

**A-1 – AGRICULTURE 1****SECTION 4.1****4.1.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Farm Use

**4.1.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Farm Business
- c) Home Based Business

Notwithstanding the Permitted Principal Uses listed above, any use designated or permitted pursuant to Section 2 of the ***Agricultural Land Reserve Use, Subdivision and Procedure Regulation*** or farm use permitted by the Ministry of Agriculture, Food and Fisheries, unless specifically prohibited or regulated by this Bylaw, is permitted within this zone. <sup>1</sup>

**4.1.3 Regulations Table**

Category	Requirements
a) Maximum Density	2 Dwelling Units per lot, provided that one Dwelling Unit is a Manufactured Home
b) Minimum Lot Size	4 ha
c) Minimum Lot Frontage	100 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"> <li>i) Front and Exterior Side Lot Lines</li> <li>ii) All Other Lot Lines</li> </ul>	4.5 metres 2 metres
g) Minimum Setback of all buildings or structures housing livestock or manure from all lot lines and/or watercourses	30 metres
h) General Land Use Regulations	Refer to Section 3 – General Regulations

**4.1.4 Regulations**

- a) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the ***Agricultural Land Reserve Act*** is subject to the ***Agricultural Land Reserve Act*** and ***Regulations***, and applicable orders of the Land Reserve Commission.
- b) Any parcel existing prior to the date of adoption of this Bylaw, which fails to meet the minimum parcel size requirements contained in this Bylaw, shall not be reason thereof be deemed to be nonconforming, and may be used for any permitted use in

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



## Zones

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the zone in which it is located except that where the zone allows residential use, only one dwelling unit shall be allowed on any such undersized parcel. Permitted uses shall be subject to all other conditions required of that zone.

#### **4.1.5 Additional A-1 Zones**

Principal and accessory uses as set out in Section 4.23 (A-1.1 to A-1.28 inclusive) are permitted in addition to those uses permitted in the A-1 zone. <sup>1</sup>

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<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

**C-1 – COMMERCIAL 1****SECTION 4.2****4.2.1 Permitted Principal Uses**

- |                             |                 |
|-----------------------------|-----------------|
| a) Care Services            | f) Pub          |
| b) Dwelling Unit            | g) Retail Store |
| c) Outdoor Market           | h) Restaurant   |
| d) Gasoline Service Station |                 |
| e) Personal Service         |                 |

**4.2.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office

**4.2.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1000 m <sup>2</sup>
g) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 3 – General Regulations

**4.2.4 Regulations**

Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

**4.2.5 Additional C-1 Zones**

Principal and accessory uses as set out in Section 4.23 (C-1.1) are permitted in addition to those uses permitted in the C-1 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



**C-2 – COMMERCIAL 2**

**SECTION 4.3**

**4.3.1 Permitted Principal Uses**

- a) Amusement Park
- b) Artisan Studio
- c) Tourist Accommodation
- d) Dwelling Unit
- e) Entertainment Centre
- f) Gasoline Service Station
- g) Outdoor Market
- h) Pub
- i) Outdoor Recreation
- j) Restaurant
- k) Retail Store
- l) Tourist Information Booth

**4.3.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office

**4.3.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1500 m <sup>2</sup>
g) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.3.4 Regulations**

- a) Tourist Accommodation use will be limited to 25 tourist accommodation units per ha to a maximum of 50 tourist accommodation units per lot.
- b) No tourist accommodation unit shall be located within setback areas established in this Bylaw.

**C-3 – COMMERCIAL 3****SECTION 4.4****4.4.1 Permitted Principal Uses**

- |                                      |                             |                        |
|--------------------------------------|-----------------------------|------------------------|
| a) Artisan Studio                    | i) Food Processing          | q) Outdoor Sales       |
| b) Auction Sales                     | j) Pub                      | r) Product Assembly    |
| c) Building Supply and Lumber Outlet | k) Gasoline Service Station | s) Personal Service    |
| d) Care Services                     | l) Kennel                   | t) Recreation Facility |
| e) Commercial Cardlock               | m) Mini Storage             | u) Restaurant          |
| f) Dwelling Unit                     | n) Nursery                  | v) Retail Store        |
| g) Equipment Rental                  | o) Office                   | w) Service and Repair  |
| h) Funeral Home                      | p) Outdoor Market           |                        |

**4.4.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.4.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size with	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1500 m <sup>2</sup>
g) Minimum Setback from	
i) Front and Exterior Side Lot Line	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.14
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.4.4 Regulations**

- a) The minimum setbacks for a building or structure for use as a Kennel shall be 15 metres from all lot lines.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

**4.4.5 Additional C-3 Zones**

Principal and accessory uses as set in Section 4.23 (C-3.1 to C-3.18 inclusive) are permitted in addition to those uses permitted in the C-3 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



## C-4 – COMMERCIAL 4

## SECTION 4.5

### 4.5.1 Permitted Principal Uses

- a) Artisan Studio
- b) Dwelling Unit
- c) Entertainment Centre
- d) Gasoline Service Station
- e) Tourist and Convenience Store
- f) Tourist Accommodation
- g) Pub
- h) Outdoor Recreation
- i) Restaurant

### 4.5.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office

### 4.5.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	20%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1000 m <sup>2</sup>
g) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.5.4 Regulations

- a) Tourist Accommodation use will be limited to 25 tourist accommodation units per ha to a maximum of 50 tourist accommodation units per lot.
- b) No tourist accommodation unit shall be located within the setback areas established in this Bylaw.

