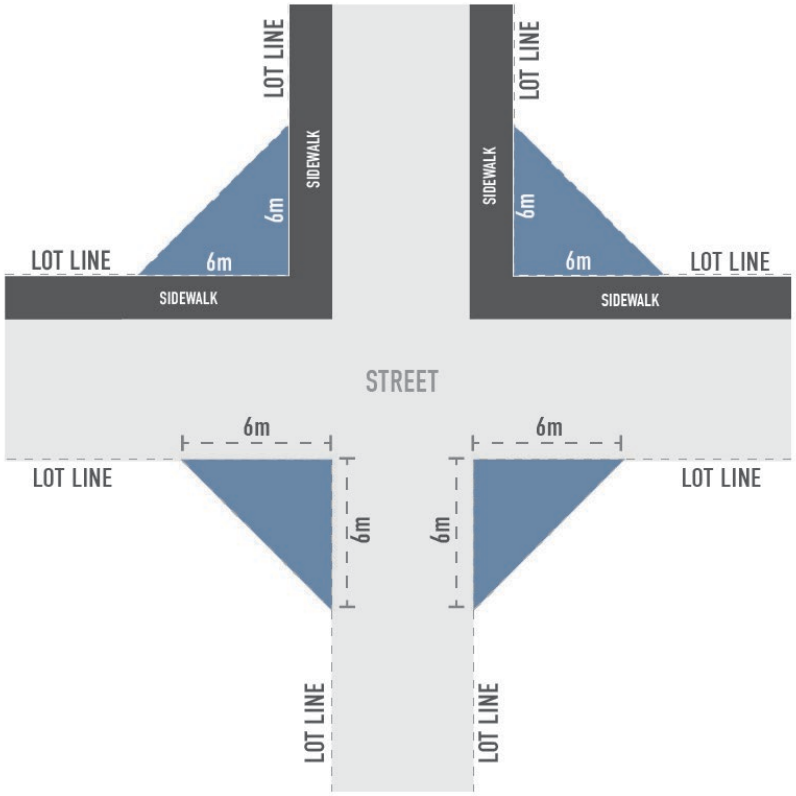
(a) the retaining wall does not exceed 1.2 metres in height; and

(b) the retaining wall is not located within an exterior side yard.

7.5 Visual Clearance at Intersections

(1) On any corner lot, no building, structure, fence, retaining wall, landscaping, screening, or other such object can be placed, planted, erected, sunk into, or constructed within the area formed by measuring 6.0 metres along the edge of the two adjoining property boundaries from the point of highway intersection and joining these points on the diagonal, as illustrated in **Figure 7-3**.

7-3. Sight Triangle



PART 8 SIGNAGE

8.1 Third Party Signs

(1) Third party advertising signs of any type, with the exception of public service and community announcements where signage is otherwise permitted, are not permitted on any lot or structure.

8.2 Home Occupation Signs

(1) The regulations in this section apply to all signs associated with a home occupation.

(a) maximum number of signs per home occupation: 1

(b) a minor, standard, or major home occupation sign is subject to the following regulations:

i. must only be in the physical form of a fascia sign, a freestanding sign, or a sign attached to a fence;
ii. must only be permitted for a home occupation holding a valid business licence;
iii. maximum sign area must not exceed 1.5 square metres; and
iv. maximum height of a freestanding sign must not exceed 1.5 metres.

(c) an accommodation home occupation must have one sign with the name of the accommodation home occupation and contact information for the operator posted on or adjacent to the dwelling unit where the accommodation home occupation is located, subject to the following regulations:

i. must only be in the physical form of a fascia sign or a freestanding sign;
ii. is only permitted for a bed and breakfast accommodation or short-term rental accommodation home occupation holding a valid business licence;
iii. maximum sign area must not exceed 1.5 square metres;
iv. maximum height of a freestanding sign must not exceed 1.5 metres; and
v. any sign illumination must be exterior, from the front, and downcast.

8.3 All Other Signs

(1) The regulations in this section apply to all signs located on lot not in a **Residential** zone.

(a) Signs pertaining to the commercial component(s) of a mixed-use development must only be located on those portions of the lot and building that contain the commercial component.

(b) The following sign types are permitted, up to a combined maximum of two signs per business:

i. one fascia sign, subject to the following regulations:
   a. maximum sign area must not exceed 0.5square metres(5.4square feet)per linear metres/feet of wall length of the business frontage to which the sign is affixed;
   b. must have a minimum clearance of 2.4 metres if projection is more than 77.0 millimetres from the façade;
   c. must not project more than 0.3 metres from the face of the wall; and
   d. the sign must only be located on the wall of the building containing the business premises to which the sign refers.

ii. one awning sign, subject to the following regulations:
   a. maximum sign area must not exceed 2.0 square metres;
   b. must not project more than 77.0 millimetres from the surface of the awning; and
   c. minimum vertical clearance of an awning from the nearest finished grade must be 2.4 metres (8.0feet).

iii. one canopy sign, subject to the following regulations:
   a. maximum sign area must not exceed 2.0 square metres.

iv. one hanging sign, subject to the following regulations:
   a. maximum sign area must not exceed 2.0 square metres;
   b. minimum clearance must not be less than 2.4 metres ; and
   c. must not have a vertical dimension which exceeds 0.6 metres .

v. one freestanding sign, subject to the following regulations:
   a. maximum height must not exceed 4.0 metres ; and
   b. maximum sign area must not exceed 4.0 square metres.

(c) Sign illumination for new signs must be exterior, from the front, and downcast.

i. Internally illuminated signs may include halo lighting or direct back lighting for individual letters and logos only.

(d) Signs equipped with flashing, oscillating, or moving lights or beacons are discouraged.

PART 9 PARKING AND LOADING

9.1 General

(1) Except as otherwise specified in this Bylaw, off-street parking and loading spaces must be provided and maintained for any development, including new development, a change of use associated with an existing development, and the expansion of an existing development.

(2) Parking spaces must not be credited as loading spaces or vice versa.

(3) No parking or loading space required by this Bylaw must be used for access or egress, a driveway or other such maneuvering aisle, commercial repair work, displays, or the sale or storage of goods of any kind.

(4) No parking or loading space required by this Bylaw can interfere with or obstruct any landscaping or screening installations prescribed in **Part 7** of this Bylaw.

9.2 Cash-in-Lieu

(1) A property owner may pay to the Village a sum of money equal to the number of required spaces not provided multiplied by the applicable cash-in-lieu amount prescribed in **Table 9.2(2)** and **Table 9.2(5)**.

Table 9.2(2) Cash-in-Lieu Amounts per Parking Space, per Type of Required Parking

Area	Conventional Parking	Visitor Parking	Courtesy Parking	Electric Vehicle Parking
Village Core Parking Area	n/a			
All Other Areas	$10,000.00 per space [1]	$10,000.00 per space [2]	$10,000.00 per space [2]	$24,900.00 per space [2]

FOOTNOTES [**Table 9.2(3)**]:

[1] Cash-in-lieu may be provided for 100% of the required parking spaces associated with non-residential uses and a maximum of 30% of the required parking spaces associated with residential uses.

[2] A minimum of one parking space must be provided wherever more than one such parking space is required.

Table 9.2(3) Cash-in-Lieu Amounts for Bicycle Parking and End-of-Trip Facilities			
Zone	**Short-Term Bicycle Parking**	**Long-Term Bicycle Parking**	**End-of-Trip Facilities**
Village Core Parking Area	$500.00 per space [1]	$1,500.00 per space [1]	n/a
All Other Zones	$250.00 per space [2]	$750.00 per space [2]	

FOOTNOTES [**Table 9.2(5)**]:

[1] Cash-in-lieu will be accepted for a maximum of 50% of all required short-term and long-term bicycle parking spaces.

[2] Cash-in-lieu will be accepted for a maximum of 70% of all required short-term and long-term bicycle parking spaces.

9.3 Location, Siting, Dimension, and Design Standards

(1) Except as otherwise specified in this Bylaw, all parking and loading spaces must be located on the same lot as the building, structure, or use which they serve.

(2) Despite **Section 9.3(1)**, conventional or small vehicle parking spaces may be provided on a separate lot located within 120.0 metres of the lot on which the building, structure, or use which they serve is located, provided the following conditions are met:

(a) the building, structure, or use requiring the spaces is not on a lot within a **Residential zone**;

(b) the use requiring the spaces is not residential or residential-related;

(c) parking lot is a permitted use on the lot; and

(d) pursuant to Section 219 of the *Land Title Act*, a restrictive covenant is registered on the title of the lot to limit the use of all or a portion of said lot to the provision of parking spaces in accordance with the parking space requirements of this Bylaw.

(3) All parking and loading spaces must have unobstructed access/egress to a highway via driveway, manoeuvring aisle, or lane.

(4) Except in **Residential zones**, no individual parking or loading space can have direct access/egress to a highway.

(5) No parking or loading space can be located within 1.0 metre of a highway.

Table 9.3(6) Minimum Dimensions for Conventional Parking Spaces [1]				
Parking Angle	Width	Length	Depth to Curb	Drive Aisle Width [2]
0° (parallel parking)	2.6 m	7.0 m	2.6 m	3.7 m (one-way)
30°	2.6 m	5.5 m	5.2 m	3.7 m (one-way)
45°	2.6 m	5.5 m	5.7 m	3.7 m (one-way)
60°	2.6 m	5.5 m	6.0 m	6.1 m (one-way)
90°	2.6 m [3]	5.5 m [3]	5.5 m [3]	7.0 m (two-way) [4]

FOOTNOTES [**Table 9.3(6)**]:

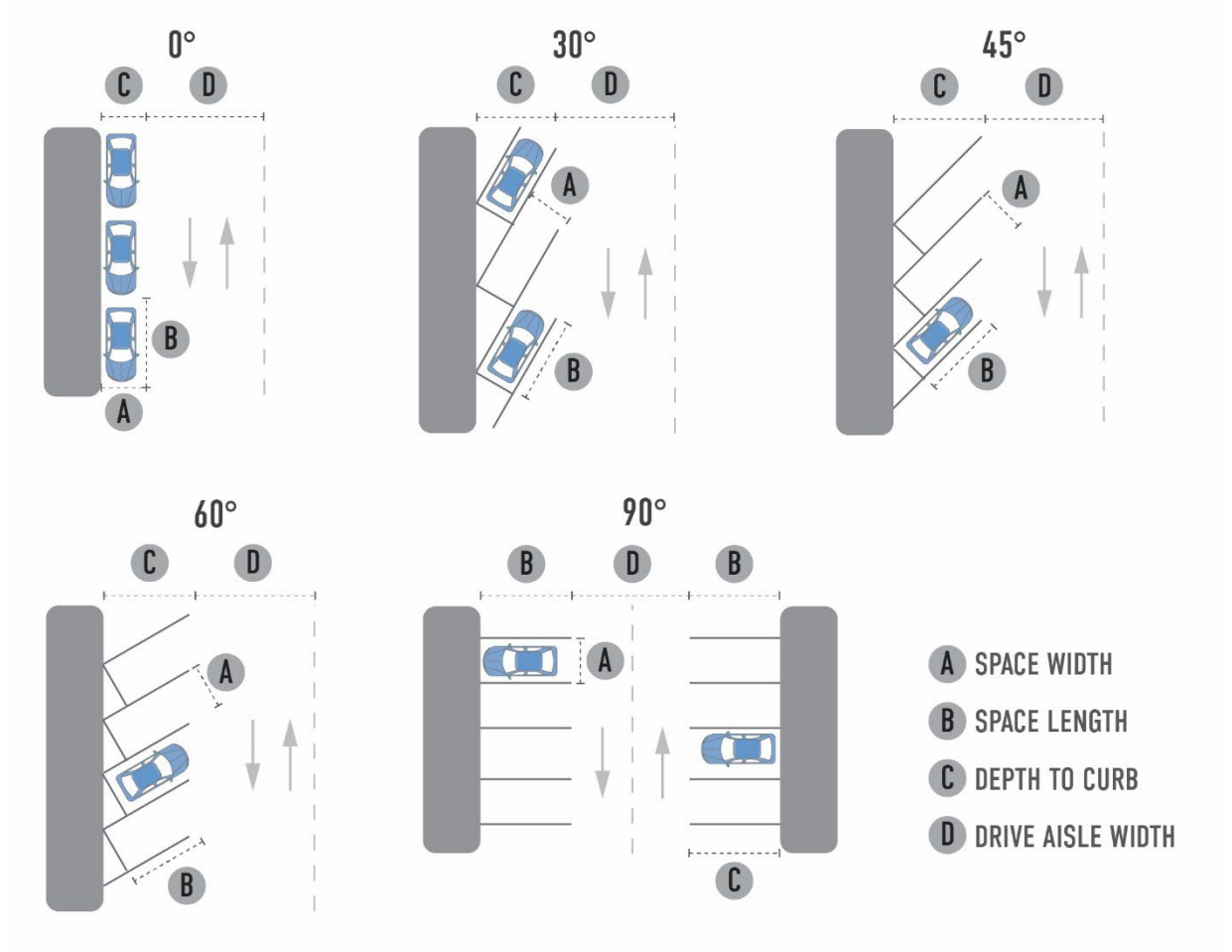
[1] The minimum dimension requirements of a conventional parking space are applicable to all required courtesy parking spaces, electric vehicle (EV) parking spaces, small-vehicle parking spaces, tandem parking spaces, and visitor parking spaces.

[2] Minimum drive aisle width dimensions are applicable to any drive aisle used to access any type of parking or loading space.

[3] For a small vehicle parking space, the minimum width is 2.4 metres and the minimum length and depth to curb is 4.5 metres. Small vehicle parking spaces provided at any other angle must be designed by a professional engineer.

[4] Where parking spaces are provided in a single row, the minimum drive aisle width is 6.75 metres.

9-1. Parking Lot Configurations



(7) Dimensional requirements for parking and loading spaces and associated drive aisles must be clear of obstructions, including but not limited to columns, lot lines, curbs, landscape islands, walls, pipes, roof features, fences, and emergency exit areas. All parking or loading space measurements must be taken from the inside of any adjacent obstructions.

(a) Where a parking or loading space abuts an obstruction, the width of such space must:

i. be an additional 0.2 metres where there is an obstruction abutting just one side;
ii. be an additional 0.5 metres where there is an obstruction abutting either side; and
iii. be an additional 0.8 metres wider where the parking space abuts a doorway.

(8) Except in the Large Lot Residential (R-3) zone, every required parking and loading space, including areas used for access and egress, must:

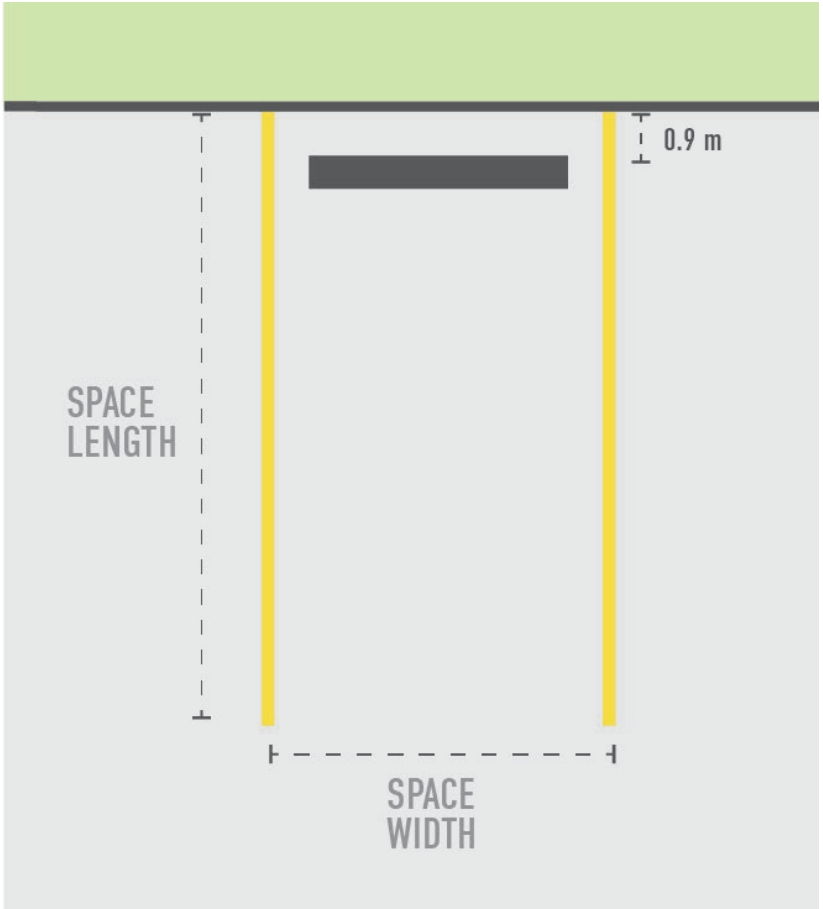
(a) have a durable, dust-free hard surface of concrete, asphalt, or semi-permeable material such as porous pavers, cobblestones, turf block, and honeycomb grid, constructed such that surface drainage is directed to an approved on- or off-site stormwater drainage system;

(b) not exceed a maximum grade of 8%;

(c) have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon lot lines; and

(d) where there is no fencing or curb between a required parking or loading space and an abutting pedestrian walkway, sidewalk, or highway, a secured wheel stop that is 0.15 metres in height must be installed 0.9 metres from the abutting pedestrian walkway, sidewalk, or highway (**Figure 9-2**).

Figure 9-2. Wheel Stops



(9) Every parking and loading area required to accommodate five or more vehicles, including areas used for access and egress, must:

(a) clearly delineate individual parking spaces, loading spaces, barrier-free parking spaces, courtesy parking spaces, electric vehicle parking spaces, manoeuvring aisles, entrances, and exits with pavement markings, signage, or other physical means in accordance with the Manual of Uniform Traffic Control Devices for Canada (MUTCDC);

(b) be designed to allow forward access/egress directly to an abutting highway from the lot on which the parking or loading area is located; and

(c) be illuminated using DarkSky compliant lighting which is directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.

9.4 Parking and Loading Requirements

(1) Parking and loading spaces must be provided in accordance with the number of parking and loading spaces required for a specific use as specified in **Table 9.4.1(1)** for the Village Core (**Figure 9-3**) and **Table 9.4.1(2)** for all other areas.

(2) Parking and loading spaces for secondary uses must be provided in addition to the parking and loading spaces required for principal uses.

(3) Where multiple uses are established on a single lot or a parking area collectively serves multiple uses established on a single lot, the total number of required parking and loading spaces must be the sum of the parking and loading requirements for each use calculated separately.

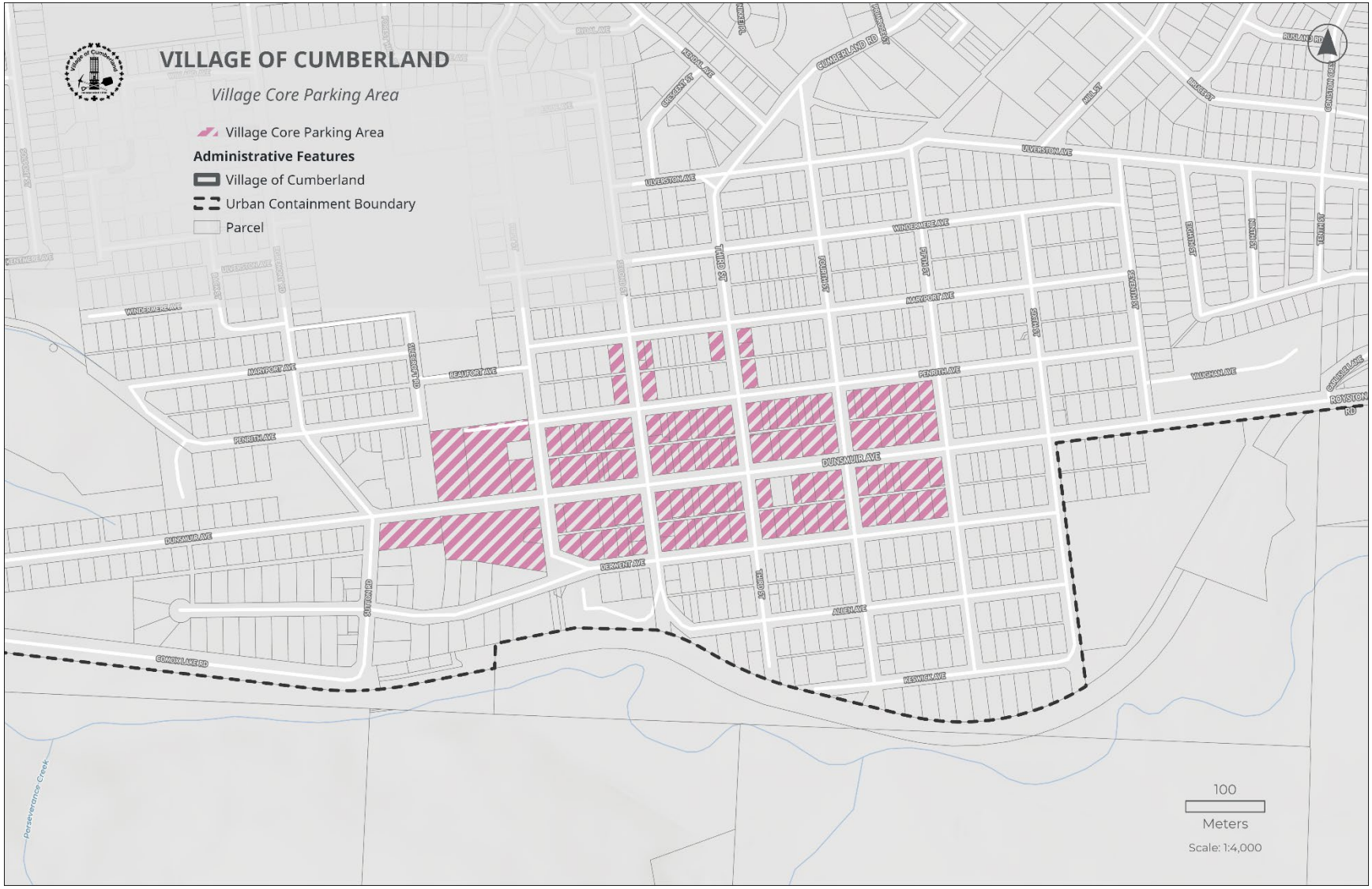
(4) Where a specific use is not listed, the parking and loading requirements applicable to the use which is most comparable in character and purpose apply.

(5) For existing uses which have been lawfully established on a lot, the number of required parking and loading spaces is the lesser of:

(a) the number of parking and loading spaces existing on the lot at the time that this Bylaw was adopted, provided such spaces satisfied the applicable regulations at the time that the uses were established; or

(b) the number of parking and loading spaces applicable to the existing uses in accordance with the regulations of this **Part**.

Figure 9-3. Village Core Parking Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.1 Conventional Parking

Table 9.4.1(1) Parking Requirements – Village Core			
Use		**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	1.0 space per dwelling unit	
	Two attached dwelling units		
	Three or more attached dwelling units	0.8 spaces per dwelling unit	1.2 spaces per dwelling unit
Secondary Dwelling Units	Secondary Suites	1.0 space per dwelling unit	
Home Occupation	Minor	n/a	n/a
	Short-Term Rental Accommodation		0.6 spaces per sleeping unit

Table 9.4.1(2) Parking Requirements – All Other Areas			
Use		**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
	Two attached dwelling units	0.9 spaces per dwelling unit	1.5 spaces per dwelling unit
	Three or more attached dwelling units		
	Manufactured homes [1]	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Secondary Dwelling Units	Secondary suites [2]	1.0 space per dwelling unit	
	Caretaker suites		
Care Facility, Licence-Not-Required		n/a	

Table 9.4.1(2) Parking Requirements – All Other Areas			
Use		**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
Home Occupation	Minor	n/a	
	Standard	1.0 space per non-resident on-site employee	
	Major		
	Bed and Breakfast Accommodation	0.6 spaces per sleeping unit	
	Short-Term Rental Accommodation	0.6 spaces per sleeping unit	
ALL OTHER USES			
Automotive and Equipment Services, Light		1.0 space per 100.0 m^2 of floor area	n/a
Automotive and Equipment Services, Industrial		1.0 space per 100.0 m^2 of floor area	n/a
Bulk Fuel Storage		n/a	
Campground		1.0 space per campsite	n/a
Care Facility, Child		1.0 space per 8 children of capacity or 2.0 spaces per 100.0 m^2 of floor area, whichever is greater	n/a
Care Facility, Community		1.0 space per 8 persons of capacity	n/a
Cemetery		n/a	0.5 spaces per 500.0 m^2 of lot area
Compost Facility		0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales

Table 9.4.1(2) Parking Requirements – All Other Areas		
Use	**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
Cultural and Community Services	2.5 spaces per 100.0 m^2 of floor area	n/a
Education Services	1.5 spaces per 100.0 m^2 of floor area	n/a
Emergency and Protective Services	4.0 spaces per 100.0 m^2 of floor area	n/a
Entertainment Facility	2.5 spaces per 100.0 m^2 of floor area	5.0 spaces per 100.0 m^2 of floor area
Farmer's Market	n/a	3.5 spaces per 100.0 m^2 of lot area
Fleet Services Facility	1.0 space per 100.0 m^2 of floor area, plus 1.0 space per fleet vehicle [3]	n/a
Food Services	2.0 spaces per 100.0 m^2 of floor area	3.5 spaces per 100.0 m^2 of floor area
Gas Station	2.5 spaces per 100.0 m^2 of floor area	n/a
Health Services	4.0 spaces per 100.0 m^2 of floor area	5.0 spaces per 100.0 m^2 of floor area
Hostel | Hotel | Motel	1.0 space per sleeping unit, plus parking space requirements of any ancillary uses	1.5 spaces per sleeping unit, plus parking space requirements of any ancillary uses
Industrial, Heavy	0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Industrial, Light	0.5 spaces per 100.0 m^2 of floor area, plus	1.0 space per 100.0 m^2 of floor area, plus

Table 9.4.1(2) Parking Requirements – All Other Areas		
Use	**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
	parking space requirements of any ancillary uses	parking space requirements of any ancillary uses
Kennel	1.0 space per 100.0 m^2 of floor area	3.0 spaces per 100.0 m^2 of floor area
Licensed Premises	2.0 spaces per 100.0 m^2 of floor area	3.5 spaces per 100.0 m^2 of floor area
Mobile Vending	n/a	
Natural Resource Extraction	1.0 space per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas and offices for administrative or technical support	n/a
Park	n/a	0.5 spaces per 100.0 m^2 of lot area
Personal Services	1.0 space per 100.0 m^2 of floor area	3.0 spaces per 100.0 m^2 of floor area
Plant Nursery	3.0 spaces per 100.0 m^2 of floor area	5.0 spaces per 100.0 m^2 of floor area
Production Facility, Alcohol	0.5 spaces per 100.0 m^2 of floor area, plus parking space requirements of any ancillary uses	1.5 spaces per 100.0 m^2 of floor area, plus parking space requirements of any ancillary uses
Production Facility, Cannabis	0.5 spaces per 100.0 m^2 of floor area, plus 1.0 space per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 2.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Professional Services, Internal-Facing	2.0 spaces per 100.0 m^2 of floor area	n/a

Table 9.4.1(2) Parking Requirements – All Other Areas		
Use	**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
Professional Services, Public-Facing	2.5 spaces per 100.0 m^2 of floor area	3.0 spaces per 100.0 m^2 of floor area
Recreation Services, Indoor	10.0 spaces per 100.0 m^2 of floor area	n/a
Recreation Services, Outdoor	n/a	0.5 spaces per 100.0 m^2 of lot area
Recycling Facility	0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Refuse Disposal Facility	0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Retail, Cannabis	2.0 spaces per 100.0 m^2 of floor area	3.0 spaces per 100.0 m^2 of floor area
Retail Sales	2.5 spaces per 100.0 m^2 of floor area	5.0 spaces per 100.0 m^2 of floor area
Sawmill	1.0 space per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	n/a

Table 9.4.1(2) Parking Requirements – All Other Areas		
Use	**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
Silviculture	1.0 space per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas and offices for administrative or technical support	n/a
Storage, Indoor	0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Storage, Outdoor	n/a	1.0 space per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Storage, Warehouse	0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Veterinary Services	2.0 spaces per 100.0 m^2 of floor area	3.5 spaces per 100.0 m^2 of floor area
Wholesale Services	0.5 spaces per 100.0 m^2 of floor area, plus 2.5 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices	1.0 space per 100.0 m^2 of floor area, plus 3.0 spaces per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices

Table 9.4.1(2) Parking Requirements – All Other Areas		
Use	**Minimum Number of Parking Spaces**	**Maximum Number of Parking Spaces**
	for administrative or technical support, indoor display, and retail sales	for administrative or technical support, indoor display, and retail sales
Wrecking Yard	n/a	1.0 space per 100.0 m^2 of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales

FOOTNOTES [**Table 9.4.1(2)**]:

[1] In the **Manufactured Home Park Residential (R-MHP)** zone, the minimum number of parking spaces is 1.5 spaces per dwelling unit.

[2] Parking requirements for secondary suites are in addition to the parking requirements for the associated principal dwelling unit.

[3] Where fleet vehicles exceed a gross vehicle weight of 5,500 kilograms, parking spaces must meet the minimum dimensions for recreational vehicle and bus parking spaces prescribed in **Table 9.4.6(1)**.

9.4.2 Barrier-Free Parking

Table 9.4.2(1) Minimum Dimensions for Barrier-Free Parking Spaces				
Type of Barrier-Free Parking Space	**Width**	**Length**	**Height Clearance [1]**	**Side Access Aisle Width**
Conventional	3.1 m	5.5 m	2.75 m	1.5 m [2]
Van-Accessible	3.9 m	5.8 m		

FOOTNOTES [**Table 9.4.2(1)**]:

[1] Refers to the minimum clearance that must be provided between the surface of the barrier-free parking space and the underside of any obstruction located directly above such parking space.

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

(2) Barrier-free parking spaces must be provided as a function of the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)**, regardless of whether a property owner has opted to provide cash-in-lieu for some or all required parking spaces.

Table 9.4.2(3) Barrier-Free Parking Requirements	
Total Number of Required Parking Spaces	**Minimum Number of Barrier-Free Parking Spaces [1]**
1 – 4	0 [2]
5 – 10	1
11 – 20	2
> 20	10% of all spaces [3]

FOOTNOTES [**Table 9.4.2(3)**]:

[1] Barrier-free parking spaces are included in the total number of required parking spaces. For example: where a development must provide five parking spaces, the total number of required parking spaces is five, one of which must be a barrier-free parking space.

[2] One barrier-free parking space per dwelling unit within a residential building must be constructed to the CSA/ASC B652:23 standard for Accessible Dwellings.

[3] Where three or more barrier-free parking spaces are required, one such space must achieve the minimum dimensions of a van-accessible barrier-free parking space as prescribed in **Table 9.4.2(1)**.

(4) Despite **Section 9.3(8)**, every required barrier-free parking space must:

(a) have a firm and slip-resistant surface which does not exceed a 3% slope;

(b) have a side access aisle which is clearly marked with high contrast diagonal hatched pavement marking; and

(c) be clearly marked with high contrast pavement markings or upright/vertical signage displaying the International Symbol of Access.

(5) Barrier-free parking spaces must be located within 10.0 metres of:

(a) an elevator in an enclosed parking area;

(b) the primary entrance for the building are intended to serve; or,

(c) any another public entrance which provides barrier-free access to the building they are intended to serve.

9.4.3 Courtesy Parking

(1) Courtesy parking spaces must be provided as a function of the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)** for all uses in a **Mixed-Use** or **Public Use zone**.

Table 9.4.3(2) Courtesy Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Courtesy Parking Spaces [1]
1 – 20	0
> 20	5% of all spaces

FOOTNOTES [**Table 9.4.3(2)**]:

[1] Courtesy parking spaces must be included in the total number of required parking spaces. For example: where a development must provide 30 parking spaces, the total number of required parking spaces is 30, two of which must be courtesy parking spaces.

(3) Despite **Section 9.3**, courtesy parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as courtesy parking.

(4) Courtesy parking must be located as near to the primary entrance for the use, building, or structure they are intended to serve as is practicable.

9.4.4 Electric Vehicle Parking

(1) EV prepared parking spaces and EV charging station parking spaces must be provided as a function of the total number of required parking spaces.

Table 9.4.4(2) Electric Vehicle Parking Requirements [1]			
Total Number of Required Parking Spaces	Minimum Number of EV Prepared Parking Spaces		Minimum Number of EV Charging Station Parking Spaces
	Parking Spaces for Dwelling Units	All Other Uses	All Uses
1 – 10	0	0	0
> 10	100% of all spaces	10% of all spaces	5% of all spaces

FOOTNOTES [**Table 9.4.4(2)**]:

Table 9.4.4(2) Electric Vehicle Parking Requirements [1]			
Total Number of Required Parking Spaces	Minimum Number of EV Prepared Parking Spaces		Minimum Number of EV Charging Station Parking Spaces
	Parking Spaces for Dwelling Units	All Other Uses	All Uses

[1] EV prepared parking spaces and EV charging station parking spaces must be included in the total number of required parking spaces. For example: where a residential development must provide 20 parking spaces and 2 visitor parking spaces, all 22 spaces must be EV prepared parking spaces, one of which must be an EV charging station parking space. Where a retail sales establishment must provide 11 parking spaces, one such space must be an EV charging station parking space.

9.4.5 Recreational Vehicle (RV) and Bus Parking

Table 9.4.5(1) Minimum Dimensions for RV/Bus Parking Spaces				
Type of Parking Space	Width	Length	Height Clearance [1]	Side Access Aisle Width
RV/Bus Parking Space	3.5 m	16.0 m	3.0 m	1.0 m

FOOTNOTES [**Table 9.4.5(1)**]:

[1] Refers to the minimum clearance that must be provided between the surface of the RV/bus parking space and the underside of any obstruction located directly above such parking space.

(2) RV/bus parking spaces may be provided in accordance with the regulations prescribed in **Table 9.4.5(3)**. Where a specific use is not listed, the maximum number of RV/bus parking spaces permitted is zero.

Table 9.4.5(3) Recreational Vehicle/Bus Parking Regulations			
Use		Number of RV / Bus Parking Spaces	
		Minimum	Maximum
Principal Dwelling Units	One detached dwelling unit	n/a	1.0 space per lot [1]
	Two attached dwelling units	n/a	0.0 spaces
	Three or more attached dwelling units	n/a	0.0 spaces
	Manufactured homes	n/a	0.0 spaces [1]

Table 9.4.5(3) Recreational Vehicle/Bus Parking Regulations			
Use		Number of RV / Bus Parking Spaces	
		Minimum	Maximum
Secondary Dwelling Units	Secondary suites	n/a	0.0 spaces
	Caretaker suites	n/a	0.0 spaces
Campground		n/a	0.4 spaces per campsite
Cemetery		n/a	2.0 spaces per lot
Cultural and Community Services		n/a	2.0 spaces per lot
Education Services		n/a	
Farmer's Market		n/a	1.0 space per lot
Recreation Services, Indoor		n/a	1.0 space per lot
Recreation Services, Outdoor		n/a	1.0 space per lot

FOOTNOTES [**Table 9.4.5(3)**]:

1 A maximum of two RV/bus parking spaces are permitted per lot in the Large Lot Residential (R-3) zone.

(4) Despite **Section 9.3**, RV/bus parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as RV/bus parking.

9.4.6 Small Vehicle Parking

(1) Small vehicle parking spaces may be provided as a function of the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)**, up to a maximum of 50% of all required parking spaces.

(2) Despite **Section 9.3**, small vehicle parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use by small vehicles.

9.4.7 Tandem Parking

(1) Tandem parking spaces are permitted for residential developments with four or fewer dwelling units, provided:

(a) only one tandem parking space is permitted in front of any garage or carport; and

(b) tandem parking spaces are not used to meet the parking requirements of two or more principal dwelling units.

9.4.8 Visitor Parking

(1) Visitor parking spaces must be provided for residential developments as a function of and in addition to the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)**.

Table 9.4.8(2) Visitor Parking Requirements

Total Number of Required Parking Spaces	Minimum Number of Visitor Parking Spaces [1]
1 – 4	0
5 – 10	1
11 – 20	2
> 20	10% of total number of required spaces

FOOTNOTES [**Table 9.4.8(2)**]:

[1] Visitor parking is calculated in addition to the total number of required parking spaces. For example: where a residential development must provide 15 parking spaces, the total number of required parking spaces is 17, two of which must be designated as visitor parking.

(3) Where one or more visitor parking spaces are required, a minimum of one of such visitor parking space must achieve the standards of a barrier-free parking space.

(4) Despite **Section 9.3**, visitor parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as visitor parking.

9.4.9 Loading

Table 9.4.9(1) Minimum Dimensions for Loading Spaces				
Type of Loading Space	Width	Length	Height Clearance [1]	Side Access Aisle Width
Conventional	2.6 m	5.5 m	2.75 m	0.5 m
Oversize	3.5 m	16.0 m	3.0 m	1.0 m

FOOTNOTES [Table 9.4.9(1)]:

[1] Refers to the minimum clearance that must be provided between the surface of the loading space and the underside of any obstruction located directly above such loading space.