### 4.5.5 Additional C-4 Zones

Principal and accessory uses as set out in Section 4.23 (C-4.1) are permitted in addition to those uses permitted in the C-4 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

**FR-1 – FORESTRY/RESOURCE 1****SECTION 4.6****4.6.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Farm Use
- c) Log Storage and Sorting Yard
- d) Primary Mineral Processing
- e) Silviculture
- f) Wood Processing

**4.6.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Farm Business
- c) Home Based Business

**4.6.3 Regulations Table**

<b>Category</b>	<b>Requirements</b>
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	50 ha
c) Minimum Lot Frontage	400 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback of all buildings or structures housing livestock or manure, and for primary mineral processing from all watercourses	30 metres
h) General Land Use Regulations	Refer to Section 2 – General Regulations



**I-1 – INDUSTRIAL 1**

**SECTION 4.7**

**4.7.1 Permitted Principal Uses**

- a) Commercial Card Lock
- b) Dwelling Unit
- c) Equipment Rental
- d) Log Home Building
- e) Product Assembly
- f) Marshaling Yard
- g) Outdoor Sales
- h) Service and Repair
- i) Transportation/Trans-shipment Terminal
- j) Value Added Lumber Remanufacturing
- k) Heliport
- l) Warehousing/Wholesaling
- m) Mini-storage <sup>1</sup>

**4.7.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

**4.7.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot with	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.7.4 Regulations**

All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



#### **4.7.5 Additional I-1 Zones**

Principal and accessory uses as set out in Section 4.23 (I-1.1 to I-1.2 inclusive) are permitted in addition to those uses permitted in the I-1 zone.<sup>1</sup>

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<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



## I-2 – INDUSTRIAL 2

## SECTION 4.8

### 4.8.1 Permitted Principal Uses

- |                                 |                                           |
|---------------------------------|-------------------------------------------|
| a) Commercial Card Lock         | j) Primary Mineral Processing             |
| b) Concrete/Asphalt Batch Plant | k) Sawmill                                |
| c) Dwelling Unit                | l) Transportation/Trans-shipment Terminal |
| d) Equipment Rental             | m) Warehousing/Wholesaling                |
| e) Log Home Building            | n) Building Supply/Lumber Outlet          |
| f) Manufacturing                | o) Mini-storage <sup>1</sup>              |
| g) Marshaling Yard              |                                           |
| h) Outdoor Sales                |                                           |
| i) Outdoor Storage              |                                           |

### 4.8.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

### 4.8.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot with	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards <sup>2</sup>	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.8.4 Regulations

All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004



#### **4.8.5 Additional I-2 Zones**

Principal and accessory uses as set out in Section 4.23 (I-2.1 to I-2.3 inclusive) are permitted in addition to those uses permitted in the I-2 zone.<sup>1</sup>

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<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



## I-3 – INDUSTRIAL 3

## SECTION 4.9

### 4.9.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Primary Mineral Processing

### 4.9.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

### 4.9.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**MU-1 – MIXED USE CHATSWORTH ROAD 1 SECTION 4.10****4.10.1 Permitted Principal Uses**

- a) Concrete and Asphalt Batch Plant
- b) Dwelling Unit
- c) Marshalling Yard
- d) Primary Mineral Processing
- e) Wood Processing

**4.10.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales
- c) Home Based Business

**4.10.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	50 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Runoff Control Standards <sup>1</sup>	As outlined in Section 2.5
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.10.4 Additional MU-1 Zones**

Principal and accessory uses as set out in Section 4.23 (MU-1.1 to MU-1.2 inclusive) are permitted in addition to those uses permitted in the MU-1 zone. <sup>2</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004



## MHP-1 – MANUFACTURED HOME PARK 1 SECTION 4.11

### 4.11.1 Permitted Principal Uses

- a) Manufactured Home
- b) Manufactured Home Park

### 4.11.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office <sup>1</sup>

### 4.11.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 ha per manufactured home space
b) Minimum Lot Frontage Manufactured Home Park	30 metres
c) Maximum Lot Coverage	30%
d) Maximum Building and Structure Height	7.5 metres
e) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li><li>iii) Other Manufactured Homes</li></ul>	4.5 metres 2 metres 6.0 metres - except as otherwise outlined in Section 2 – General Regulations <sup>2</sup>
f) Minimum Setback from Watercourses	As outlined in Section 2.10
g) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.11.4 Regulations

- a) One storage shed or utility building may be constructed on each manufactured home space provided that the building has:
  - i) maximum height of 3 metres
  - ii) maximum floor area of 10 m<sup>2</sup>
- b) One Accessory Office for the Management of Manufactured Home Park not exceeding 50 m<sup>2</sup> is permitted in this zone.
- c) The minimum internal access road width requirements shall be 6 metres and no parking shall be allowed on such internal access roads.

### 4.11.5 Additional MHP-1 Zones

Principal and accessory uses as set out in Section 4.23 (MHP 1.1 to MHP-1.14 inclusive) are permitted in addition to those uses permitted in the MHP-1 zone. <sup>3</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>3</sup> Bylaw No. 1285.01, adopted April 13, 2004

**P-1 – PARKS and OPEN SPACE 1****SECTION 4.12A<sup>1</sup>****4.12A.1 Permitted Principal Uses**

- a) Park
- b) Outdoor Recreation
- c) Recreation Facility
- d) Dwelling Unit

**4.12A.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.12A.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.12A.4 Regulations**

All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from a well, watercourse, stream or any property line adjacent to an R-2, R-3 or MHP zone.

<sup>1</sup> Bylaw No. 1285.07, adopted January 24, 2006



## P-2 – PARKS and OPEN SPACE 2

## SECTION 4.12B<sup>1</sup>

### 4.12B.1 Permitted Principal Uses

- a) Park
- b) Outdoor Recreation
- c) Recreation Facility
- d) Dwelling Unit

### 4.12B.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

### 4.12B.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	50 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>ii) Front and Exterior Side Lot Lines</li><li>iii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.12B.4 Regulations

All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from a well, watercourse, stream or any property line adjacent to an R-2, R-3 or MHP zone.

<sup>1</sup> Bylaw No. 1285.07, adopted January 24, 2006

**R-1 – RURAL 1****SECTION 4.13****4.13.1 Permitted Principal Uses**

- a) Dwelling Unit

**4.13.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Home Based Business

**4.13.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha to a maximum of 2 Dwelling Units per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot<sup>1</sup> Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.13.4 Additional R-1 Zones**

Principal and accessory uses as set out in Section 4.23 (R-1.1 to R-1.22 inclusive) are permitted in addition to those uses permitted in the R-1 zone. <sup>2</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004



## R-2 – RURAL RESIDENTIAL 2

## SECTION 4.14

### 4.14.1 Permitted Principal Uses

- a) Dwelling Unit

### 4.14.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Home Based Business

### 4.14.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per 1 ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	40 metres
d) Maximum Lot Coverage	25 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Line</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.14.4 Additional R-2 Zones

Principal and accessory uses as set out in Section 4.23 (R-2.1 to R-2.55 inclusive) are permitted in addition to those uses permitted in the R-2 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



**R-3 – VILLAGE RESIDENTIAL 3**

**SECTION 4.15**

**4.15.1 Permitted Principal Uses**

- a) Care Services
- b) Dwelling Unit
- c) Public Assembly
- d) School

**4.15.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Home Based Business

**4.15.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per 1 ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	30 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"> <li>i) Front and Exterior Side Lot Lines</li> <li>ii) All Other Lot Lines</li> </ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.15.4 Regulations**

Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

**4.15.5 Additional R-3 Zones**

Principle and accessory uses as set out in Section 4.23 (R-3.1 to R-3.8 inclusive) are permitted in addition to those uses permitted in the R-3 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



**RC-1 – RECREATION 1**

**SECTION 4.16**

**4.16.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Recreational Vehicle Park

**4.16.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.16.3 Prohibited**

Structural additions to Recreational Vehicles are prohibited in the RC-1 zone.

**4.16.4 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	8 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	9 metres
f) Minimum Setback from <ul style="list-style-type: none"> <li>i) Front and Exterior Side Lot Lines</li> <li>ii) All Other Lot Lines</li> </ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.16.5 Regulations**

- a) Recreational Vehicle Park uses will be limited to 25 recreational vehicle spaces per ha to a maximum of 50 recreational vehicle spaces per lot.
- b) No recreational vehicle space shall be located within the setback area established in this Bylaw.

**RC-2 – RECREATION 2****SECTION 4.17****4.17.1 Permitted Principal Uses**

- a) Boat Ramp
- b) Tourist Accommodation
- c) Dwelling Unit

**4.17.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.17.3 Prohibited**

Manufactured Home Parks and Recreational Vehicle Parks are prohibited in the RC-2 zone.

**4.17.4 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	20 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.17.5 Regulations**

- a) Tourist Accommodation use will be limited to 25 tourist accommodation units per ha to a maximum of 50 tourist accommodation units per lot.
- b) No tourist accommodation unit shall be located within setback areas established under this Bylaw.

**4.17.6 Additional RC-2 Zones**

Principle and accessory uses as set out in Section 4.23 (RC-2.1 to RC-2.2 inclusive) are permitted in addition to those uses permitted in the RC-2 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



## RC-3 – RECREATION 3

## SECTION 4.18

### 4.18.1 Permitted Principal Uses

- a) Dwelling Unit or Tourist Accommodation

### 4.18.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures

### 4.18.4 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit or 1 Tourist Accommodation Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	20 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	Refer to Section 2 – General Regulations
h) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.18.5 Regulations

No tourist accommodation unit shall be located within setback areas established under this Bylaw.

### 4.18.6 Additional RC-3 Zones

Principal and accessory uses as set out in Section 4.23 (RC-3.1) are permitted in addition to those uses permitted in the RC-3 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

**S-1 – SALVAGE AND WRECKING 1****SECTION 4.19****4.19.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Marshaling Yard
- c) Vehicle Wrecking Yard

**4.19.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

**4.19.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.19.4 Regulations**

All outdoor storage shall be located a minimum of 2 metres from any lot line.

**4.19.5 Additional S-1 Zones**

Principal and accessory uses as set out in Section 4.23 (S-1.1 to S-1.2 inclusive) are permitted in addition to those uses permitted in the S-1 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



## T-1 – INSTITUTIONAL / COMMUNITY FACILITY 1

## SECTION 4.20

### 4.20.1 Permitted Principal Uses

- a) Care Services
- b) Cemetery
- c) Dwelling Unit
- d) Fairground
- e) Funeral Home
- f) Public Assembly
- g) Public Hospital
- h) Recreation Facility
- i) School

### 4.20.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

### 4.20.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building Height	15 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

### 4.20.4. Regulations

- a) All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from all watercourses, streams or any property line adjacent to an R-2, R-3 or MHP zone.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

### 4.20.5 Additional T-1 Zones

Principal and accessory uses as set out in Section 4.23 (T-1.1 to T-1.3 inclusive) are permitted in addition to those uses permitted in the T-1 zone. <sup>1</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

**T-2 – INSTITUTIONAL /  
COMMUNITY FACILITY 2****SECTION 4.21****4.21.1 Permitted Principal Uses**

- a) Railway
- b) Railway Station

**4.21.2 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Minimum Lot Size	2 ha
b) Minimum Lot Frontage	70 metres
c) Maximum Lot Coverage	10 %
d) Maximum Building Height	10 metres
e) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
f) Minimum Setback from Watercourses	As outlined in Section 2.10
g) General Land Use Regulations	Refer to Section 2 – General Regulations



**W-1 – WATER 1**

**SECTION 4.22**

**4.22.1 Permitted Principal Uses**

- a) Boat Ramp

**4.22.2 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Maximum Building and Structure Height	1 metre above surface of water as measured from the natural boundary
b) Minimum setback from all lot lines or lease boundaries	4.5 metres
c) General Land Use Regulations	Refer to Section 2 – General Regulations