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

(2) Loading spaces must be provided in addition to the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)**. Zero loading spaces are required for specific uses not listed in **Table 9.4.9(3)**.

Table 9.4.9(3) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Dwelling Units [1]	n/a	1	0
ALL OTHER USES – Minimal Loading			
Automotive and Equipment Services, Light Care Facility, Child Care Facility, Community Cultural and Community Services Education Services Entertainment Facility Farmer's Market Food Services	< 235.0 m^2	0	0
	235.0 m^2 – 465.0 m^2	1	0

Table 9.4.9(3) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Health Services Licensed Premises Personal Services Plant Nursery Professional Services, Internal-Facing Professional Services, Public-Facing Recreation Services, Indoor Retail, Cannabis Retail Sales Veterinary Services	465.0 m^2 – 2,800.0 m^2	2	0
	> 2,800.0 m^2	2	1
ALL OTHER USES – Oversize Loading			
Automotive and Equipment Services, Industrial Bulk Fuel Storage Campground Compost Facility Emergency and Protective Services Fleet Services Facility Hostel | Hotel | Motel Industrial, Heavy Industrial, Light	< 2,325.0 m^2	1	1

Table 9.4.9(3) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Natural Resource Extraction Production Facility, Alcohol Production Facility, Cannabis Recreation Services, Outdoor Recycling Facility Refuse Disposal Facility Sawmill Silviculture Storage, Indoor Storage, Warehouse Wholesale Services Wrecking Yard	≥ 2,325.0 m^2	n/a	1

FOOTNOTES [**Table 9.4.9(3)**]:

[1] Loading requirements apply to residential developments comprising ten or more attached dwelling units.

9.5 Bicycle Parking

Table 9.5(1) Minimum Dimensions for Bicycle Parking				
Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	1.45 m	1.2 m	
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

(2) Despite **Table 9.5(1)**, a minimum of 25% of all required long-term bicycle parking spaces must be designed to accommodate oversized bicycles in accordance with the minimum dimensions prescribed in **Table 9.5(3)**.

Table 9.5(3) Minimum Dimensions for Oversize Bicycle Parking				
Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	2.4 m	2.4 m	
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

Figure 9-4. Short-Term Bicycle Parking Configuration Example

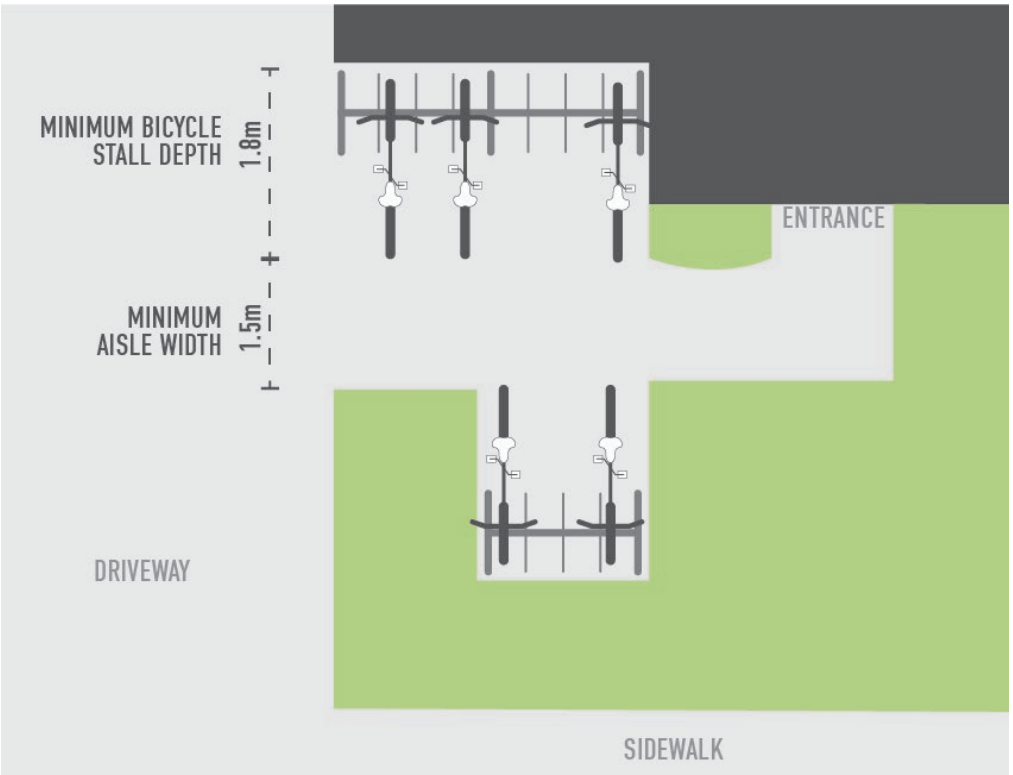


Figure 9-5. Long-Term Bicycle Parking Configuration Example

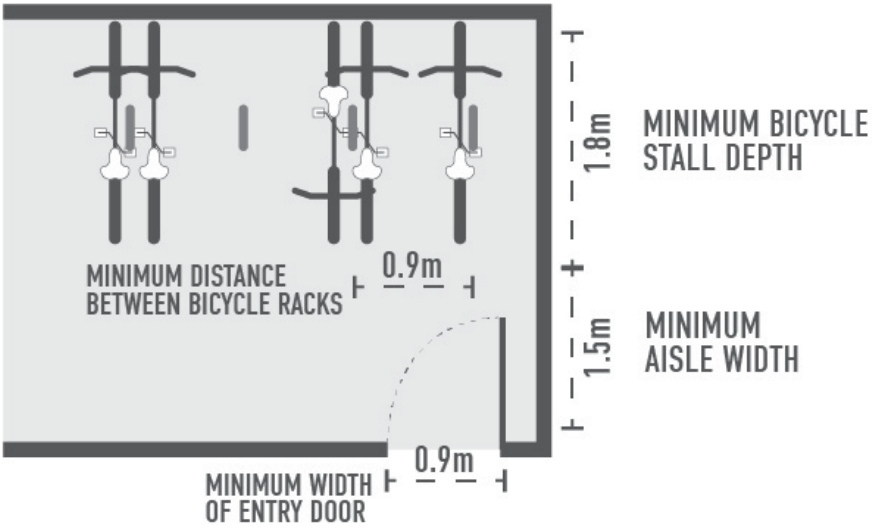


Table 9.5(4) Minimum Standards for Bicycle Parking		
Feature	**Short-Term Bicycle Parking**	**Long-Term Bicycle Parking**
Materials and Design	Must be constructed of theft resistant materials and designed to support two points of the bicycle frame and enable the bicycle frame and at least one wheel to be securely locked to the rack with a single U-style lock.	
	n/a	70% of all required long-term bicycle parking spaces provided in the form of a wall mounted rack must be equipped with a hydraulic lift mechanism.
		50% of all required long-term bicycle parking space must include charging infrastructure for e-bikes.
Installation	Must be permanently anchored to the ground or a wall with secure, tamper-proof hardware.	
Location	Must be conveniently located within 25.0 metres of any main entrances, whether inside or outside of the building, and in a well-lit area.	Must be located inside a building or within a secure, weather-protected, dedicated facility accessible to residents, employees, or other identified users of the building.
		Must have an entry door that is a minimum width of 0.9 metres and is equipped with an automatic or button-activated opening mechanism.
		Must have a minimum unobstructed height clearance of 1.9 metres between the floor and the ceiling.

(5) Bicycle parking spaces must be provided in accordance with the number of short-term and long-term bicycle parking spaces required for a specific use as specified in **Table 9.5(5).**

(a) Bicycle parking spaces for secondary uses must be provided in addition to the bicycle parking spaces required for principal uses.

(b) Where multiple uses are established on a single lot, the total number of required bicycle parking spaces must be the sum of the bicycle parking requirements for each use calculated separately.

(c) Where a specific use is not listed, the bicycle parking requirements applicable to the use which is most comparable in character and purpose will apply.

Table 9.5(6) Bicycle Parking Requirements

Use		Short-Term Bicycle Parking	Long-Term Bicycle Parking
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	n/a	
	Two attached dwelling units	0.25 spaces per dwelling unit	1.0 space per dwelling unit [1]
	Three or more attached dwelling units	0.25 spaces per dwelling unit	1.5 spaces per dwelling unit [1]
	Manufactured homes	n/a	
Secondary Dwelling Units	Secondary suites [2,3]	n/a	1.0 space per dwelling unit
	Caretaker suites	n/a	1.0 space per dwelling unit
Care Facility, Licence-Not-Required		n/a	
Home Occupation	Minor	n/a	
	Standard	n/a	1.0 space per non-resident on-site employee
	Major	n/a	1.0 space per non-resident on-site employee
	Bed and Breakfast Accommodation	0.6 spaces per sleeping unit	n/a

Table 9.5(6) Bicycle Parking Requirements		
Use	**Short-Term Bicycle Parking**	**Long-Term Bicycle Parking**
Short-Term Rental Accommodation	0.6 spaces per sleeping unit	n/a
ALL OTHER USES		
Automotive and Equipment Services, Light	n/a	0.1 space per 100.0 m^2 of floor area
Automotive and Equipment Services, Industrial	n/a	0.1 space per 100.0 m^2 of floor area
Campground	0.2 spaces per campsite	n/a
Care Facility, Child	0.4 spaces per 100.0 m^2 of floor area	
Care Facility, Community	0.4 spaces per 100.0 m^2 of floor area	
Compost Facility	n/a	0.1 space per 100.0 m^2 of floor area
Cultural and Community Services	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m^2 of floor area
Education Services	0.8 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m^2 of floor area
Emergency and Protective Services	n/a	0.4 spaces per 100.0 m^2 of floor area
Entertainment Facility	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	n/a
Farmer's Market	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	n/a
Fleet Services Facility	n/a	0.1 space per 100.0 m^2 of floor area
Food Services	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	n/a
Gas Station	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	n/a

Table 9.5(6) Bicycle Parking Requirements		
Use	**Short-Term Bicycle Parking**	**Long-Term Bicycle Parking**
Health Services	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m^2 of floor area
Hostel | Hotel | Motel	0.4 spaces per sleeping unit or 6.0 spaces, whichever is greater	0.6 spaces per sleeping unit
Industrial, Heavy	n/a	0.1 space per 100.0 m^2 of floor area
Industrial, Light	n/a	0.2 space per 100.0 m^2 of floor area
Licensed Premises	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	n/a
Natural Resource Extraction	n/a	0.1 space per 100.0 m^2 of floor area
Personal Services	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m^2 of floor area
Plant Nursery	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m^2 of floor area
Production Facility, Alcohol	0.6 spaces per 100.0 m^2 of floor area	0.2 spaces per 100.0 m^2 of floor area
Production Facility, Cannabis	0.4 spaces per 100.0 m^2 of floor area	
Professional Services, Internal-Facing	0.4 spaces per 100.0 m^2 of floor area	
Professional Services, Public-Facing	0.6 spaces per 100.0 m^2 of floor area	0.4 spaces per 100.0 m^2 of floor area
Recreation Services, Indoor	0.6 spaces per 100.0 m^2 of floor area	0.2 spaces per 100.0 m^2 of floor area
Recreation Services, Outdoor	0.6 spaces per 100.0 m^2 of floor area or 10.0 spaces, whichever is greater	n/a
Recycling Facility	n/a	0.1 space per 100.0 m^2 of floor area

Table 9.5(6) Bicycle Parking Requirements		
Use	**Short-Term Bicycle Parking**	**Long-Term Bicycle Parking**
Refuse Disposal Facility	n/a	0.1 space per 100.0 m^2 of floor area
Retail, Cannabis	0.6 spaces per 100.0 m^2 of floor area	0.2 spaces per 100.0 m^2 of floor area
Retail Sales	0.6 spaces per 100.0 m^2 of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m^2 of floor area
Sawmill	n/a	0.1 space per 100.0 m^2 of floor area
Silviculture	n/a	0.1 space per 100.0 m^2 of floor area
Veterinary Services	n/a	0.2 spaces per 100.0 m^2 of floor area
Wholesale Services	n/a	0.2 spaces per 100.0 m^2 of floor area
Wrecking Yard	n/a	0.1 space per 100.0 m^2 of floor area

FOOTNOTES [**Table 9.5(5)**]:

1. Long-term bicycle parking is not required for principal dwelling units that have individual attached garages.
2. Bicycle parking requirements for secondary suites are in addition to the bicycle parking requirements for the associated principal dwelling unit.
3. Bicycle parking requirements for secondary suites apply to residential developments comprising two or more attached principal dwelling units.

9.6 End of Trip Facilities

(1) End-of-trip facilities must be provided as a function of the total number of required long-term bicycle parking spaces prescribed in **Table 9.5(5)**.

Table 9.6(2) End-of-Trip Facility Requirements

Use	Number of Long-Term Bicycle Parking Spaces	Number of Toilets	Number of Sinks	Number of Showers	Number of Storage Lockers
Dwelling Units Hostel Hotel Motel	0 – 3	0	0	0	0
	4 – 15 [1]				
	16 – 30 [1,2]				
	> 30 [1,2]				
All Other Uses	0 – 3	0	0	0	0
	4 – 15 [1]	1	1	1	0.5 lockers per space
	16 – 30 [1,2]	2	2	2	
	> 30 [1,2]	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	

FOOTNOTES [**Table 9.6(2)**]:

[1] End-of-trip facilities must include a bicycle repair station including tools for bikes, a commercial grade tire pump, and a dedicated area to undertake simple repairs and maintenance.

[2] End-of-trip facilities must include a bicycle wash station including access to water and a dedicated bicycle cleaning area.

PART 10 RESIDENTIAL ZONES

10.1 Intent of Zones

Table 10.1(1) Intent of Zones		
Zone	**Zone Name**	**Intent of Zone**
R-1	Infill Residential	This zone is intended to support the gentle densification of existing low-density neighbourhoods by accommodating up to four dwelling units through either the renovation of existing residences or infill redevelopment in the form of small-scale multi-unit housing which complements the character of adjacent properties.
R-2	West Dunsmuir Residential	This zone is intended to accommodate up to three dwelling units in existing residential areas where there are known infrastructure constraints limiting further densification.
R-3	Large Lot Residential	This zone is intended to accommodate low-density residential uses on lots which are larger, not connected to community water or community sewer systems, or are outside of the Urban Containment Boundary.
R-MHP	Manufactured Home Park Residential	This zone is intended to accommodate manufactured home parks in accordance with the Village's *Manufactured Home Park Bylaw*.
R-RTMU	Rental Tenure Multi-Unit Residential	This zone is intended to support the provision of dwelling units under Residential Rental Tenure and prohibit bareland or building stratification.
R-MU	Multi-Unit Residential	This zone is intended to support multi-unit residential development in the form of low-rise apartments and ground-oriented or stacked townhouses.

10.2 Permitted Uses

Table 10.2(1) Permitted Uses
P = permitted as a principal use
S = permitted as an secondary use
-- = use not permitted

Use		R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Accessory Buildings and Structures		S	S	S	S	S	S
Agriculture, Urban [1]		S	S	S [2]	S	S	S
Care Facility, Child [3]		S	S	S	S	--	S
Care Facility, Community		S	S	S	S	--	S
Care Facility, Licence-Not-Required		S	S	S	S	--	S
Dwelling Units		P	P	P	P	P	P
Home Occupation [4]	Minor	S	S	S	S	S	S
	Standard	S	S	S	S	--	--
	Major	--	--	S	--	--	--
	Bed and Breakfast Accommodation	S	S	S	--	--	--
	Short-Term Rental Accommodation	S [5]	S [5]	--	--	--	--
Manufactured Homes		P	P	P	P	--	--
Parking Lot		n/a	n/a	n/a	S	S	S
Secondary Suite		S	S	S	--	S	S

FOOTNOTES [**Table 10.2(1)**]:

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted						
Use	**R-1**	**R-2**	**R-3**	**R-MHP**	**R-RTMU**	**R-MU**

[1] Subject to the urban agriculture regulations prescribed in **Section 6.8** of this Bylaw.

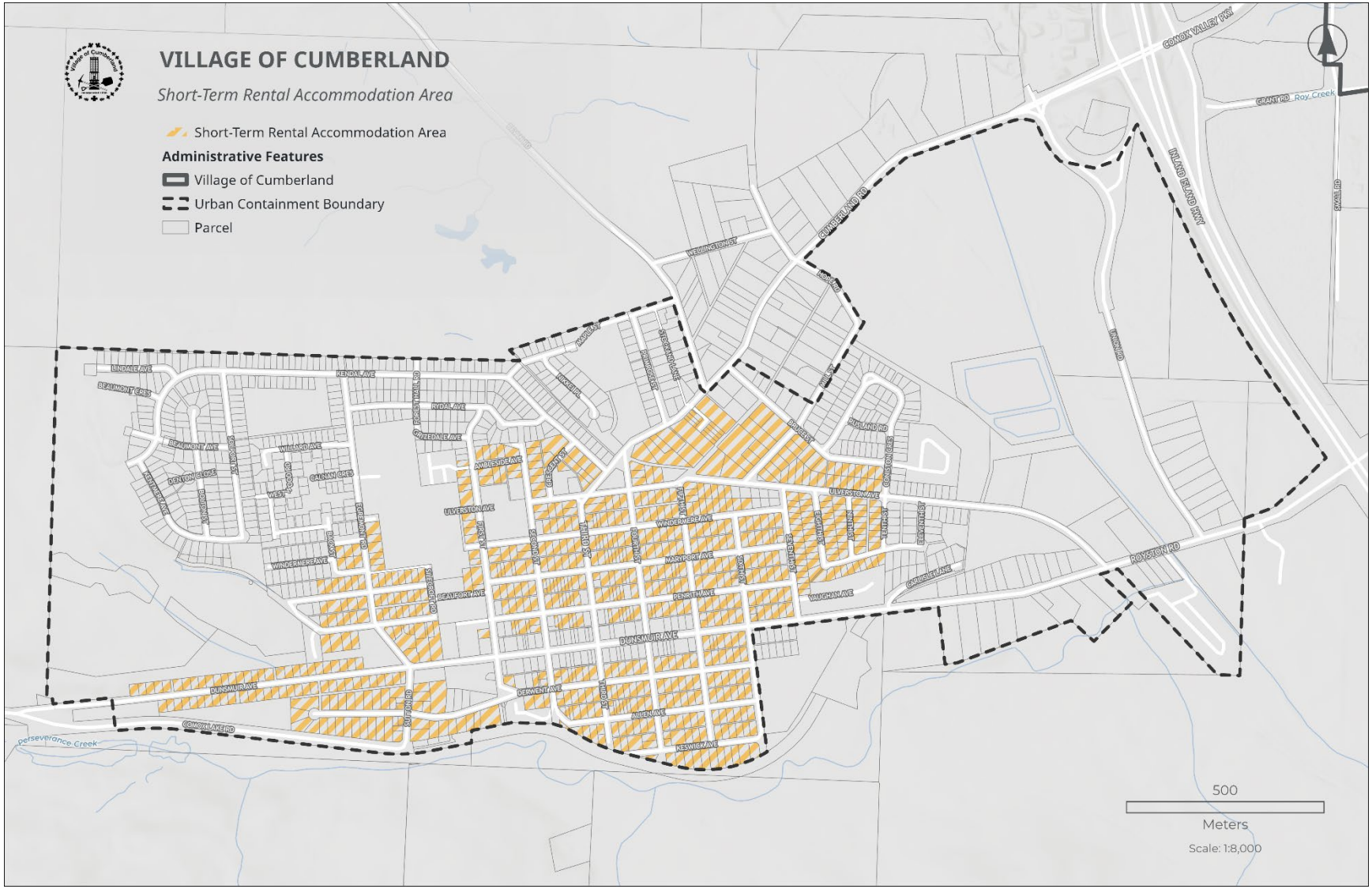
[2] For lots larger than 0.4 hectares, urban agriculture may include the keeping of animals used in the production of food, fur, or similar products, including but not limited to horses, cattle, hogs, sheep, goats, and rabbits.

[3] Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.

[4] Subject to the home occupation regulations prescribed in **Section 6.4** of this Bylaw.

[5] Short-term rental accommodation home occupations are only be permitted in the areas indicated in **Figure 10-1.**

Figure 10-1. Short-Term Rental Accommodation Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.3 Subdivision Standards

Table 10.3(1) Minimum Standards for Subdivision						
Criteria	**R-1**	**R-2**	**R-3**	**R-MHP**	**R-RTMU**	**R-MU**
Minimum Lot Area	650.0 m^2	650.0 m^2	2,024.0 m^2	1.0 ha	1,570.0 m^2	2,024.0 m^2
Minimum Lot Width	15.0 m	15.0 m	25.0 m	40.0 m	10% of lot perimeter	10% of lot perimeter

10.4 General Regulations

Table 10.4(1) General Regulations						
Criteria	**R-1**	**R-2**	**R-3**	**R-MHP**	**R-RTMU**	**R-MU**
Maximum Lot Coverage	50%	40%	35%	45%	65%	65%
Maximum Lot Coverage including Impermeable Surfaces	70%	70%	50%	70%	80%	80%
Maximum No. of Dwelling Units [1]	4 per lot	3 per lot	2 per lot [2]	20 per ha [3]	89 per ha [4,5]	50 per ha [6,7]

FOOTNOTES [**Table 10.4(1)**]:

[1] For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.

[2] A maximum of three dwelling units are permitted on lots that are connected to both community water and community sewer systems or are 1.0 hectare or larger in size.

[3] Subject to the Village's *Manufactured Home Park Bylaw*.

Table 10.4(1) General Regulations						
Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU

4 All dwelling units must be under residential rental tenure.

5 For the lot legally described as LOT 1, DISTRICT LOT 24, NELSON DISTRICT, PLAN 28034, EXCEPT PART IN PLAN VIP82131 (2782 Ulverston Avenue):

- 1/3 of dwelling units must be provided at below market rent, as established through a housing agreement held between the property owner and the Village; and
- dwelling units provided at below market rent must be subject to a rental agreement requiring such units to be managed by a non-profit housing society and rented to low- or medium-income families.

6 For the lot legally described as LOT A, DISTRICT LOT 24, NELSON DISTRICT, PLAN EPP103460 (3345 Second Street), the maximum number of dwelling units is 145 units per hectare and may be increased by 25 units per hectare provided a minimum of 20% of all dwelling units are provided as affordable housing units.

7 For the lot legally described as STRATA LOTS 1-84, DISTRICT LOT 24, NELSON DISTRICT, STRATA PLAN EPS4795 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (2607 Kendal Avenue), the maximum number of dwelling units is 96 and may be increased by 10 units per hectare provided a minimum of 30% of all dwelling units are provided as affordable housing units.

10.5 Development Standards

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

Criteria		R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Floor Area of Each Additional Detached Dwelling Unit		n/a	90.0 m^2	90.0 m^2	n/a	n/a	n/a
Maximum Height		11.0 m	10.0 m	10.0 m	4.5 m	10.0 m	15.0 m
Maximum Number of Storeys		3	2	2	1	2	4
Minimum Front Setback	1st – 2nd storey	3.0 m [1]	3.0 m [2,3]	7.5 m	7.5 m	3.0 m	3.0 m
	3rd storey and above	4.5 m	n/a			n/a	
	garage / carport	3.0 m [1]	3.0 m [2,3]			3.0 m	4.5 m
Minimum Rear Setback	1st – 2nd storey	4.5 m	4.5 m	4.5 m		7.5 m	4.5 m
	3rd storey and above	6.0 m	n/a	n/a			6.0 m
Minimum Side Setback		1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Exterior Side Setback	1st – 2nd storey	3.0 m	3.0 m	3.0 m		3.0 m	3.0 m
	3rd storey and above	4.5 m	n/a	n/a		n/a	4.5 m

FOOTNOTES [**Table 10.5(1)**]:

[1] The minimum front setback is 7.5 metres for the lot legally described as LOT 1 BLOCK 4 SECTION 25 TOWNSHIP 10 COMOX DISTRICT AND OF DISTRICT LOT 24 NELSON DISTRICT PLAN 4222 EXCEPT PLAN EPP103982 (4681 Cumberland Road).

[2] The minimum front setback is 0.0 metres for the lots indicated in **Figure 10-2**.

[3] The maximum front setback is 2.0 metres for the lots indicated in **Figure 10-2.**

Figure 10-2. West Dunsmuir Residential Heritage Setback Area

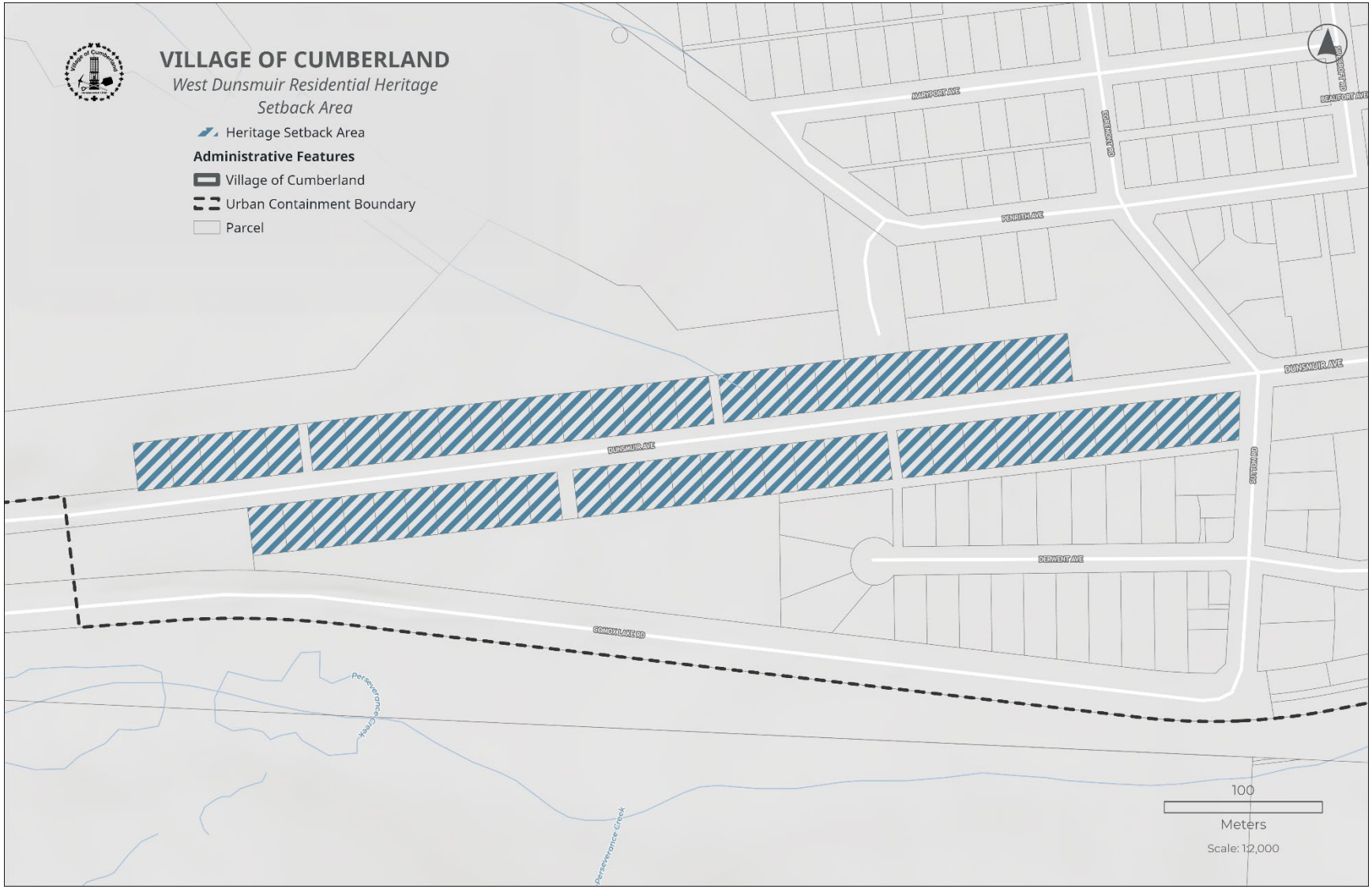


Table 10.5(2) Development Regulations for Accessory Buildings and Structures						
Criteria	**R-1**	**R-2**	**R-3**	**R-MHP**	**R-RTMU**	**R-MU**
Maximum Floor Area [1]	50.0 m^2 [2]	50.0 m^2	100.0 m^2	25.0 m^2	50.0 m^2	50.0 m^2
Maximum Height	4.5 m [2]	4.5 m	6.0 m	4.5 m	4.5 m	4.5 m
Minimum Front Setback	3.0 m	3.0 m	3.0 m	7.5 m	3.0 m	3.0 m
Minimum Rear Setback	1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Side Setback	1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Exterior Side Setback	4.5 m	4.5 m	4.5 m		3.0 m	3.0 m

FOOTNOTES [**Table 10.5(2)**]:

[1] Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

[2] For the lot legally described as LOT 5, BLOCK 5, DISTRICT LOT 24, NELSON DISTRICT, PLAN 4222 (4699 Cumberland Road):

- the maximum floor area is 100.0 square metres; and
- the maximum height is 6.0 metres.

PART 11 MIXED-USE ZONES

11.1 Intent of Zones

Table 11.1(1) Intent of Zones		
Zone	**Zone Name**	**Intent of Zone**
MU-1	Historic Village Commercial Core Mixed-Use	The intent of this zone is to support a vibrant, pedestrian-oriented Village Core through development comprised of commercial uses on the ground-level with residential uses above or to the rear.
MU-2	Neighbourhood Mixed-Use	The intent of this zone is to promote mixed-use development which serves as a transition between the Village Core and surrounding residential neighbourhoods.
MU-3	Coal Valley Estates Mixed-Use	The intent of this zone is to implement a Comprehensive Development Agreement which identifies a mixed-use node in the area known as Coal Valley.

11.2 Permitted Uses

Table 11.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**MU-1** [1]	**MU-2**	**MU-3**
Accessory Buildings and Structures	S	S	S
Agriculture, Urban [2]	S	S	S
Care Facility, Child [3]	P	P	P
Care Facility, Community [3]	P	P	P
Care Facility, Licence-Not-Required	S	S	S
Caretaker Suite	--	--	S [4]
Containers	S [5]	S [5]	--
Cultural and Community Services	P	P	--
Dwelling Units	P [6]	P [7]	P[7]

Table 11.2(1) Permitted Uses
P = permitted as a principal use
S = permitted as an secondary use
-- = use not permitted

Use		MU-1 [1]	MU-2	MU-3
Education Services		P	P	--
Emergency and Protective Services		-- [8]	--	--
Entertainment Facility		P	--	--
Farmer's Market		S	--	S
Food Services		P	P [9]	P [10]
Gas Station		-- [11]	--	--
Health Services		P [12]	P	P
Home Occupation [13]	Minor	S	S	S
	Standard	--	--	S
	Bed and Breakfast Accommodation	--	--	S
	Short-Term Rental Accommodation	-- [14]	--	--
Hostel		P	--	--
Hotel		P	--	--
Licensed Premises		P	--	P
Mobile Vending		P	P	--
Motel		P	--	--
Parking Lot		S [15]	S [15]	S
Personal Services		P	P	P
Production Facility, Alcohol		P [16]	--	--
Professional Services, Internal-Facing		P [12]	P	P
Professional Services, Public-Facing		P	P	P
Recreation Services, Indoor		P	P	P
Retail, Cannabis		P	--	--
Retail Sales		P [17,18]	P [17,18]	P [18,19]
Secondary Suite		n/a	n/a	S

Table 11.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**MU-1** [1]	**MU-2**	**MU-3**
Storage, Outdoor	S [20]	--	S [20]
Veterinary Services	P [12]	P	--

FOOTNOTES [**Table 11.2(1)**]:

1 Non-residential principal uses, where located within the first storey of a principal building, must be oriented towards the portion of a lot which abuts a highway. The primary access for any such use must be located within the front or exterior side business frontage.

2 Subject to the urban agriculture regulations prescribed in **Section 6.8** of this Bylaw.

3 Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.

4 Caretaker suites must be integrated within a principal building.

5 Containers are permitted to supplement the commercial storage capacity of a principal use occurring on the same lot, provided:

- there are no residential uses occurring within the first storey of any building on the lot;
- the container is clad in the same materials as the building in which the associated principal use is located;
- the container is located to the rear of any principal building on the lot; and
- the maximum length of the container is 6.1 metres.

6 Dwelling units must be integrated within a principal building where there are other non-residential uses occurring, subject to the following regulations:

- they are located above or to the rear of a non-residential use occurring on the first storey;
- they are accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage; and
- dwelling units located on the first storey must not exceed 40% of the total first storey floor area.

7 Where dwelling units are integrated within a principal building where there are non-residential uses occurring, they must:

- be located above, below, or to the rear of a non-residential use occurring on the first storey; and
- be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.

Table 11.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**MU-1** [1]	**MU-2**	**MU-3**
[8] Emergency and protective services is permitted as a principal use on the lot legally described as LOT 7, BLOCK 12, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2757 Dunsmuir Avenue).			
[9] The maximum floor area for food services is 65.0 square metres.			
[10] The maximum floor area for food services is 150.0 square metres.			
[11] Gas station is permitted, provided all fuel service pumps or pump island are located a minimum, of 4.5 metres from all lot lines, as a principal use on the lot legally described as LOT A, DISTRICT LOT 21, NELSON DISTRICT, PLAN VIP84120 (2766 Dunsmuir Avenue).			
[12] Uses must be located above the first storey of a principal building.			
[13] Subject to the home occupation regulations prescribed in **Section 6.4** of this Bylaw.			
[14] Short-term rental accommodation is permitted for the lots legally described as: • THAT PART OF LOT 11, BLOCK 16, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A, LYING TO THE EAST OF A STRAIGHT BOUNDARY JOINING THE POINT OF BISECTION OF THE NORTHERLY AND SOUTHERLY BOUNDARIES OF SAID LOT 11 (2771 Dunsmuir Avenue); and • THE EASTERLY ½ OF LOT 10, BLOCK 16, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2773 Dunsmuir Avenue).			
[15] Parking lots must be located to the rear of a principal building.			
[16] The maximum floor area for an alcohol production facility is 450.0 square metres.			
[17] The maximum floor area for retail sales is 2,800.0 square metres.			
[18] Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.			
[19] The maximum floor area for retail sales is 300.0 square metres.			
[20] Outdoor storage is only permitted where secondary to a farmer's market.			

11.3 Subdivision Standards

Table 11.3(1) Subdivision Standards				
Criteria		**MU-1**	**MU-2**	**MU-3**
Minimum Lot Area	One detached dwelling unit	325.0 m^2	325.0 m^2	550.0 m^2 [1]
	Two attached dwelling units			
	Three or more attached dwelling units			800.0 m^2
	All other uses			2,000.0 m^2
Minimum Lot Width	One detached dwelling unit	9.0 m	9.0 m	15.0 m
	Two attached dwelling units			20.0 m
	Three or more attached dwelling units			
	All other uses			

FOOTNOTES [**Table 11.3(1)**]:

[1] The minimum lot area is 450.0 square metres for up to 50% of lots created in any given plan of subdivision.

11.4 General Regulations

Table 11.4(1) General Regulations

Criteria		MU-1	MU-2	MU-3
Maximum Lot Coverage	One detached dwelling unit	n/a	50%	35%
	Two attached dwelling units			
	Three or more attached dwelling units	90%	65%	65%
	All other uses			80%
Maximum Lot Coverage including Impermeable Surfaces		95%	75%	n/a
Maximum No. of Dwelling Units	Buildings comprising one detached dwelling unit	n/a	4 per lot	263 [1]
	Buildings comprising two or more attached dwelling units [2]			592
	Caretaker suites		n/a	15
Maximum FAR[2]		2.0	1.5	n/a

FOOTNOTES [**Table 11.4(1)**]:

[1] The total number of dwelling units permitted does not include secondary suites.

[2] For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.

11.5 Development Standards

Table 11.5(1) Development Regulations for Principal and Secondary Buildings and Structures				
Criteria		**MU-1**	**MU-2**	**MU-3**
Maximum Floor Area	Community care facility	n/a	n/a	13,900.0 m^2
	All other non-residential uses			7,900.0 m^2 [1]
Maximum Floor Area of Each Additional Detached Dwelling Unit		n/a	100.0 m^2	100.0 m^2
Maximum Height		15.0 m	12.5 m [2]	15.0 m [2]
Minimum Ground Storey Height		3.7 m	n/a	3.7 m
Minimum Front Setback	1st – 2nd storey	0.0 m [3]	1.0 m	4.5 m [4,5,6]
	3rd storey		1.5 m	
Minimum Rear Setback		4.5 m	4.5 m	4.5 m [6]
Minimum Side Setback		0.0 m	1.5 m	1.5 m [6]
Minimum Exterior Side Setback		0.0 m [3]	1.5 m	3.0 m [6]

FOOTNOTES [**Table 11.5(1)**]:

[1] The maximum floor area for any one non-residential use is 371.6 square metres.

[2] The maximum height of a residential building comprising four or fewer dwelling units is 10.0 metres.