## Site Specific Zoning Regulations

## SECTION 4.23

### Additional A-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the A-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
A-1.1	Lot 6, District Lot 6, Plan 1889, Cameron District (1015 McLean Road).	Restaurant only
A-1.2	Block B, District Lot 143, Plan 4679, Nanoose District (2540 Alberni Highway)	Vehicle Wrecking Yard, Accessory Office and Retail Sales only
A-1.3	Block C, District Lot 143, Plan 4679, Nanoose District (2560 Alberni Highway)	Winery and Cidery only
A-1.4	Part of Lot 90, District Lot 139, Plan 1913, Nanoose District Lying to the South of McKibben Road as Said Road is Shown on Said Plan, and to the West of a Boundary Parallel to and Perpendicularly Distance 200 Feet from the Westerly Boundary of Said Lot 90 (D.D. F-21288) (1586 McKibben Road)	Vehicle Wrecking Yard as a Home Based Business only
A-1.5	Lot 1, District Lot 4, Plan 38539, Cameron District (3241 Alberni Highway)	Fire Hall only
A-1.6	District Lot 47, Nanoose District (1019 Errington Road)	Restaurant only
A-1.7	Lot A, District Lot 182, Nanoose District, Plan VIP65017 (2570 Peterson Road)	Composting Facility only, specifically excluding Waste Disposal
A-1.8	Lot 2, District Lot 94, Nanoose District, Plan 38808 (1580 Alberni Highway)	Three Dwelling Units and Sawmill to a maximum of 0.4 ha only
A-1.9	Lot 1, District Lot 24, Nanoose District, Plan 40600 (1607 Errington Road)	Manufacturing to a maximum of 1.2 ha only
A-1.10	Rem. Block I, District Lot 143, Nanoose District, Plan 4782 Except Part in Plan 735 RW (2595 Alberni Highway)	Fairground and Public Assembly and Outdoor Recreation only
A-1.11	Block G, District Lot 143, Nanoose District, Plan 4782 (2619 Alberni Highway)	Campground to a maximum of 48 camping spaces and 15 RV sites <sup>1</sup>
A-1.12 <sup>2</sup>	Lot 2, Block A, District Lot 15, Cameron District, Plan 2017 (3230 Alberni Highway)	Design and metal fabrication shop to a maximum of 234 m <sup>2</sup>
A-1.13 <sup>3</sup> /R2.55	Lot 1, District Lot 139, Nanoose District, Plan 24924 (1290 Ruffles Road)	RV Storage to a maximum of 0.7 ha on the whole parcel <sup>4</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>3</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>4</sup> Bylaw No. 1285.05, adopted October 25, 2005



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Zone	Lot Description	Regulations
A-1.14 <sup>1</sup> /R 2.48	Lot 2, District Lot 139, Nanoose District, Plan 22824 (1244 Ruffles Road)	A-1 portion horse riding ring, horse boarding and breeding. R-2 portion farm use
A-1.15 <sup>2</sup>	Lot 17, District Lot 139, Nanoose District, Plan 1913 Except Part in Plan 20397 (1240 Leffler Road)	North Island Recovery Center and related buildings and one suite above the principal residence
A-1.16 <sup>3</sup>	Block J, District Lot 143, Nanoose District, Plan 4791 Except Part in Plan 735 RW & VIP60681 (2685 Palmer Road)	Butterfly World
A-1.17 <sup>4</sup> / C-3	Lot 1, District Lot 43, Nanoose District, Plan 7795 (850 Allsbrook Road)	Moving and storage
A-1.18 <sup>5</sup>	Lot 5, District Lot 139, Nanoose District, Plan 26295 (1273 Fraser Road)	Two Dwelling Units <sup>5</sup>
A-1.19 <sup>6</sup>	Lot 1, District Lot 8, Cameron District, Plan 28493 (1149 Pratt Road)	Two Dwelling Units <sup>6</sup>
A-1.20 <sup>5</sup>	Block H, District Lot 143, Nanoose District, Plan 4782, except those parts in Plans 31757, 735 RW, and VIP60447 (2669 Alberni Highway)	Two Dwelling Units Only <sup>5</sup>
A-1.21 <sup>5</sup>	Lot 1, District Lot 9, Cameron District, Plan VIP55971 (890 Redman Road)	Two Dwelling Units Only <sup>5</sup>
A-1.22 <sup>5</sup>	Block 19, District Lot 140, Nanoose District, Plan 1918 (2040 Grafton Road)	Two Dwelling Units Only <sup>5</sup>
A-1.23 <sup>5</sup>	Lot 36, District Lot 8, Cameron District, Plan 1981, except the Northerly 8.84 Chains (1320 Pratt Road)	Three Dwelling Units Only <sup>5</sup>
A-1.24 <sup>5</sup>	Lot A, District Lot 141, Nanoose District, Plan 50466 (735 Virginia Road)	Three Dwelling Units Only <sup>5</sup>
A-1.25 <sup>5</sup>	Lot 17, District Lot 8, Cameron District, Plan 1981 (1140 Winchester Road)	Two Dwelling Units Only <sup>5</sup>
A-1.26 <sup>5</sup>	Lot A, District Lot 140, Nanoose District, Plan 49180 (2280 Matterson Road)	Two Dwelling Units Only <sup>5</sup>
A-1.27 <sup>5</sup>	That part of Lot 5, District Lot 149, Nanoose District, Plan 1917 Lying North of a Straight Boundary Extending From the Centre Point of the East Boundary to the Centre Point of the West Boundary of Said Lot, Except Parcels "A" (DD 37744N) and "B"	One Dwelling Unit and One Dwelling Unit above the barn <sup>5</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>3</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>4</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>5</sup> Bylaw No. 1285.05 adopted October 25, 2005



Zone	Lot Description	Regulations
	(DD 54685N) Thereof (1115 Station Road)	
A-1.28 <sup>5</sup>	Parcel A (DD 3792N) of Lot 1, District Lot 74, Newcastle District, (Part of Which is Situated in Cameron District) Plan 2002, Except Part in Plan VIP72673 (961 Clarke Road)	One Dwelling Unit and One Dwelling Unit in the barn <sup>5</sup>

### Additional C-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the C-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
C-1.1 <sup>1</sup>	Lot 1, District Lot 139, Nanoose District, Plan 15854 (1548 Grafton Road)	Mini-storage, product assembly, office, and outdoor storage to a maximum area of 4,000 m <sup>2</sup>