[3] The maximum front and exterior side setback is 10.0 metres, provided the resulting front yard is landscaped open space which supports a principal non-residential use occurring on the lot.

[4] The minimum setback is 6.0 metres for any portion of a building comprising one detached dwelling unit that is used as a garage or carport.

[5] The minimum setback for internal-facing professional services, public-facing professional services, and retail sales is 0.0 metres.

[6] The minimum setback from all lot lines for food services, health services, and licensed premises is 7.5 metres.

Table 11.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	**MU-1**	**MU-2**	**MU-3**
Maximum Floor Area [1]	100.0 m^2	100.0 m^2	50.0 m^2 [2]
Maximum Height	6.0 m	4.5 m	4.5 m
Minimum Front Setback	3.0 m	3.0 m	3.0 m
Minimum Rear Setback	1.5 m	1.5 m	1.5 m
Minimum Side Setback	1.5 m	1.5 m	1.5 m
Minimum Exterior Side Setback	3.0 m	3.0 m	3.0 m

FOOTNOTES [**Table 11.5(2)**]:

[1] Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

[2] The maximum floor area for all accessory buildings is 50.0 square metres or 10% of lot area, whichever is less.

PART 12 INDUSTRY ZONES

12.1 Intent of Zones

Table 12.1(1) Intent of Zones		
Zone	**Zone Name**	**Intent of Zone**
I-1	Service Industry	This zone is intended to accommodate a range of service commercial and low-impact industrial uses on larger lots predominantly located outside of the Urban Containment Boundary.
I-2	Industrial	This zone is intended to designate and preserve land for intensive industrial development.
I-3	Refuse Industrial	This zone is intended to accommodate the Comox Valley Regional District's (CVRD) Waste Facility.

12.2 Permitted Uses

Table 12.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**I-1**	**I-2**	**I-3**
Accessory Buildings and Structures	S	S	S
Automotive and Equipment Services, Light	P	--	--
Automotive and Equipment Services, Industrial	--	P	--
Bulk Fuel Storage	--	S	--
Care Facility, Child [1]	P	P	--
Care Facility, Community [1]	P	P	--
Caretaker Suite	S	S	S
Compost Facility	--	--	P
Containers	S	S	S
Education Services	S	S	S
Fleet Services Facility	P	P	--

Table 12.2(1) Permitted Uses
P = permitted as a principal use
S = permitted as an secondary use
-- = use not permitted

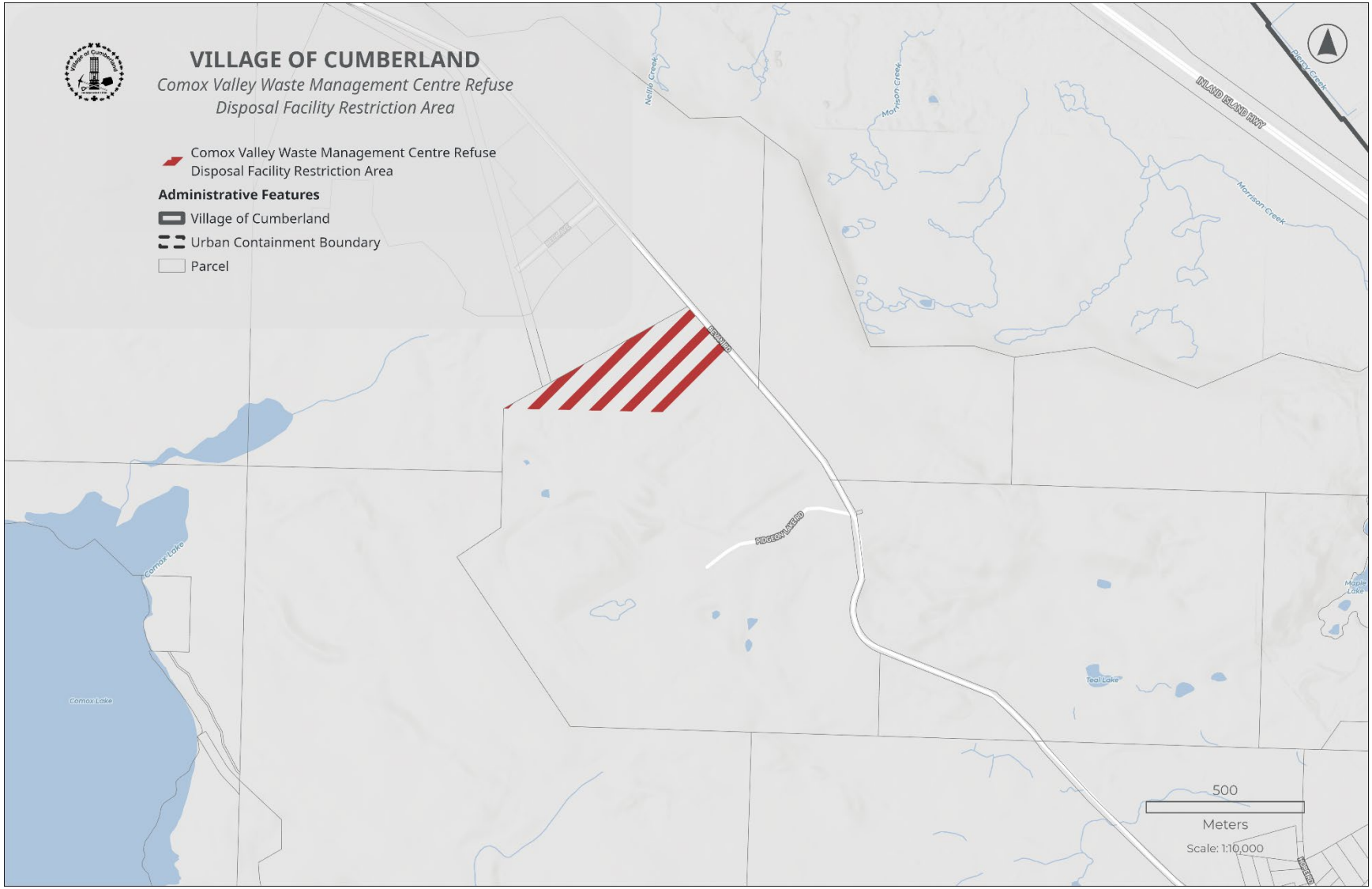
Use	I-1	I-2	I-3
Food Services	S [2]	--	--
Gas Station	-- [3]	--	--
Industrial, Heavy	--	P	--
Industrial, Light	P	--	--
Kennel	P	--	--
Mobile Vending	S	S	--
Natural Resource Extraction	--	P	--
Parking Lot	S	S	S
Plant Nursery	P	--	--
Production Facility, Alcohol	P	--	--
Production Facility, Cannabis	P	--	--
Professional Services, Public-Facing	S	S	S
Recreation Services, Indoor	P	--	--
Recycling Facility	--	P	P
Refuse Disposal Facility	--	--	P [4]
Retail Sales	P [5]	--	--
Sawmill	--	S	--
Silviculture	--	P	--
Storage, Indoor	P	-- [6]	--
Storage, Outdoor	S	S [7]	S
Storage, Warehouse	S	P	--
Veterinary Services	P	--	--
Wholesale Services	P	--	--
Wrecking Yard	--	P	--

FOOTNOTES [**Table 12.2(1)**]:

[1] Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.

Table 12.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**I-1**	**I-2**	**I-3**
[2] The maximum floor area for food services is 150.0 square metres.			
[3] Gas station is permitted as a principal use, provided all fuel service pumps or pump island are located a minimum of 4.5 metres from all lot lines, on the lot legally described as LOT A OF SECTION 25, TOWNSHIP 10, COMOX DISTRICT AND OF DISTRICT LOT 24, NELSON DISTRICT, PLAN 5444 (4690 Cumberland Road).			
[4] With the exception of a leachate equalization pond, refuse disposal facility is not permitted within the northern portion of the lot legally described as LOT A, SECTIONS 26, 27, 34 AND 35, TOWNSHIP 10, COMOX DISTRICT, PLAN EPP111857 (Comox Valley Waste Management Centre) as indicated in **Figure 12-1**. For clarity, this is the portion of land that was added to the Comox Valley Waste Management Centre property in 2021 in Plan EPP111857.			
[5] The maximum floor area for retail sales is 930.0 square metres.			
[6] Indoor storage is permitted as a principal use on the lots legally described as STRATA LOTS 1-50, SECTION 34, TOWNSHIP 10, COMOX DISTRICT, STRATA PLAN EPS10779 (2794 Beck Avenue).			
[7] Outdoor storage may include the temporary storage of detached dwelling units being moved from one lot to another, up to a maximum of three detached dwelling units per lot.			

Figure 12-1. Comox Valley Waste Management Centre Refuse Disposal Facility Restriction Area



12.3 Subdivision Standards

Table 12.3(1) Subdivision Standards			
Criteria	**I-1**	**I-2**	**I-3**
Minimum Lot Area	4,000.0 m^2	7,500.0 m^2	7,500.0 m^2
Minimum Lot Width	30.0 m	30.0 m	10% of lot perimeter

12.4 General Regulations

Table 12.4(1) General Regulations			
Criteria	**I-1**	**I-2**	**I-3**
Maximum Lot Coverage	60%	60% [1]	50%
Maximum Lot Coverage including Impermeable Surfaces	80%	70%	n/a
Maximum No. of Dwelling Units [2]	1 per lot	1 per lot	1 per lot
Maximum FAR	1.0	0.75	0.75

FOOTNOTES [**Table 12.4(1)**]:

[1] Greenhouses are exempt from lot coverage.

[2] Dwelling units are permitted in the form of a caretaker suite.

12.5 Development Standards

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	**I-1**	**I-2**	**I-3**
Maximum Height	15.0 m	12.0 m	15.0 m
Minimum Front Setback	7.5 m	7.5 m [1]	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	**I-1**	**I-2**	**I-3**

FOOTNOTES [**Table 12.5(1)**]:

[1] Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a **Residential**, **Mixed-Use**, or **Public Use zone**.

Table 12.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	**I-1**	**I-2**	**I-3**
Maximum Floor Area [1]	10% of lot area	10% of lot area	10% of lot area
Maximum Height	15.0 m	15.0 m	15.0 m
Minimum Front Setback	7.5 m	7.5 m [2]	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		

FOOTNOTES [**Table 15.2(2)**]:

[1] Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

[2] Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a **Residential**, **Mixed-Use**, or **Public Use zone.**

PART 13 PUBLIC USE ZONES

13.1 Intent of Zones

Table 13.1(1) Intent of Zones		
Zone	**Zone Name**	**Intent of Zone**
PU-1	Parks and Open Space	This zone is intended to preserve and enhance the community's parks and open space assets while providing for a range of low impact recreational uses.
PU-2	Civic Uses	This zone is intended to accommodate a range of civic functions, including both publicly and privately operated institutional, cultural, educational, and recreational uses.
PU-3	Utility and Services	This zone is intended to accommodate emergency and protective services operations and public and private utilities.

13.2 Permitted Uses

Table 13.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**PU-1**	**PU-2**	**PU-3**
Accessory Buildings and Structures	S	S	S
Care Facility, Child [1]	--	P	--
Care Facility, Community [1]	--	P	--
Caretaker Suite	--	--	S
Cemetery	--	P	--
Cultural and Community Services	S	P	--
Dwelling Units	-- [2]	--	--
Education Services	S	P	S
Emergency and Protective Services	--	P	P
Farmer's Market	S	S	--
Food Services	S [3]	S [4]	--

Table 13.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**PU-1**	**PU-2**	**PU-3**
Health Services	--	P	S
Mobile Vending	S	S	--
Parking Lot	S	S	S
Recreation Services, Indoor	--	P	--
Recreation Services, Outdoor	S	P	--
Utilities	S	S	P

FOOTNOTES [**Table 13.2(1)**]:

1 Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.

2 One detached dwelling unit is permitted as a principal use on the lot legally described as LOT 1, SECTION 3 AND DISTRICT LOT 24, NELSON DISTRICT, PLAN VIP74169 (Coal Creek Historic Park).

3 The maximum floor area for food services is 20.0 square metres.

4 The maximum floor area for food services is 150.0 square metres.

13.3 Subdivision Standards

Table 13.3(1) Subdivision Standards			
Criteria	**PU-1**	**PU-2**	**PU-3**
Minimum Lot Area	n/a	325.0 m^2	325.0 m^2
Minimum Lot Width	n/a	9.0 m	9.0 m

13.4 General Regulations

Table 13.4(1) General Regulations			
Criteria	**PU-1**	**PU-2**	**PU-3**
Maximum Lot Coverage	10%	60%	65%
Maximum Lot Coverage including Impermeable Surfaces	15%	70%	75%
Maximum Dwelling Units [1]	n/a	n/a	1 per lot
Maximum FAR	0.1	1.5	1.5

FOOTNOTES [**Table 13.4(1)**]:

[1] Dwelling units are permitted in the form of a caretaker suite.

13.5 Development Standards

Table 13.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	**PU-1**	**PU-2**	**PU-3**
Maximum Height	n/a	10.0 m	10.0 m
Minimum Front Setback		3.5 m [1]	7.5 m
Minimum Rear Setback		4.5 m	
Minimum Side Setback		1.5 m	
Minimum Exterior Side Setback		3.5 m [1]	

FOOTNOTES [**Table 13.5(1)**]:

[1] The minimum front and exterior side setbacks are 0.0 metres for the lots legally described as:

- LOT 2, DISTRICT LOTS 21 AND 24, NELSON DISTRICT, PLAN EPP33288 (2673 Dunsmuir Avenue); and
- LOT 7, BLOCK 11, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2757 Dunsmuir Avenue).

Table 13.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	**PU-1**	**PU-2**	**PU-3**
Maximum Floor Area [1]	10% of lot area	10% of lot area	10% of lot area
Maximum Height	4.5 m	4.5 m	4.5 m
Minimum Front Setback	7.5 m	3.5 m	3.5 m
Minimum Rear Setback		1.5 m	1.5 m
Minimum Side Setback		1.5 m	1.5 m
Minimum Exterior Side Setback		3.5 m	3.5 m

FOOTNOTES [**Table 13.5(2)**]:

[1] Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

PART 14 RURAL ZONES

14.1 Intent of Zones

Table 14.1(1) Intent of Zones		
Zone	**Zone Name**	**Intent of Zone**
FSG	Forest Stewardship Greenway	This zone is intended to accommodate forest management and any associated residential uses, as well as appropriate, low impact, recreational activities in the forested areas outside of the Urban Containment Boundary.
RT	Recreation and Tourism	This zone is intended to accommodate existing recreational accommodation and associated recreational activities adjacent to Comox Lake.
DWP	Drinking Water Protection	Comox Lake is a drinking water source for the Comox Valley. This zone is intended to accommodate low impact recreational uses while limiting development in and on Comox Lake to protect its water quality.

14.2 Permitted Uses

Table 14.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted				
Use		**FSG**	**RT**	**DWP**
Accessory Buildings and Structures		S	S	-- [1]
Agriculture, Urban [2]		S	--	--
Campground		--	P	--
Care Facility, Child [3]		P	P	--
Care Facility, Community [3]		P	--	--
Care Facility, Licence-Not-Required		S	--	--
Dwelling Units		P	P	--
Home Occupation [4]	Minor	S	--	--
	Standard	S	--	--

Table 14.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	**FSG**	**RT**	**DWP**
Major	S	--	--
Park	P	P	P
Plant Nursery	P	--	--
Sawmill	S [5]	--	--
Silviculture	P	--	--

FOOTNOTES [**Table 14.2(1)**]:

[1] A maximum of two docks are permitted in the **Drinking Water Protection (DWP)** zone; one dock each within the northern and southern portions of the lot legally described as FRACTIONAL SECTION 28, TOWNSHIP 10, COMOX DISTRICT, PLAN 552H TOGETHER WITH THAT PORTION OF THE BED OF COMOX LAKE INCLUDED WITHIN THE AREA SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 1983 EXCEPT PARTS IN PLANS 21 RW, 788 RW, 26178, VIP57417 AND EPP82213 (Comox Lake).

[2] Subject to the urban agriculture regulations prescribed in **Section 6.8** of this Bylaw.

[3] Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.

[4] Subject to the home occupation regulations prescribed in **Section 6.4** of this Bylaw.

[5] A sawmill is only permitted when secondary to a silviculture operation.

14.3 Subdivision Standards

Table 14.3(1) Subdivision Standards			
Criteria	**FSG**	**RT**	**DWP**
Minimum Lot Area	60.0 ha	40.0 ha	n/a
Minimum Lot Width	10% of lot perimeter	100.0 m	n/a

14.4 General Regulations

Table 14.4(1) General Regulations				
Criteria		**FSG**	**RT**	**DWP**
Maximum Lot Coverage	Residential uses	10%	5%	n/a
	Silviculture and sawmill	30% [1]	n/a	
	All other uses	25%	35%	
Maximum Dwelling Units		2 per lot or 0.024 per ha, whichever is less	1 per lot	n/a
Maximum FAR		n/a	1.0	n/a

FOOTNOTES [**Table 14.4(1)**]:

[1] Greenhouses ancillary to a principal silviculture operation are exempt from lot coverage.

14.5 Development Standards

Table 14.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	**FSG**	**RT**	**DWP**
Maximum Floor Area of Each Additional Detached Dwelling Unit	100.0 m^2	n/a	n/a
Maximum Height	10.0 m	10.0 m	n/a
Front Setback	30.5 m [1,2]	7.5 m	n/a
Rear Setback			
Side Setback			
Exterior Side Setback			

FOOTNOTES [**Table 14.5(1)**]:

[1] Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from any dwelling unit.

[2] Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from all lots in a **Residential** or **Mixed-Use zone**.

Table 14.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	**FSG**	**RT**	DWP
Maximum Floor Area [1]	100.0 m^2	100.0 m^2 [2]	n/a
Maximum Height	6.0 m	4.5 m	n/a
Front Setback	30.5 m [3,4,5]	7.5 m	n/a
Rear Setback			
Side Setback			
Exterior Side Setback			

FOOTNOTES [**Table 14.5(2)**]:

[1] Maximum floor area refers to the combined floor area of all accessory buildings and structures on lot.

[2] The maximum floor area for all accessory buildings is 50% of the largest principal building or 100.0 square metres, whichever is greater.

[3] Buildings and structures accessory to a principal residential use must be located within 20.0 metres of the associated principal building.

[4] Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from any dwelling unit.

[5] Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from all lots in a **Residential** or **Mixed-Use zone**.

PART 15 INTERCHANGE ZONES

15.1 Classification of Zones

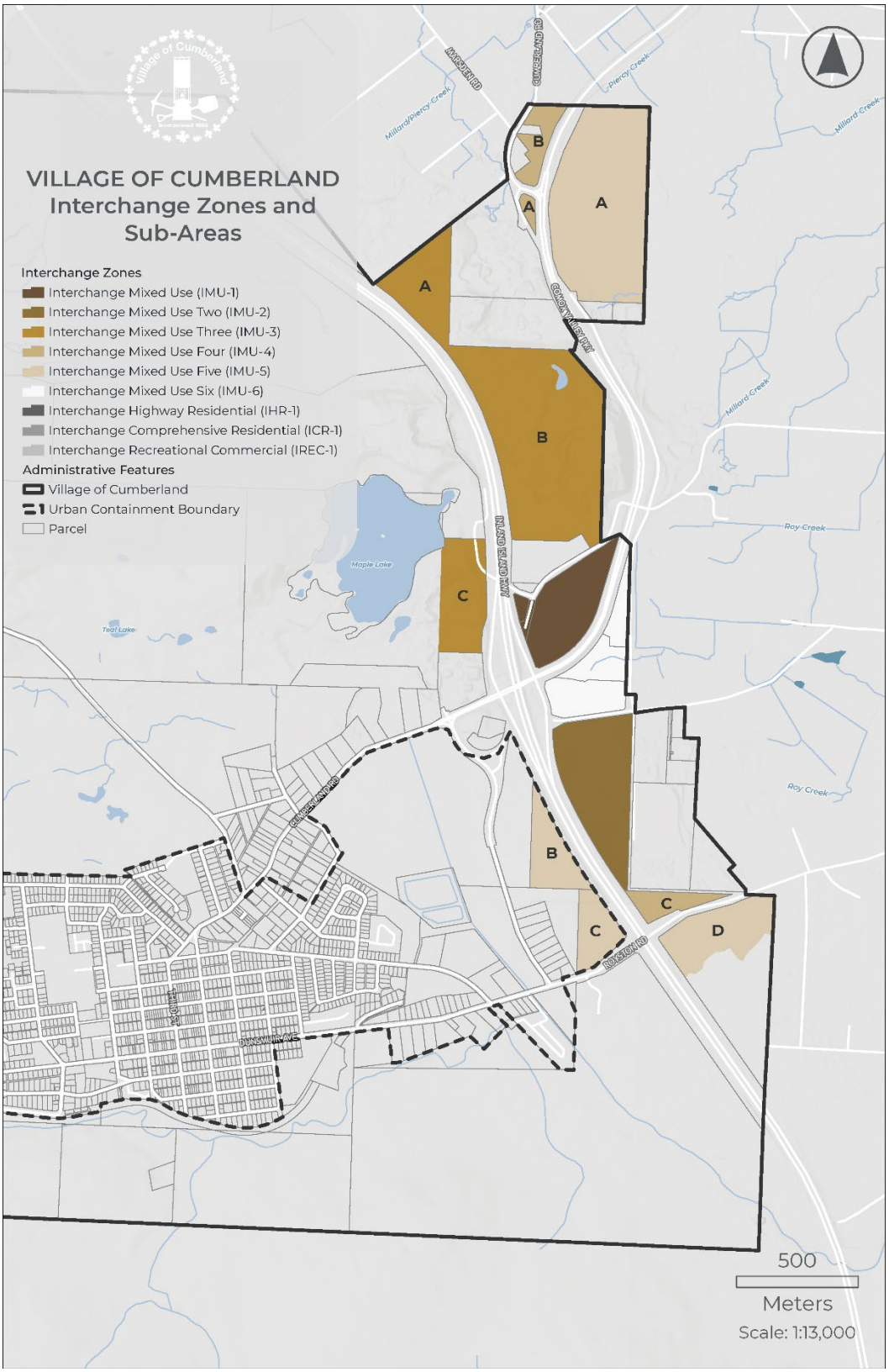
Table 15.1(1) Classification of Interchange Zones	
Zone	**Zone Name and Sub-Areas [1]**
IMU-1	Interchange Mixed Use
IMU-2	Interchange Mixed Use Two
IMU-3	Interchange Mixed Use Three • Area A • Area • Area C
IMU-4	Interchange Mixed Use Four • Area A • Area B • Area C
IMU-5	Interchange Mixed Use Five • Area A • Area B • Area C • Area D
IMU-6	Interchange Mixed Use Six
IHR	Interchange Highway Residential
IREC	Interchange Recreational Commercial
ICR	Interchange Comprehensive Residential

FOOTNOTES [**Table 15.1(1)**]:

[1] Where applicable, specific regulations apply to the sub-areas identified in **Figure 15-1.**

Figure 15-1. Interchange Zones and Sub-Areas

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
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15.2 Permitted Uses

Table 15.2(1) Permitted Uses

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

Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Accessory Buildings and Structures		S	S	S [1]	S [1]	S [1]	S	S	S	S	S	S	S	S	S	S	S [2]
Agriculture, Urban [3]		S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
Care Facility, Child [4]		P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P
Care Facility, Community [4]		P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P
Care Facility, Licence-Not-Required		S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
Caretaker Suite		--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S
Cultural and Community Services		P	P	--	P	--	--	--	--	P	P	P	P	P	--	--	P
Dwelling Units		P [5]	P [6]	P	P	P	--	--	--	P [5]	P [5]	P [5]	P [5]	P [5]	P	--	P
Education Services		P	P	--	P	--	P	P	P	P	P	P	P	P	--	--	P
Emergency and Protective Services		--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Entertainment Facility		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Food Services		P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Health Services		P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Home Occupation [7]	Minor	S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
	Standard	S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
	Major	S	S	--	--	--	--	--	--	--	--	--	--	--	S	--	--
Hotel		P	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Industrial, Light		--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Licensed Premises		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Motel		P	P	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Natural Resource Extraction		--	--	--	P [8]	P [8]	--	--	--	--	--	--	--	--	--	--	--
Personal Services		P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Plant Nursery		P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 15.2(1) Permitted Uses

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

Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Professional Services, Internal-Facing	P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Professional Services, Public-Facing	P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Recreation Services, Outdoor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P [9]	--
Retail Sales [10]	P	P	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Secondary Suite	--	--	S	S	S	--	--	--	--	--	--	--	--	S	--	S
Veterinary Services	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

FOOTNOTES [**Table 15.2(1)**]:

[1] Accessory buildings ancillary to any residential use must be located to the rear of the associated principal building.

[2] Accessory buildings are not permitted in a front yard.

[3] Subject to the urban agriculture regulations prescribed in **Section 6.8** of this Bylaw.

[4] Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.

[5] Where dwelling units are integrated within a principal building where non-residential uses exist, they must:

- be located above or to the rear of a non-residential use occurring on the first storey; and
- be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.

[6] Dwelling units must be integrated within a principal building where other non-residential uses are occurring, provided:

- they are located above or to the rear of a non-residential use occurring on the first storey; and
- they are accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.

[7] Subject to the home occupation regulations prescribed in **Section 6.4** of this Bylaw.

[8] Natural resource extraction is only be permitted on lots that are 8.0 hectares or larger in size.

[9] Outdoor recreation services is limited to a golf course, including any buildings, structures, or facilities accessory to the principal golf course use.

[10] Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.

15.3 Subdivision Standards

Table 15.3(1) Subdivision Standards

Use		IMU-1 [1]	IMU-2 [1]	IMU-3			IMU-4			IMU-5 [1]				IMU-6 [1]	IHR [3]	IREC	ICR [1]
				Area A [2]	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Minimum Lot Area	One detached dwelling unit	100.0 m²	n/a	260.0 m²			2,024.0 m²			n/a				n/a	0.2 ha	30.0 ha	260.0 m²
	Two attached dwelling units			n/a													465.0 m²
	Three or more attached dwelling units		100.0 m²	600.0 m²						450.0 m²				100.0 m²			600.0 m²
	All other uses	75.0 m²	2,000.0 m²	n/a						2,000.0 m²				2,000.0 m²			n/a
Minimum Lot Width	One detached dwelling unit	4.2 m	n/a	11.0 m [4]			15.0 m			n/a				n/a	25.0 m	200.0 m	11.0 m
	Two attached dwelling units			n/a													15.2 m [4]
	Three or more attached dwelling units		4.2m	24.4m						11.0 m				11.0 m			24.4 m
	All other uses		20.0m	n/a						20.0 m				20.0 m			n/a

FOOTNOTES [**Table 15.3(1)**]:

[1] The lands in this zone must not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the lots being created, or the owner grants a covenant to the Village under Section 219 of the *Land Title Act* assigning the density permitted by this section to the lots being created, in priority to all encumbrances of a financial nature.

[2] The maximum number of lots permitted to comprise Area A is five.

[3] The maximum number of lots permitted to comprise the IHR-1 zone is 25.

[4] Where a lot does not abut a lane, the minimum lot width is 9.1 metres.

15.4 General Regulations

Table 15.4(1) General Regulations

Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Lot Coverage	One detached dwelling unit	n/a	n/a	35%			n/a			n/a				n/a	35%	n/a	40% [1]
	Two attached dwelling units			n/a			n/a			n/a				n/a			40%
	Three or more attached dwelling units [2]	65%	65%	65%			n/a			65%				65%			65%
	Light industrial	n/a	n/a	n/a			60%			n/a				n/a			n/a
	All other uses	80%	80%	35%			80%			80%				80%		2%	
Maximum No. of Dwelling Units [2]		n/a	n/a	n/a	360	160	n/a			n/a				n/a	n/a	1 per lot [3]	600 [4]

FOOTNOTES [**Table 15.4(1)**]:

1 Maximum lot coverage is 35% for lots larger than 450.0 square metres.

2 For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.

3 Dwelling units are permitted in the form of a caretaker suite.

4 A maximum of 300 dwelling units may be in the form of buildings comprising two or more attached principal dwelling units as well as secondary suites.

15.5 Development Standards

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Floor Area		37,160.0 m^2 [1]	88,242.0 m^2 [2,3]	n/a			1,858.0 m^2	7,664.2 m^2	2,787.0 m^2	32,050.0 m^2 [4]	21,832.0 m^2 [5]		7,432.2 m^2 [6]	13,652.1 m^2 [7]	n/a	90.0 m^2 [8]	n/a
Maximum Height	Detached residential buildings	20.0 m	15.0 m	8.0 m [9]			n/a			15.0 m				15.0 m	10.0 m	n/a	8.0 m [10]
	Hospital	n/a	22.9 m	n/a			n/a			n/a				n/a	n/a	n/a	n/a
	Hotel | Motel	45.0 m	15.0 m	n/a			n/a			12.0 m				15.0 m	n/a	n/a	n/a
	Light industrial	n/a	n/a	n/a			11.0 m			n/a				n/a	n/a	n/a	n/a
	All other uses	20.0 m	10.0 m	10.0 m			10.0 m			12.0 m				12.0 m	10.0 m	15.0 m	15.0 m
Minimum Front Setback		0.0 m	4.5 m	3.0 m [11,12]			3.0 m [13]			7.5 m [14,15]				7.5 m [14,15]	7.5 m	7.5 m	15.0 m [16,17,18]
Minimum Rear Setback		1.5 m		7.5 m [12]			3.0 m [13]			7.5 m [14,15]				7.5 m [14,15]	9.0 m		
Minimum Side Setback		1.5 m		3.5 m [12]			1.5 m [13]			4.5 m [14,15]				4.5 m [14,15]	3.5 m		
Minimum Exterior Side Setback		4.5 m		7.5 m [12]			3.0 m [13]			4.5 m [14,15]				0.0 m [14,15]	3.5 m		
Inland Island Highway Setback		30.0 m	30.0 m	n/a			n/a			30.0 m				30.0 m	n/a	30.0 m	n/a

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11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Minto Road Setback	10.0 m	n/a	n/a			n/a			n/a				n/a	n/a	n/a	n/a
Royston Road Setback	n/a	n/a	n/a			n/a			n/a				n/a	n/a	10.0 m	n/a

FOOTNOTES [**Table 15.5(1)**]:

1 The maximum combined floor area for dwelling units is 18,574.0 square metres.

2 A total of 32,500.0 square metres combined floor area is permitted for all principal uses. An additional maximum of 55,742.0 square metres of floor area is permitted exclusively for hospital and ancillary hospital uses only.

3 The maximum combined floor area for dwelling units is 9,300.0 square metres.

4 The maximum combined floor area for dwelling units is 6,270.0 square metres.

5 The maximum combined floor area for dwelling units is 10,660.0 square metres.

6 The maximum combined floor area for dwelling units is 3,715.0 square metres.

7 The maximum combined floor area for dwelling units is 5,170.1 square metres.

8 The maximum combined floor area for principal and accessory buildings is 90.0 square metres.

9 For lots larger than 450.0 square metres, the maximum height is 10.0 metres for a building comprising one detached principal dwelling unit and 15.0 metres for a building comprising three or more attached principal dwelling units.

10 For lots larger than 450.0 square metres, the maximum height is 10.0 metres.

11 Where a lot does not abut a lane, the minimum front setback is 7.5 metres.

12 The minimum setbacks for one detached principal dwelling unit are as follows:

Lots ≤ 450.0 m^2 in lot area	Minimum Front Setback	porch	2.0 m
		garage / carport	6.0 m
		all other portions of a building	4.0 m
	Minimum Rear Setback		7.5 m
	Minimum Side Setback		1.5 m
	Minimum Exterior Side Setback		4.0 m
Lots > 450.0 m^2 and ≤ 2,024.0 m^2 in lot area	Minimum Front Setback	where a lot does not abut a lane	7.5 m
		where a lot abuts a rear lane	3.0 m
	Minimum Rear Setback		7.5 m

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
		Minimum Side Setback															
		Minimum Exterior Side Setback															
	Lots > 2,024.0 m² in lot area	Minimum Front Setback															
		Minimum Rear Setback															
		Minimum Side Setback															
		Minimum Exterior Side Setback															

Minimum Side Setback	1.5 m
Minimum Exterior Side Setback	7.5 m
Minimum Front Setback	7.5 m
Minimum Rear Setback	7.5 m
Minimum Side Setback	3.5 m
Minimum Exterior Side Setback	7.5 m

13 The minimum setback for light industrial uses is 7.5 metres.

14 The minimum setbacks for detached residential buildings are as follows:

Minimum Front Setback	3.0 m
Minimum Rear Setback	4.5 m
Minimum Side Setback	1.5 m
Minimum Exterior Side Setback	3.0 m

15 The minimum setbacks for food services, health services, hotel, motel, internal-facing professional services, public-facing professional services, and retail sales, as well as any building where dwelling units are integrated with such uses, are as follows:

Minimum Front Setback	0.0 m
Minimum Rear Setback	3.0 m
Minimum Side Setback	0.0 m
Minimum Exterior Side Setback	0.0 m

16 The minimum setbacks for one detached principal dwelling unit are as follows:

Lots ≤ 450.0 m² in lot area	Minimum Front Setback	porch	2.0 m
		garage / carport	6.0 m
		all other portions of a building	4.0 m
	Minimum Rear Setback		7.5 m
	Minimum Side Setback		1.5 m
	Minimum Exterior Side Setback		1.5 m
Lots > 450.0 m² and ≤ 2,024.0 m² in lot area	Minimum Front Setback	where a lot does not abut a lane	7.5 m
		where a lot abuts a rear lane	3.0 m

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
		Minimum Rear Setback															
		Minimum Side Setback															
		Minimum Exterior Side Setback															
	Lots > 2,024.0 m² in lot area	Minimum Front Setback															
		Minimum Rear Setback															
		Minimum Side Setback															
		Minimum Exterior Side Setback															

17 The minimum setbacks for a building comprising two attached principal dwelling units are as follows:

Lots ≤ 2,024.0 m² in lot area	Minimum Front Setback	garage / carport	6.0 m
		all other portions of a building	3.0 m
	Minimum Rear Setback		7.5 m
	Minimum Side Setback	where a lot does not abut a lane	3.5 m
		where a lot abuts a rear lane	1.5 m
	Minimum Exterior Side Setback	where a lot does not abut a lane	3.5 m
		where a lot abuts a rear lane	1.5 m

18 The minimum setbacks for a building comprising two attached principal dwelling units are as follows:

Minimum Front Setback	where a lot does not abut a lane	7.5 m
	where a lot abuts a rear lane	3.0 m
Minimum Rear Setback		7.5 m
Minimum Side Setback		3.5 m
Minimum Exterior Side Setback		3.5 m

Table 15.5(2) Development Regulations for Accessory Buildings and Structures

Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Floor Area		50.0 m^2 [1]	50.0 m^2 [1]	50.0 m^2 [2,3]			10% of lot area			50.0 m^2 [1]				50.0 m^2 [1]	50.0 m^2	90.0 m^2 [4]	50.0 m^2 [1,5]
Maximum Height	Hospital	n/a	22.9 m	4.5 m			n/a			n/a				n/a	n/a	n/a	n/a
	Non-habitable feature elements	25.0 m	22.9 m				n/a			n/a				n/a	n/a	n/a	n/a
	All other uses	4.5 m	4.5 m				4.5 m			4.5 m				4.5 m	4.5 m	9.0 m [6]	4.5 m [7]
Minimum Front Setback		0.0 m	4.5 m	7.5 m			3.0 m			7.5 m [8]				7.5 m [8]	7.5 m	7.5 m	n/a
Minimum Rear Setback	Lots ≤ 2,024.0 m^2 in lot area	1.5 m		1.5 m			1.5 m			1.5 m				1.5 m	4.5 m		3.5 m
	Lots > 2,024.0 m^2 in lot area			3.5 m													
Minimum Side Setback	Lots ≤ 2,024.0 m^2 in lot area	1.5 m		1.5 m			1.5 m			1.5 m				1.5 m	1.5 m		1.5 m
	Lots > 2,024.0 m^2 in lot area			3.5 m													3.5 m
Minimum Exterior Side Setback		3.0 m		3.5 m			3.0 m			3.0 m				3.0 m	3.5 m		3.5 m
Inland Island Highway Setback		n/a	30.0 m	n/a			n/a			30.0 m				30.0 m	n/a	30.0 m	n/a
Royston Road Setback		n/a	n/a	n/a			n/a			n/a				n/a	n/a	10.0 m	n/a

FOOTNOTES [**Table 15.5(1)**]:

[1] The maximum floor area for all accessory buildings is 50.0 square metres or 10% of lot area, whichever is less.

[2] For lots 2,024.0 square metres or smaller, the maximum floor area for all accessory buildings ancillary to any residential use is 50.0 square metres or 10% of lot area, whichever is less.

[3] For lots larger than 2,024.0 square metres, the maximum floor area for all accessory buildings ancillary to any residential use is 100.0 square metres or 10% of lot area, whichever is less.