### Additional C-3 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the C-3 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
C-3.1	Lot P/13, District Lot 156, Plan 1964, Nanoose District (1343 Alberni Highway)	Vehicle Wrecking Yard with outdoor storage limited to 400 m <sup>2</sup> only
C-3.2	Lot A, District Lot 143, Plan 7666, Nanoose District (2430 Alberni Highway)	Two Dwelling Units only
C-3.3	Lot 27, District Lot 156, Plan 1964, Nanoose District (1282 Alberni Highway)	Value Added Lumber Remanufacturing only
C-3.4	Lot 13, District Lot 143, Plan 2064, Nanoose District (2458 Alberni Highway)	Vehicle Wrecking Yard with outdoor storage limited to 400 m <sup>2</sup>
C-3.5	Lot 2, District Lot 94, Nanoose District, Plan 7379 (994 Errington Road)	Two Dwelling Units only
C-3.6	Lot 5, District Lot 7, Nanoose District, Plan 22313 (3097 & 3103 Van Horne Road)	Three Dwelling Units and 4 Manufactured Homes only

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>5</sup> Bylaw No. 1285.05, adopted October 25, 2005



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C-3.7	That Part of Lot 4, District Lot 143, Nanoose District, Plan 2064, Lying to the East of a Straight Boundary Parallel to and Perpendicularly Distant to 2.39 Chains From the Easterly Boundary of Said Lot 4 (2443 Alberni Highway)	Manufacturing and Boat Building and Repair only
C-3.8	That Part of Lot 4, District Lot 143, Nanoose District, Plan 2064 Lying to the West of a Straight Boundary Parallel To and Perpendicularly Distant 2.39 Chains from the Easterly Boundary of Said Lot 4 (2451 Alberni Highway)	Manufacturing and Boat Building and Repair only
C-3.9	That Part of Lot 3, District Lots 2 and 7, Cameron District, Plan 22313 Lying to the West of a Boundary Parallel to and Perpendicularly Distant 150 Feet From the East Boundary of Said Lot (3073 Van Horne Rd)	Manufacturing only
C-3.10	Lot 7, Salvation Army Lots, Nanoose District, Plan 1115, Except Parts in Plans 32644, 35528 and 734RW (979 Shearme Road)	Value Added Lumber Remanufacturing and Marshalling Yard only
C-3.11	Lot 1of Salvation Army Lots, Nanoose District, Plan 32644 (999 Shearme Road)	Value Added Lumber Remanufacturing and Marshalling Yard only
C-3.12	Lot 2, Salvation Army Lots, Plan VIP69390, Nanoose District (1696 Alberni Highway)	Value Added Lumber Remanufacturing and Outdoor Storage only
C-3.13	Lot B, District Lot 143, Newcastle District, Plan 8057 (2494 & 2484 Alberni Highway)	Cement Product Manufacturing only
C-3.14 <sup>1</sup>	That Part of Lot 9, District Lot 7, Cameron District, Plan 22313 Lying to the Northwest of a Boundary Parallel to and Perpendicularly Distant 117.5 Feet from the Southeast Boundary of the Said Lot (3090 Rinvold Road)	Two Dwelling Units only
C-3.15 / R-3.8	Lot 5, District Lot 148, Nanoose District, Plan 1115 (1850 Alberni Highway)	Farm Use
C-3.16	Lot 18, District Lot 156, Nanoose District, Plan 1964 Except Part in Plan 39281 (1223 Smithers Road)	Four – two bedroom suites above restaurant
C-3.17	Lot 2, District Lots 2 and 7, Cameron District, Plan 22313 Except Parcel A of DDC21439 (3027 Van Horne Road)	Two Dwelling Units only
C-3.18 <sup>2</sup>	Lot 2, District Lot 2, Cameron District, Plan 21832 (3117 Van Horne Road)	Two Manufactured Homes only

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004 (C-3.14 to C-3.18 inclusive)

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004 (C-3.14 to C-3.18 inclusive)



### **Additional C-4 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the C-4 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
C-4.1	Lot 1, District Lot 39, Plan VIP54354, Newcastle District (3694 Alberni Highway)	Mini Storage and Metal Fabrication Shop only <sup>1</sup>

### **Additional I-1 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the I-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
I-1.1	Remainder of Lot 3, Plan 1964	No buildings, structures, parking or other use of land shall be undertaken within 100 metres of Easement Plan No. 45477, outdoor service and repair, outdoor processing, outdoor assembly and log home building are prohibited in this zone
I-1.2	Rem. Lot 4, District Lot 156, Nanoose District, Plan 1964 (865 Fairdowne Road)	Outdoor service and repair, outdoor processing, outdoor assembly and log home building are prohibited in this zone

### **Additional I-2 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the I-2 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
I-2.1	Rem. Lot 13, District Lot 156, Nanoose District, Plan 38516 (929 Church Road)	Retail Store and Nursery only
I-2.2	Lot 1, District Lot 156, Nanoose District, Plan VIP57487 (1255 Taylor Road)	Restaurant and Outdoor Market and retail sales to a maximum floor area of 1000 m <sup>2</sup> only