[4] The maximum combined floor area for principal and accessory buildings in 90.0 square metres

[5] For lots 2,024.0 square metres or larger, the maximum floor area for all accessory buildings ancillary to any residential use is 100.0 square metres or 10% of lot area, whichever is less.

[6] The maximum height is 10.0 metres for a caretaker suite.

Table 15.5(2) Development Regulations for Accessory Buildings and Structures															
Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
[7] For lots larger than 2,024.0 square metres, the maximum height is 8.0 metres.																
[8] The minimum setback is 3.0 metres for detached residential buildings and 0.0 metres for food services, health services, hotel, motel, internal-facing professional services, public-facing professional services, and retail sales, as well as any building where dwelling units are integrated with such uses.																

PART 16 – EFFECTIVE DATE

READ FOR A FIRST TIME this XX day of MONTH, 2025.

READ FOR A SECOND TIME this XX day of MONTH, 2025.

PUBLIC HEARING HELD this XX day of MONTH, 2025.

READ FOR A THIRD TIME this XX day of MONTH, 2025.

MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL received this XX day of MONTH, 2025.

ADOPTED this XX day of MONTH, 2025.

Mayor	Corporate Officer

VILLAGE OF CUMBERLAND

Schedule A - Zoning Map

Zoning

Industry Zones
- Service Industry (I-1)
- Industrial (I-2)
- Refuse Industrial (I-3)

Interchange Zones
- Interchange Mixed Use (IMU-1)
- Interchange Mixed Use Two (IMU-2)
- Interchange Mixed Use Three (IMU-3)
- Interchange Mixed Use Four (IMU-4)
- Interchange Mixed Use Five (IMU-5)
- Interchange Mixed Use Six (IMU-6)
- Interchange Highway Residential (IHR)
- Interchange Comprehensive Residential (ICR)
- Interchange Recreational Commercial (IREC)

Mixed-Use Zones
- Historic Village Commercial Core (MU-1)
- Neighbourhood Mixed-Use (MU-2)
- Coal Valley Estates Mixed-Use (MU-3)

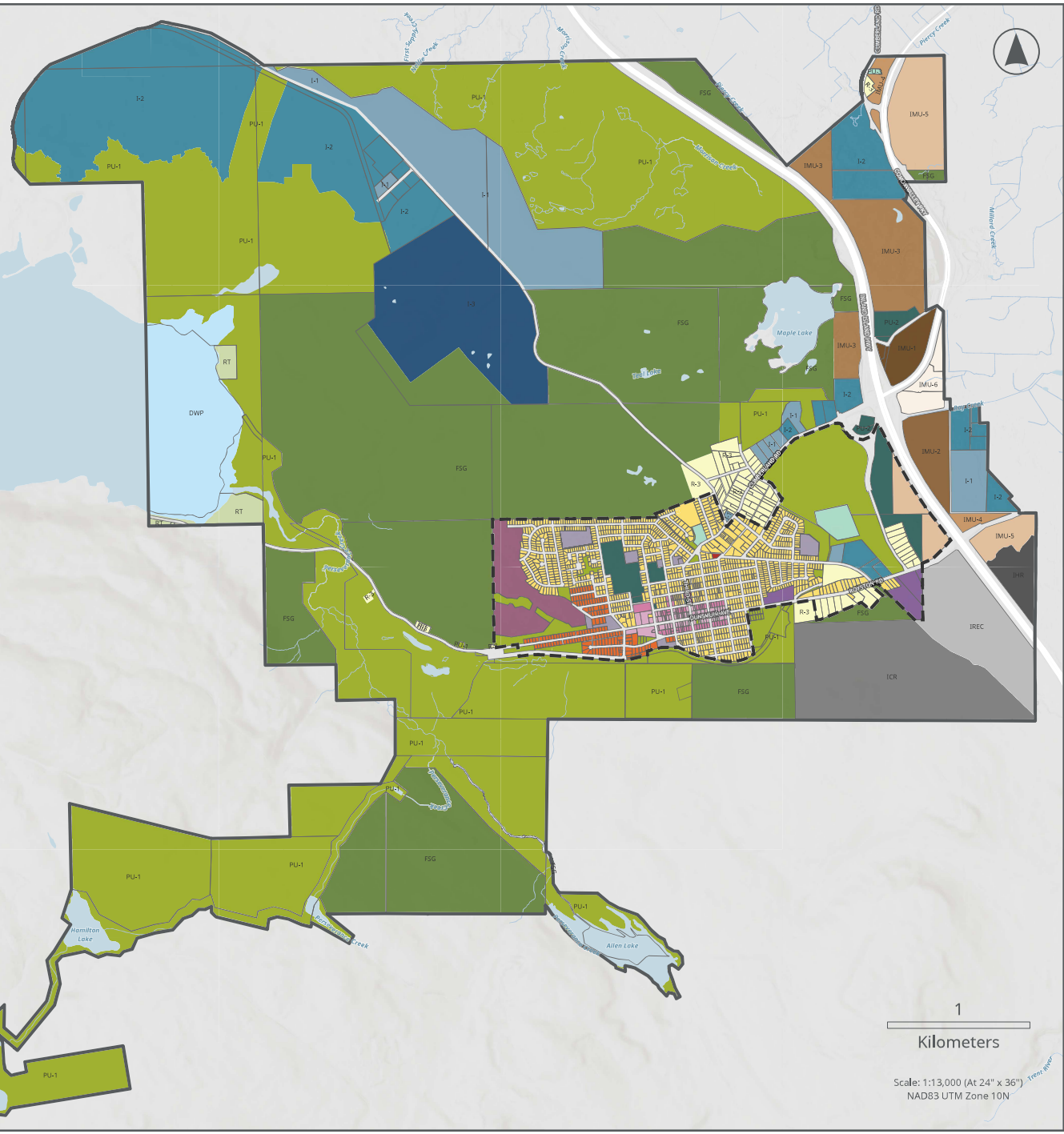
Public Use Zones
- Parks and Open Space (PU-1)
- Civic Uses (PU-2)
- Utility and Services (PU-3)

Residential Zones
- Infill Residential (R-1)
- Large Lot Residential (R-3)
- West Dunsmuir Residential (R-2)
- Rental Tenure Multi-Unit Residential (R-RTMU)
- Manufactured Home Park Residential (R-MHP)
- Multi-Unit Residential (R-MU)

Rural Zones
- Forest Stewardship Greenway (FSG)
- Recreation and Tourism (RT)
- Drinking Water Protection (DWP)

Administrative Features
- Village of Cumberland
- Urban Containment Boundary
- Parcel

Environmental Features
- Waterbody / Resevoir
- Stream



VILLAGE OF CUMBERLAND
Schedule B - Zoning Map Within the Urban Containment Boundary

Zoning

Industry Zones
- Service Industry (I-1)
- Industrial (I-2)

Interchange Zones
- Interchange Mixed Use Five (IMU-5)

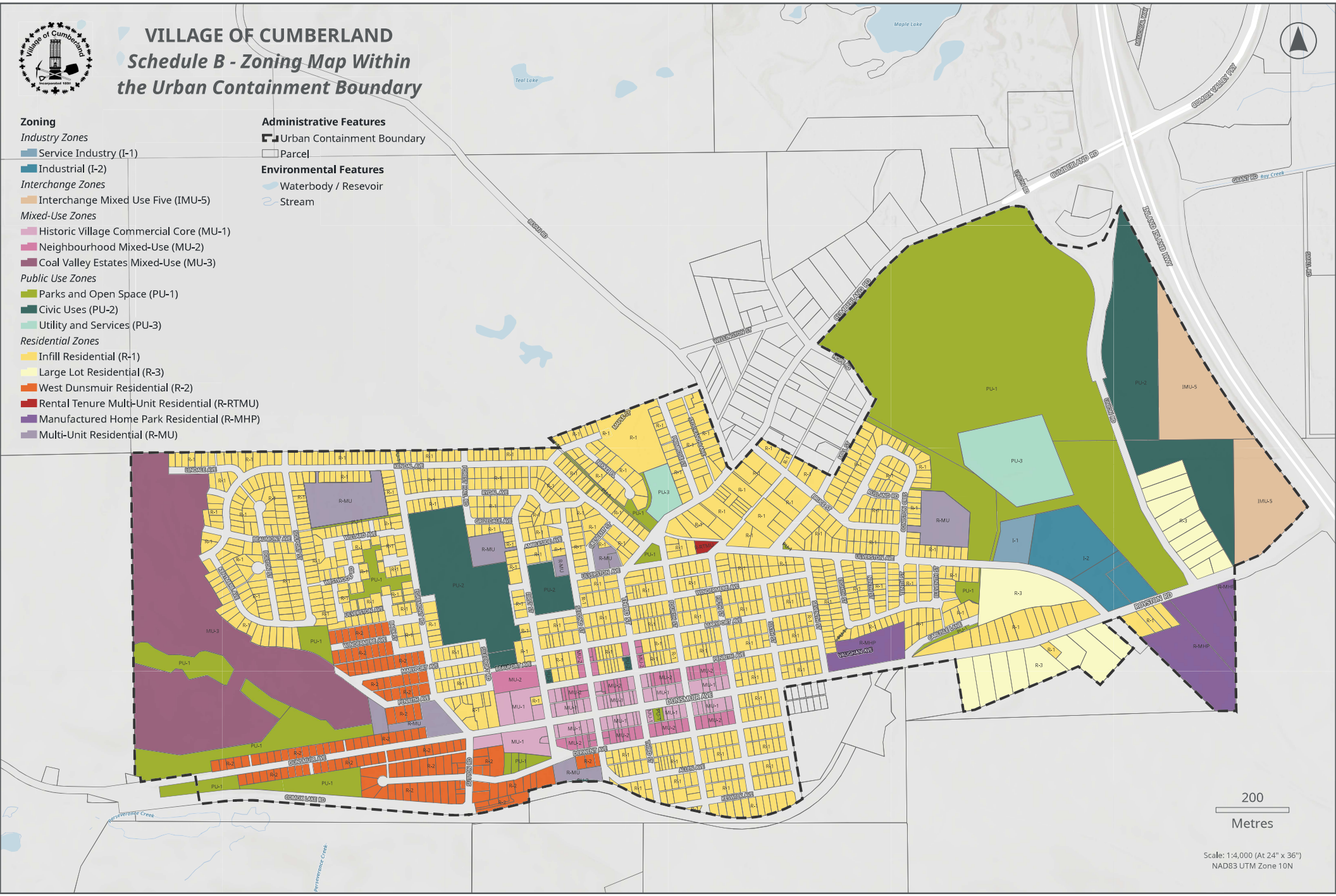
Mixed-Use Zones
- Historic Village Commercial Core (MU-1)
- Neighbourhood Mixed-Use (MU-2)
- Coal Valley Estates Mixed-Use (MU-3)

Public Use Zones
- Parks and Open Space (PU-1)
- Civic Uses (PU-2)
- Utility and Services (PU-3)

Residential Zones
- Infill Residential (R-1)
- Large Lot Residential (R-3)
- West Dunsmuir Residential (R-2)
- Rental Tenure Multi-Unit Residential (R-RTMU)
- Manufactured Home Park Residential (R-MHP)
- Multi-Unit Residential (R-MU)

Administrative Features
- Urban Containment Boundary
- Parcel

Environmental Features
- Waterbody / Resevoir
- Stream



200
Metres

Scale: 1:4,000 (At 24" x 36")
NAD83 UTM Zone 10N

VILLAGE OF CUMBERLAND ZONING BYLAW REVIEW AND UPDATE: Summary of Engagement

Introduction

This document summarizes the feedback received regarding the Zoning Bylaw. The focus of engagement activities associated with the Zoning Bylaw Review and Update was to inform the public of the key changes being proposed as well as provide opportunities for members of the community to comment on the new Bylaw.

Engagement Activities

Online Feedback

Community engagement initiatives for the Zoning Bylaw Review and Update have been supported by the Engage Comox Valley Zoning Bylaw Update webpage, which has acted as a central location for all project information including background materials, project updates, and a copy of the first draft of the Bylaw. The webpage also includes a "Question and Answer" section, where community members could submit questions about the Zoning Bylaw to be answered publicly by Village staff.

The Village received several public comments via the project webpage Q&A Board, as well as four individual submissions. Two individual submissions covered a variety of topics pertaining to the Zoning Bylaw, and two are specific a lot or area: the Cumberland Rd area with Industry zoning, and the undeveloped lot on Maple St behind the Fire Hall. The comments posted to the Q&A Board focused on the accuracy of the Zoning Map, the need for greater alignment between the proposed accommodation home occupation regulations and the *Short-Term Rental Accommodations Act*, and whether SSMUH development can be stratified.

A compilation of the public comments shared on the Zoning Bylaw webpage is appended to this Summary of Engagement.

Development Community Workshop – August 19, 2025

The Development Community Workshop event highlighted key changes being proposed to both the Zoning Bylaw and Development Permit Area (DPA) Guidelines (as part of the broader OCP Update process) that are most relevant to developers. Fourteen local developers attended the workshop.

Comments received during the workshop focused on:

- support for a modernized and simplified approach to zoning;
- sharing experiences with using the existing bylaw
- existing off-street parking requirements for the Village Core; such feedback has been addressed within the Draft Zoning Bylaw through overall reductions to parking requirements across the Village.

K'ómoks First Nation (KFN) Meeting – September 4, 2025

No specific feedback pertaining to the Zoning Bylaw was provided during the meeting; however, questions were raised regarding the capacity of the dam and existing water infrastructure to accommodate the Village's projected growth. KFN also noted that the Village should develop a process for navigating the region's archaeological potential, as future development could lead to the discovery of culturally significant artefacts that should be treated appropriately.

The draft Zoning Bylaw was shared with KFN. It is understood that comments have been prepared but have not yet been sent to the Village.

Advisory Planning Committee Meeting– September 11 and October 9, 2025

The APC commented on the draft Zoning Bylaw along with the Draft Official Community Plan at two meetings. A range of topics was covered, including pre-zoning the lot behind the fire hall for multi-unit residential, and options for zoning should the R-3 zoned area on Cumberland Rd be included in the urban containment boundary. The minutes also record concerns that the MU-2 zone on Penrith Ave and Derwent Ave remove the ability to have an accessory dwelling unit; that is no correct and has been further clarified by an edit to table 11.4(1).

Homelessness and Affordable Housing Committee Meeting – October 15, 2025

There was no quorum for this meeting, so no minutes were recorded. The two members in attendance provided individual, verbal input to staff which was incorporated into the draft where relevant. One topic was about reduced parking requirements for affordable housing, where the input was that instead of setting a percent reduction in the number of required spaces in the Zoning Bylaw, that a variance still be required to assess the individual merits of the application, but that this variance be delegated to staff to streamline the process.

Heritage Committee Meeting – October 16, 2025

The Heritage Committee noted a couple of mapping inconsistencies that were corrected. They also provided input on reducing the maximum floor to ceiling height in the MU-1 zone.

Open House Events – October 7 and 8, 2025

Two community members attended the virtual open house event on October 7th, while approximately 30 people attended the in-person open house event on October 8th – including 11 children from the local Cubs group. Comments received by the Village largely focused on:

- Short-term rentals (i.e., alignment with new provincial legislation, applicability of new 'Bed and Breakfast' accommodation use, rules of operation, etc.)
- Ensuring future development complements the Village's existing character

- Clarifying the intent of new zones (e.g., the new Neighbourhood Mixed-Use zone and the updated Parks and Open Space zone)
- Voicing support for the Bylaw's increased flexibility for new residential development

A compilation of the written submissions received during and following the Open House events are appended to this Summary of Engagement.

All Responses

Feedback from Public Q&A Board
Thanks for the opportunity to engage this this platform. 1. Village of Cumberland Schedule B - Zoning Map - is missing the 2016 Space Nugget acquisition to the east of the Cumberland Community Forest. This should be shown and read Parks and Open Spaces (PU1) 2. Village of Cumberland Schedule B - Zoning Map - the 44 acre Lower Perseverance Lands purchased for conservation by the CCFS should have a designation other than Forest Stewardship Greenway (FSG which is what is used for working forest lands). Perhaps it could be the same as the adjacent CVRD lands and the little slip of Wellington Corridor (PU1). There is a conservation covenant on these lands. 3. Part 14 - Rural Zones "This zone is intended to accommodate forest management and any associated residential uses, as well as appropriate, low impact, recreational activities in the forested areas outside of the Urban Containment Boundary." 14.2 Permitted uses seems to indicate dwelling units permitted for up to 10% lot coverage (so 6 ha of dwellings on 60 ha of land). 14.4(1) indicates a max of two dwelling per FGS lot. Either way, in previous OCP's this permissible use was tied to conservation of the remaining lands (FSG). Can you clarify if this has changed, if we should be looking for this information elsewhere or if you can indeed build 2 residential homes on a FSG lot with no other obligations?
I'm glad to see that Data Centres are not permitted within Cumberland Boundaries, and that the Village has recognized that Cumberland could not supply the water needed to cool Data Centres. Thank you. [REDACTED]
A minimum of “240 days of a calendar year” has now been added to designate principal residence? Where did the number “240 days” come from? The provincial and federal tax system that designates a “principal resident” from a tax or occupancy perspective only requires that a property be "ordinarily inhabited", and most guidance states that it means more than 50% of the year. Why have you added this 240-day minimum now? Why 7.89 months? Why not 183 days (over 50%)?
Why does an operator of a home occupation now to be a “resident property owner”? Are occupation operators now required to be the property "owners”? Does this mean a long-term renter/or leaseholder can’t get a permit to operate a home business in Cumberland anymore?
Hello, Cumberland's proposed zoning changes most areas into infill; however, there are still area restrictions placed for vacation rentals in the community. Can you please comment on how this vacation zone boundary was developed and why it is still included in the updated zoning maps now that most areas are designated as infill? It looks highly inequitable that in a small community that some areas are included and others are not and it's unclear what the reasoning is behind this. Thanks.

Feedback from Public Q&A Board
I noticed that the updated zoning for vacation rentals still follows the older boundary, even though most areas in the OCP are now designated as “infill.” This approach doesn’t seem to ensure fairness for all Cumberland homeowners, we all pay the same taxes, and it draws an arbitrary line through the community. Have other options been considered, such as a cap on vacation rentals community wide?
Since all single family residential within the urban containment boundary is now automatically upzoned to 3-4 unit density on our property, once the property owner builds those will the property be then be stratified and sold off? Or are they only intended for rental?
What happens to the title/lot after a one builds 3-4 units on residential lots. Does it get stratified? SSMUH upzoning on Residential Infill zone.

Feedback from Open House Events
Implementation of Small-Scale Multi-Unit Housing (SSMUH)
How many people need houses?
What about parking. Will parking spaces be included on the lots / not on the streets as there is crowding already. Thanks.
Short-Term Rentals
We need more vacation rentals in Cumberland. Make it easier.
The separation of “Bed and Breakfast” and “Vacation Rental” accommodation is confusing as a “Bed and Breakfast” is considered a vacation rental. New provincial short term rental accommodation act applies to both and this separation is overly confusing and inconsistent with the Act.
I am concerned that the village has decided to impose additional vacation rental restrictions over and above the new provincial legislation. I think this may be a little short-signed and overly focused on the current need for rental accommodation. We have recently seen dramatic shifts in tourism as a result of U.S. tariffs and we have a few rental developments set to be added to the Village. The need for vacation rentals may fluctuate and home-owners should be able to offer “sleeping units” within their primary residence, which would not be otherwise suitable for long-term rental housing. If the Village is concerned about secondary suites being used as vacation rentals the wording could be changed to better reflect this. The province has established the new legislation to address housing needs and new enforcement measure to address non-compliance and longstanding issues. Current BC legislation says short-term rentals are limited to the home where the host lives. Plus one secondary suite or accessory dwelling unit. I suggest that the Village remove “bed and breakfast” terminology and specifically restrict the vacation rentals to one dwelling unit and applies this to all zones. Or simply allow for the BC

Feedback from Open House Events
legislation to apply to all zones and let the province deal with compliance and enforcement if a problem develops. Suggest clarification in wording that specifically addresses the provision of bedrooms within a principal dwelling unit (owner's home) that is not a separate "dwelling unit".
Home occupation – Bed and Breakfast Vacation rental accommodation. Alignment with BC's Short-term rental accommodations act.
Short term rentals should be allowed of a principal residence when that is the only residence on the property and when the owner is on vacation.

Zone-Specific Comments	
Residential Zones	More laneways for future development (ie Coal Valley Estates)
	Reduce the front yard minimum setback for future development (to improve neighbourhood form and character
	Allow larger accessory bldgs in R3
	Lot coverage (70%) on R-3 is too high for these large lots (also lots on Royston Rd)
	If part of the reason to not putR3 in the urban containment boundary is to keep green canopy and limit growth somewhat then it would be sensible to limit the size of the dwellings [refers to ADU]. 35% is a lot and will see the removal of trees specially as no tree bylaw. There aren't that many that are 1 ha or larger however the gravel pit at wellington/bevan in my opinion should be lower multi family apartments and maybe a high school.
	Keeping of farm animals should continue to be permitted on lots greater than 0.4 ha.
	My property is zoned RM-1. Yet my 1894 built home + 1950's shop fits none of the lingo in that zoning. I'm hoping this new mixed use zoning will allow me to have multiple suites + an accessory dwelling building with the capacity to operate an Air BnB. This Village desperately needs tourist accommodation.
Mixed-Use Zones	What is MU-2? I keep seeing this proposed but I have seen no verbiage regarding what it entails.
	What is mixed use mean on streets adjacent to Dunsmuir?
Public Use Zones	Area around sewage lagoon should be left for the wildlife no paths thro there.
	Make Coal Creek Historic Parks its own zone – HPU-1 Historic Park Use 1 to limit the possible uses and honour what it is.

Feedback from Open House Events	
	Change area of Village Park with spray park and playground to PU-1.
General Comments of Support	
The R-2 West Camp Rd 0 setback in the front. Changes to provincial wording that will help/let us put an ADU in the front…And just generally like what the VoC does & is doing. You all rock! 😊	
The new 0 metre setback for new building on Camp Rd. The removal of the restriction against building an A.D.U in the front yard area. Very happy re above as we are planning to build an ADU / suite addition. Increase cano[y goal for the Village. Bike lane additions & improvements & safety (rumbple strips on Cumberland Rd). Positive approach to integrating agriculture into residential areas.	
I believe all the changes in the Zoning Bylaw will be the great development for Cumberland.	
It's a great proposed to have Cumberland village more developed and well-organized.	
Other	
More safety for cyclists. Close off left turn towards Courtenay at Peace Park (sketch drawn)	
We should have a tree protection bylaw.	

Individual Submissions
See following pages

To: Village Council, Planning

After a perusal of the proposed zoning bylaw, I have a few comments and questions. Firstly, it was very difficult and very tiring to read the columns of blue on blue.

Map should be Schedule A and I think the insert should be a separate map Schedule B. The map A could be larger by moving the administrative features below zoning and not show so much area next to the Village.

If the map is larger, it would be easier to see Village Square and the zoning designation labels on properties.

Village Park as PU1 should include the area labelled PU2 which is part of the park and outside the proposed urban containment boundary.

It would be appropriate to have Coal Creek Historic Park to have its own zoning designation of HPU to honour its historic place in the Village's history. It is on the list on the BC Heritage website.

I would like the industrial lands on Cumberland Road to retain their existing zones. The one storage unit was always zoned commercial and the only I1 was the first lot which contains the bicycle place.

I would like to see the environmental aspects layer shown on the maps so it doesn't get forgotten. The swamps, creeks, etc.

Are the existing residential lots on union road retaining R3 or are they infill as shown on the proposed OCP? The Local Government Act requires zoning to comply with the OCP. -

The land next door and behind the lots on Union shouldn't be green neither should the rest of the Village's owned land specially if the intent of the Village is what is in the proposed OCP. There are other colours that could be used that doesn't trigger peoples' brains to see green and think park.

RT zone at the lake Is campgrounds an appropriate use? I thought this was the cabins and would want to limit more septic systems.

On Page 28 courtyards, patios, sidewalks and other hard surfacing are listed as exempt when calculating lot coverage as are arbours and, trellises and pergolas and on page 29 uncovered driveways etc. are also exempt. In R3 up to 70% lot coverage can be utilized. Seems too high. Where will the rain go? If too much of the land in the Village is built or covered the land does not get to recharge which affects the streams down hill from the Village.

Page 32 Part 6.2(1) perhaps add …are permitted within the boundaries of the Village. In definitions it states that the Village is the Corporation of the Village of Cumberland however in some cases it actually refers to the boundaries

Page 36 Part 6.6 Secondary suites In (2) it states a maximum of one secondary suite is permitted per principal dwelling unit. There is no definition of a principal dwelling unit so if there are three dwelling units on a lot each being a principal use then each could possibly have a secondary suite. I think it needs clarification or rewritten differently if this is not the intent.

Page 38 under restrictions of keeping poultry the sale of eggs is restricted by the province and the zoning bylaw should not be saying it can be unless it clarifies that it must comply with provincial rules and regulations.

I would also like to see that under urban farming that if the property is R3, larger than an acre and outside the urban containment boundary that these properties can have other farm animals. It wouldn't be considered urban farming since the OCP and Zoning bylaws are NOT counting these lands as urban. So perhaps have another farming section specifically to deal with the lands outside the urban containment boundary.

Part 7 Landscaping & Screening. This whole section is to over the top. Imagine an acre plus landscaping is different than on a small lot. I couldn't imagine wanting to build another dwelling and find out that I have to install underground water system over an acre plus of land and though all the existing large trees and plants already on my property. If the intent is to ensure that the new commercial, industrial, mixed use and multi-family are required to do this then all the regulations in this section need to be in the OCP under the relevant development permit areas.

If you have a lot and the buildings are built and then all the side, front and rear yards have to be landscaped, mulched, pruned… I mean what kind of life is going to exist in such a place? How is the Village going to enforce this when off leash dogs can't be enforced? Why does page 42 include no planting requirements for landscape areas on lots where large trees have been retained and are outside the urban containment boundary? Why is Cumberland trying to look like everywhere else?

Chain link fence should be allowed in R3 why all these rules? Most people I know moved here to not be ruled. The chain link fence allows sunlight to move and make the next property not so dark. If every property has to be fenced three sides then not much will grow.

Page 50 reduce cost of in lieu of parking for residential. No one will have space for parking if all the buildings are built and landscaping done.

Page 56 what is this?

Page 57 what if 3 detached dwelling units? What if the one dwelling unit is a manufactured home?

Page 58 Parking the whole section uses 100 square metres as minimum and as maximum. How do you know what is the required parking to build?

Page 77 Why isn't a bicycle storage required for a manufactured home?

Page 82 RMU allows 50 per ha 15m height being 4 stories which would encroach on dwellings next door. Ie union road homes.

R3 height is 10.0 m, maximum two stories, two dwelling units with a front setback of 7.5 m and maximum lot coverage of 35%
I would like it to be that the second dwelling unit is limited as to size. On an acre or even half acre these are monster houses. Plus, when you are allowed to cover 70% with impermeable but an accessory building is max of only 50 metres squared. In my neighbourhood most of the homes do not have attached garages but separate. The accessory building should be allowed to be larger.

Page 95 11.4 Density regs. Why is there no lot coverage of MU or MU2 when one or two attached units? Why would you need 15 caretaker suites in MU3?

Page 97 why would setback in MU1 be 0 for front yard and side yards and why would exterior side yard be 0 when a corner lot?

Page 101 The gas station at 4690 Cumberland Road does not have its pumps 4.5 m from the lot lines. They have been measured to include the covenanted area that the Village gave away.

Page 103 Seems to be excessive lot coverage where does rain and snow percolate into the soil?

Page 104 why do I-2 and I-3 have no rear or exterior side yard minimums?

Page 106 13.2(1) why such a large food services area?

Page 108 Maximum GFA why doesn't it include principal use also? Example ambulance building

Page 114 Map doesn't show where ICR-1 and IREC-1 are on the map. From what I recall of the covenant on the ICR-1 on the lower portion was multi family apartments

Page 122; 15.5(2) IMU-4 and IMU-5 why is there no setback required from Royston Road?

Submitted

[redacted]

Community Feedback Regarding Cumberland's 2025 Zoning Bylaw Update Process

Recommendations for substitutions in the 2025-09-02 Draft Zoning Bylaw related to Vacation Accommodation

2025-10-13

Amendments to Table 6.4(2) "Home Occupation Regulations" on pg 33

Regarding Location

Repealing the following current items in the draft:

	Vacation Rental
Location	Must be conducted within a dwelling unit on the same lot as the dwelling unit in which the resident operator resides.[1]
FOOTNOTES	1 - No more than one dwelling unit per lot shall be used for a vacation rental accommodation home occupation.

and **Substituting them with:**

	Vacation Rental
Location	**In the case of a sleeping unit rental (such as a bedroom), the sleeping accommodation must be conducted within the same dwelling unit as the resident operator.** **In the case of a vacation rental of a dwelling unit on a lot with only a single dwelling, a designated operator must be provided on the permit and included in the contact information on signage.** **In the case of a lot with multiple dwellings (including secondary suites and ADU), no more than one dwelling unit per lot shall be used for a vacation rental accommodation home occupation, and the resident operator must reside on the same lot.**

Reasoning for the Substitution:

- This section is intended to ensure that no more than one dwelling unit, per lot, is used for vacation rentals, thereby maintaining long-term rental accommodations.
- This substitution clarifies the 3 rental cases:

    - “Sleeping accommodation” - renting a bedroom within a home
    - “Vacation rental” of a home that is on a lot by itself (one single house)
    - “Vacation rental” of a home/unit that is on a lot with multiple dwellings (Secondary suites, ADUs…etc)
- This provides that in the case of vacation renting a home on a lot by itself, since the resident operator would be away, a designated operator who is a resident of the area can be provided, whose contact information would be on the permit, provided to guests, and on signage for neighbours, to assist with enforcement.
- This section also ensures that, in the case of “Sleeping accommodation”, the resident operator must reside in the same dwelling as the rented bedroom.

Regarding Operator Restrictions

Repealing the following current items in the draft:

	Vacation Rental
Operator Restrictions	The home occupation must be operated by a resident property owner who resides for more than 240 days of a calendar year on the same lot as the dwelling unit associated with the home occupation.

and **Substituting with:**

	Vacation Rental
Operator Restrictions	**The resident operator must reside for a minimum of 183 days of a calendar year, in a dwelling unit on the lot associated with the home occupation.**

Reasoning for the substitution:

- The new draft bylaw has added a 240 day restriction and a requirement that the operator must be the “owner”, without note. (I am unable to locate either of these items in our current bylaws)
- This section is intended to ensure Village bylaws align with the B.C. provincial requirement that short-term rentals are limited to the host's “principal residence”
- B.C.’s principal residence requirement states that it is “The home where the host lives for a longer period of time in a year than any other place”
- From a federal tax system, the Principal Residence Exemption (PRE) requires a property to be "ordinarily inhabited" by the owner, although it does not set a specific number of days, it is normally considered to be more than half of the year (183 days of the year).
- Neither provincial nor federal guidance requires “Hosts” or “Resident operators” to be the legal “owner” of the property. The resident operator can be long-term tenants or

leaseholders who ordinarily inhabit the dwelling on the property so that it is their principal residence.
- This clause is also designed to restrict the vacation rental of a dwelling unit that is on a lot with only a single dwelling (a single home), to less than half of the year, to ensure that the dwelling is the resident operator's (host) principal residence.
- This ensures that single homes can only be vacation rented for a maximum of half the year.

Regarding Client/Guest Restrictions

Repealing the following current items in the draft:

	Vacation Rental
Client/Guest Restrictions	Two guests per sleeping unit, up to a maximum of three sleeping units.

and **Substituting for clarification with:**

	Vacation Rental
Client/Guest Restrictions	**Two guests per sleeping unit (bedroom), up to a maximum of three sleeping units per dwelling (maximum of six guests per dwelling unit).**

Reasoning for the substitution:
- The substitution does not change the limits in the bylaw, it just clarifies the language.
- This section sets the maximum number of guests per sleeping accommodation or vacation rental.
- The maximum number of guests allowed in a vacation rental stays at 6 per dwelling
- The maximum guests per sleeping unit stays at 2 (bedroom)
- So that a home with 6 guests would have a minimum of 3 sleeping units (bedrooms)
- The addition of the term "bedroom" helps clarify the language.

Amendment to Table 9.4.1(2) Parking Requirements – All Other Areas - pg 59

Regarding Client/Guest Restrictions

Repealing the following item:

Use		Minimum Number of Parking Spaces

Home Occupation	Vacation Rental	0.6 spaces per sleeping unit

and **Substituting for clarification with:**

Use		Minimum Number of Parking Spaces
Home Occupation	Vacation Rental	**1.0 off-street space per 1 or 2 sleeping units (bedrooms)** **2.0 off-street spaces per 3 sleeping units**

Reasoning for the substitution:

- This section sets the minimum number of off-street parking spaces needed per guest for vacation accommodation
- The number of “0.6” parking spaces per sleeping unit has been added to this draft but it is difficult to implement or understand. It appears to mean that when renting a 1 bedroom suite, there would need to be 0.6 of a standard parking space off the street available for guests, so 60% of a driveway for instance.
- The substitution looks to clarify that during the vacation rental of 1 or 2 sleeping units (1 or 2 bedrooms) each of which can have a maximum of 2 guests, (so for up to 4 guests), a minimum of 1 off-street parking space must be available.
- Example: when renting a 2 bedroom suite that can accommodate a maximum of 4 guests, such as a family of 4, at least 1 off-street parking spot must be provided.
- In the case of more than 4 guests, such as a 5 or a maximum of 6 guests, 2 parking spots must be provided.

KNICKLE&GRANT
FINE HOMES

[redacted]
www.knickleandgrant.com

Mayor and Council
Village of Cumberland
2673 Dunsmuir Avenue
Cumberland, BC, V0R 1S0

Re: 2714 Maple Street, Cumberland – Request for Pre-Zoning of Lands Behind the Fire Hall to Multi-Family Residential as Part of the Municipality's OCP and Zoning Bylaw Update Process

Dear Mayor and Council,

As part of the ongoing Official Community Plan (OCP) and Zoning Bylaw update processes, we are writing to respectfully request that the Village consider **rezoning the lands located at 2714 Maple Street from R-1 to a multi-family residential / mixed use zone**. The pre-zoning of these lands was supported by the Advisory Planning Commission during their September 11, 2025 meeting towards streamlining the availability of additional housing inventory within the Village.

We submitted our rezoning application for these lands in March 2025 and have actively worked with staff to move this project forward. To date, the application has not been considered as the Village has effectively placed the application on hold due to the on-going OCP process, thus delaying the project. If the site is not rezoned as part of the Village OCP process, the project will be subject to further delays of 12 to 14 months. One of the primary reasons presented by Village staff for not proceeding with the pre-zoning of the lands was the inability for the Village to negotiate community amenities during the rezoning process, as the Village has not yet adopted an amenity cost charge bylaw. To facilitate the need for Village amenities, we would welcome a discussion on the registration of a covenant on title to identify key community amenities that the Village would wish to secure through the rezoning process.

These lands are well-situated for higher-density housing due to their proximity to essential community services including, but not limited to, emergency services, transit routes, schools, and village amenities. Pre-zoning the land to support multi-family development would help facilitate a range of attainable housing opportunities and align with the Village's housing objectives of efficient land use within the existing service area.

By establishing an appropriate multi-family zoning framework in advance, the Village can provide greater clarity and predictability for future development while ensuring that planning objectives — such as compact form, walkability and housing diversity — are realized in a coordinated manner.

We appreciate the Village's commitment to thoughtful community planning and its proactive approach to managing growth. We hope that this request can be considered as part of the OCP and zoning bylaw review currently underway.

Sincerely,

Adam Knickle

Tom Grant

Outlook

Re: Legal Description for 4634 Cumberland Rd

From Jason C <[redacted]
Date Thu 10/23/2025 3:12 PM
To Courtney Simpson <CSimpson@cumberland.ca>

Please Forward This Letter To Council.

After explaining my views to your planner on why my current zoning is critical to my business. I felt a letter was in order. After 30 years of discussing the same topic, it has become a complete disruption to many of us. Also I want to mention during the 2016 Landscape issue of the corridor the end result was the village agreed to leave our Zoning alone. I want to mention my intent to carry on with numerous industrial ventures which were listed and agreed to in the original development plan... I have already invested heavily in the framework of a redi-mix company that will accent my current operations. Businesses buy the right type of zoning. Leave my zoning alone so that my company will have a bright future and will be able to adapt to an ever changing business environment.

Below are comments and thoughts from former business people which shared their view on this current issue. I am just passing to you their views and trying to compile their message. I had to trim it down and left out a lot of their comments. Mainly because I don't enjoy writing letters or responding to endless emails that go nowhere.

Our country is facing a great economic crisis because the industrial sector is being decimated.
Government is reducing the ability of the private sector to function and create good paying jobs.
Industry is more important than aesthetic.
The Federal Minister Of Industry will have to intervene.
What industry needs is stability!

Stability is keeping my zoning as is.
Jason Choiniere
Sunny Mountain Enterprises Inc.

From: Jason C
To: Courtney Simpson
Subject: Forward to council
Date: November 2, 2025 2:56:22 PM

Sent from my iPhone