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



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I-2.3	Lot 2, District Lot 156, Nanoose District, Plan VIP57487 (1247 Alberni Highway)	Nursery only
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**Additional MHP-1 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the MHP-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
MHP-1.1	West Part and East Part of Lot 8, Plan 22313, District Lot 7, Nanoose District (3100 Rinvold Road)	Eighteen Manufactured Homes only
MHP-1.2	Lot 3, Plan 35783, District Lot 148, Nanoose District (1801 Schafers Road)	Twenty Manufactured Homes only
MHP-1.3 <sup>1</sup>	Lot A, District Lot 148, Plan VIP68930, Nanoose District (1730 Whibley Road)	Fifteen Manufactured Homes and 8 Recreational Vehicle Spaces only <sup>1</sup>
MHP-1.4	Parcel B, DD26358W, District Lot 148, Nanoose District (1740 Alberni Highway)	Seventeen Manufactured Homes and two Dwelling Units only
MHP-1.5	Remainder of Lot 2, Plan 1115, District Lot 148, Nanoose District (1714 Alberni Highway)	Thirty-four Manufactured Homes and five Recreation Vehicle Sites and three Dwelling Units only
MHP-1.6	Lot 1, District Lot 148, Plan VIP69390, Nanoose District (1702 and 1688 Alberni Highway)	Nineteen Manufactured Homes and one Dwelling Unit and Six Recreation Vehicle Sites only
MHP-1.7 <sup>2</sup>	Lot 1, District Lot 148, Nanoose District, Plan VIP61331 (1050 Bowlby Road)	Nineteen Manufactured Homes only <sup>2</sup>
MHP-1.8	Parcel A, DD 387518I, District Lot 148, Nanoose District (1733 Whibley Road)	Nineteen Manufactured Homes only
MHP-1.9	Lot A, Plan VIP69355, District Lot 156, Nanoose District (1391 & 1401 Price Road)	Nineteen Manufactured Homes only
MHP-1.10	Lot B, Plan VIP69355, District Lot 156, Nanoose District (1391 Price Road)	Nineteen Manufactured Homes only
MHP-1.11	Lot D, District Lot 4, Cameron District, Plan 48368 (3175 Brooklin Lane)	Five Manufactured Homes only
MHP-1.12 <sup>3</sup>	Strata Lots 1 – 19, District Lot 98, Nanoose District, Strata Plan VIS5369 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lots as shown on Form V (2100 Errington Road)	A maximum of 19 bare land strata lots. A maximum of 1 Manufactured Home per strata lot. <sup>3</sup>

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>3</sup> Bylaw No. 1285.01, adopted April 13, 2004



MHP-1.13 <sup>1</sup>	Strata Lots 1 – 47, District Lot 98, Nanoose District, Strata Plan VIS5370 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lots as shown on Form V (2130 Errington Road)	A maximum of 47 bare land strata lots. A maximum of 1 Manufactured Home per strata lot.
MHP-1.14 <sup>2</sup>	Lot B, District Lot 148, Nanoose District, Plan VIP68930 (1720 Whibley Road)	Two Manufactured Homes only

**Additional MU-1 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the MU-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
MU-1.1	Lots 1 & 2, District Lot 9, Plan 48274, Cameron District (3880 Alberni Highway)	Mini Storage only
MU-1.2 <sup>3</sup>	Lot 7, District Lot 10, Cameron District, Plan VIP 63488 (3702 Tralee Road)	Two Dwelling Units <sup>4</sup>

**Additional R-1 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
R-1.1	Lot 2, District Lot 23, Plan VIP53338, Nanoose District (1020 Virginia Road)	Heliport only
R-1.2	Lot 1, District Lot 148, Plan 39110, Nanoose District (1042 Shearme Road)	Manufacturing, and Service and Repair as a Home Based Business and three Dwelling Units only
R-1.3	Lot 2, District Lot 74, Plan 2050, Cameron District (1124 Clark Road)	Boat Building and Repair, and 3 Dwelling Units only
R-1.4	Lot A, District Lot 148, Plan VIP68797, Nanoose Land District (1076 Shearme Road)	Service and Repair as a Home Based Business only
R-1.5	Lot 2, District Lot 139, Plan 26115, Nanoose District (1344 Kopernick Road)	Campground Use at a density of 25 camping spaces per ha to a maximum of

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>3</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>4</sup> Bylaw No. 1285.05, adopted October 25, 2005



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		50 camping spaces per lot only
R-1.6	District Lot 187, Nanoose District (1015, 1021, 1027 Virginia Road)	Nine Dwelling Units, 3 Manufactured Homes and Retail Store with a Retail Store maximum floor area of 1000 m <sup>2</sup> only
R-1.7	Remainder of Parcel A, DD 4151-N (DD26440-I) District Lot 114, Nanoose District (1831 Matterson Road)	Farm Use only
R-1.8	Lot 6, Block 544, Plan 35625, Nanoose District (1235 Dobson Road)	Kennel only
R-1.9	Lot A, Block 544, Nanoose District, Plan VIP74057 (1750 Fairdowne Road) <sup>1</sup>	Four Dwelling Units only
R-1.11	Lot B, Block 544, Nanoose District, Plan VIP63634 (1091 Dobson)	Three Dwelling Units only
R-1.12	Lot 19, Block 544, Nanoose District, Plan 32293 (1061 Dobson Road)	Kennel to a maximum of 400 m <sup>2</sup> only
R-1.13	Lot 1, District Lot 8, Cameron District, Plan 19049 (1485 Winchester Road)	Marshalling Yard and Outdoor Storage to a combined maximum of 800 m <sup>2</sup> only
R-1.14	Lot K, Block 583, Nanoose District, Plan 41865 (760, 770, and 780 Englishman River Road)	Seven Tourist Accommodation Units only
R-1.15	Lot 11, District lot 140, Nanoose District, Plan 22868 (1439 Tyler Road)	Outdoor Storage limited to 400 m <sup>2</sup> only
R-1.16 <sup>2</sup>	Lot 13, Block 521, Nanoose District, Plan 35625 (1340 Dobson Road)	Farm Use
R-1.17	Lot A, Block 544, Nanoose District, Plan VIP63634 (1075 Dobson Road)	Four Manufactured Homes only
R-1.19	Lot 21, Block 544, Nanoose District, Plan 39786 (1101 Dobson Road)	Four Dwelling Units <sup>3</sup>
R-1.20	Strata Lot 136, Block 526, Cameron District, Strata Plan VIS4673 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lots as shown on Form 1 (1625 Meadowood Way)	Strata/Real estate Office
R-1.21	Lot B, Block 544, Nanoose District, Plan VIP74057 (1184 Stagdowne Road)	Two Manufactured Homes and One Dwelling Unit only
R-1.22	Lot 1, District Lot 23, Nanoose District, Plan VIP53338 (1040 Virginia Road)	Two Dwelling Units only

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004 (R-1.16 to R-1.22 inclusive)

<sup>3</sup> Bylaw No. 1285.05, adopted October 25, 2005



**Additional R-2 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-2 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
R-2.1	Lot 15, District Lot 99, Plan 20929, Nanoose District (1177 Ruffels Road)	Two Dwelling Units only
R-2.2	Lot A, District Lot 156, VIP57616, Nanoose District (1209 Fair Road)	Four Dwelling Units only
R-2.3	Lot 2, District Lot 114, Plan VIP60195, Nanoose District (1205 Bowlby Road)	Four Dwelling Units and one Manufactured Home only
R-2.4	Lot 2, Block 544, Plan VIP58307, Nanoose District (1229 Dobson Road)	Two Dwelling Units only
R-2.5	Lot A, Block 359, Plan VIP63828, Newcastle District (1135 Corcan Road)	Farm Use only
R-2.6	Lot 2, District Lot 156, Plan 23204, Nanoose District (1423 Price Road)	Personal Service as a Home Based Business only
R-2.7	Lot A, District Lot 114, Plan 40740, Nanoose District (1227 Bowlby Road)	Kennel only
R-2.8	Lot 2, District Lot 74, Plan 23201, Newcastle District (Partly within Cameron District) (3514 Brittain Road)	Manufacturing only and accessory retail sales to a maximum of 140 m <sup>2</sup> <sup>1</sup>
R-2.9	Lot B, District Lot 148, Plan 43287, Nanoose District (1775 Gibbs Road).	Service and Repair to a maximum of 800 m <sup>2</sup> only and outdoor storage to a maximum of 3,000 m <sup>2</sup> <sup>2</sup>
R-2.10	Lot 2, District Lot 156, Plan 19798, Nanoose District (1276 Fair Road).	Service and Repair to a maximum of 800 m <sup>2</sup> only
R-2.11	Lot 1, District Lot 8, Plan VIP52834, Cameron District (3253 Melon Road)	Warehousing/Wholesaling to a maximum of 800 m <sup>2</sup> and Accessory Retail Sales and Outdoor Sales to a maximum of 400m <sup>2</sup> only
R-2.12	South PT A, Plan 2606 DL 39, Newcastle Land District (3704 Melrose Road)	Eight Dwelling Units and 12 Manufactured Homes and Nursery and Service and Repair with Nursery and Service and Repair limited to a combined total floor area of 800 m <sup>2</sup> only
R-2.13	Lot 1, District Lot 11, Cameron District, Plan 33338 (1040 Koen Road)	Two Dwelling Units only
R-2.14	Lot A, District Lot 9, Cameron District, Plan 45420 (1229 Walz Road).	Slaughtering and Butchering of Waterfowl, Poultry and Rabbit as a Home Based

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004



Zones

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Zone	Lot Description	Regulations
		Business only
R-2.15	Lot 3, District Lot 9, Cameron District Plan 26160 (1254 Chatsworth Road).	Five Dwelling Units only
R-2.16	Block B, District Lot 9, Cameron District, Plan 26160 (1268 Chatsworth Road)	Campground Use at a density of 25 camping spaces per ha to a maximum of 50 camping spaces per lot only
R-2.17	Rem. A, District Lot 139, Nanoose District, Plan 34944 (1371 Grafton Avenue)	Farm Use and Kennel only
R-2.18	Strata Lot A, Block 359, Newcastle District, Plan VIS5127 (1789 Settler Road)	Horse Boarding Stable only
R-2.19	Lot 2, District Lot 156, Nanoose District, Plan 20908 (1364 Price Road)	Greenhouse only
R-2.20	Lot M, District Lot 138, Nanoose District, Plan 42052 (2030 Pierpont Road)	Two Dwelling Units only
R-2.21	Lot B, District Lot 156, Nanoose District, Plan 39983 (1271 Fair Road)	Three Dwelling Units only
R-2.22	Strata Lot E, Block 359, Newcastle District, Plan VIS4169 (1080 and 1090 Koskimo Place)	Two Dwelling Units only
R-2.23	Strata Lot B, Block 359, Newcastle District, Plan VIS4370 (1191 and 1193 Corcan Road)	Two Dwelling Units only
R-2.24	Lot 4, District Lot 156, Nanoose District, plan 16915 (1263 Fair Road)	Wood Processing and Food Processing only to a combined maximum lot coverage of 10%
R-2.25	Lot 3, District Lot 156, Nanoose District, Pan 20900 (1254 Fair Road)	Retail Sales to a maximum of 800 m <sup>2</sup> and warehousing/wholesaling and Accessory Office only
R-2.26	Lot 1,Block 583, Nanoose District, Plan 50957 (724 & 730 Englishman River Road)	Two Dwelling Units only
R-2.27	Lot A, District Lot 58, Nanoose District, Plan 52064 (1470 Geddes Road)	Nursery and Greenhouse only
R-2.28	Lots 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 32, 33, 34, Block 359, Newcastle District, Plan VIP67560 (Meadowood Way and Galvin Place)	Two Dwelling Units per lot only
R-2.29	Lot 3, District Lots 9 and 10, Cameron District, Plan 46347 (1021 Chatsworth Road and 3790 Kriscott Rd)	Two Dwelling Units only
R-2.30 <sup>1</sup>	Lot A, Block 544, Nanoose District, Plan VIP58972 (1221 Dobson Road)	Two Dwelling Units only
R-2.31	Lot 1, District Lots 9 and 10, Cameron District, Plan 46347 (3810 Kriscott Road)	One Dwelling Units and one suite above workshop only

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004 (R-2.30 to R-254 inclusive)



Zone	Lot Description	Regulations
R-2.32	Lot A, District Lot 138, Nanoose District, Plan VIP53500 (1995 Sun King Road)	Two Dwelling Units only
R-2.33	Lot 1, District Lot 156, Nanoose District, Plan 14854 (1059 Price Road)	Two Dwelling Units only
R-2.34	Lot 4, District Lot 58, Nanoose District, Plan 50268 (1887 Errington Road)	Two Dwelling Units only
R-2.35	Lot 1, District Lot 139, Nanoose District, Plan 26115 (1335 Middlegate Road)	Two Dwelling Units only
R-2.36	Lot 2, Block 521, Nanoose District, Plan 43393 (1874 Errington Road)	Two Dwelling Units only
R-2.37	Strata Lot 2, Block 359, Newcastle District, Strata Plan VIS4392 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot Shown on Form 1 (1081 Corcan Road)	Shake and Shingle Mill. Shop a maximum of 112 m <sup>2</sup> and Outdoor storage to a maximum of 2,000 m <sup>2</sup>
R-2.38	Lot A, District Lot 47, Nanoose District, Plan VIP69316 (1075 Regan Road)	Two Dwelling Units only
R-2.40	Lot 1, District Lot 9, Cameron District, Plan VIP57847 (3617 Tralee Road)	Two Manufactured Homes only
R-2.41	Lot 3, District Lot 99, Nanoose District, Plan 23548 (1169 Fair Road)	Two Dwelling Units only
R-2.42	Lot 29, Block 359, Newcastle District, Plan 41094 (1650 Nahmint Road)	Kennel
R-2.43	Lot H, District Lot 138, Nanoose District, Plan 42052 (1985 Pierpont Road)	Six Manufactured Homes only
R-2.44 / A-1	That Part of Lot 3, District Lot 149, Nanoose District, Plan 1917 Lying to the North of a Boundary Parallel to and Perpendicularly distant 360 ft. from the Northerly Boundary of Said Lot (1211 and 1219 Station Road)	Three Dwelling Units only
R-2.45 / A-1	Parcel A (DD32265W) of Lot 3, District Lot 148, Nanoose District, Plan 1917 (1241 Station Road)	Three Dwelling Units only
R-2.46	Strata Lot 2, District Lot 140, Nanoose District, Strata Plan VIS4842 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot Shown on Form 1 (1347 Tyler Road)	6 unit strata for warehousing/storage and manufacturing. Uses to be contained within the buildings only.
R-2.47	Lot 7, Block 521, Nanoose District, Plan 43393 (1964 Errington Road)	Kennel
R-2.48 / A-1.14	Lot 2, District Lot 139, Nanoose District, Plan 22824 (1244 Ruffles Road)	A-1 portion horse riding ring, boarding and breeding. R-2 portion farm use



## Zones

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Zone	Lot Description	Regulations
R-2.49	Lot 2, District Lot 138, Nanoose District, Plan VIP56205 (774 Shawn Road)	Two Dwelling Units only
R-2.50	Lot 5, Block 521, Nanoose District, Plan 43393 (1910 Errington Road)	One Dwelling Unit and one suite above the workshop only
R-2.51	Lot B, District Lot 114, Nanoose District, Plan VIP53102 (1810 Gibbs Road)	Two Dwelling Units only
R-2.52	Lot A, District Lot 138, Nanoose District, Plan VIP60112 (2021 Sunking Road)	Two Dwelling Units only
R-2.53	Parcel A (DD 37744-N) of Lot 5, District Lot 149, Nanoose District, Plan 1917 (1119 and 1123 Station Road)	Three Dwelling Units <sup>1</sup>
R-2-54 <sup>2</sup>	Lot 1, District Lot 136, Nanoose District, Plan 21407 (908 Little Mountain Road)	Two Dwelling Units only.
R-2-55/ A-1.13	Lot 1, District Lot 139, Nanoose District, Plan 24924 (1290 Ruffles Road)	RV Storage to a maximum of 0.7 ha on the whole parcel <sup>3</sup>

### Additional R-3 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-3 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
R-3.1	Lot 9, District Lot 143, Plan 2064, Nanoose District (2384 Alberni Highway)	Four Dwelling Units only
R-3.2	Lot 29, District Lot 139, Plan 1989, Nanoose District (1400 Memorial Road)	Vehicle Wrecking Yard as a Home Based Business only
R-3.3	Lot A, District Lot 143, Nanoose District, Plan 23178 (951 Coombs Road)	Two Dwelling Units and a Kennel only
R-3.4	Lot A, District Lot 4, Cameron District, Plan 41831 (Hilliers Road)	Two Dwelling Units and Value Added Lumber Remanufacturing and Outdoor Storage only
R-3.5	Lot 3, District Lot 143, Nanoose District, Plan 6589, Except Those Parts in Plans 14236, 18812 and 734 RW (2363 Alberni Highway)	Artisan Studio only
R-3.6 <sup>1</sup>	Lot 18, District Lot 7, Cameron District, Plan 22313	Two Dwelling Units only

<sup>1</sup> Bylaw No. 1285.05, adopted October 25, 2005

<sup>2</sup> Bylaw No. 1285.01, adopted April 13, 2004 (R-2.30 to R-2.54 inclusive)

<sup>3</sup> Bylaw No. 1285.05, adopted October 25, 2005



Zone	Lot Description	Regulations
	(3085 Rinvold Road)	
R-3.7	Lot 4, Salvation Army Lots, Nanoose District, Plan 35783 (1010 Bonnell Road)	Marshaling a maximum area of 3,000 m <sup>2</sup> (includes 228 m <sup>2</sup> shop)
R-3.8 / C-3.15	Lot 5, Salvation Army Lots, Nanoose District, Plan 1115 (1850 Alberni Highway)	Farm Use

**Additional RC-2 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the RC-2 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
RC-2.1	Lot 4, Block 36A, Cameron District, Plan 4059 (4655 Alberni Highway)	Two Dwelling Units only
RC-2.2	Lot 3, Block 36A, Cameron District, Plan 4059 (4655 Alberni Highway)	Three Dwelling Units only

**Additional RC-3 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the RC-3zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
RC-3.1	Lots 174, 175, 176, 177, 173, 172, 171, 178, 179, 182, 181, 180, 183, 184, 185, 186, 268, 269, 262, 270, 267, 261, 266, 271, 272, 265, 273, 274, 264, 275, 263, 276, 277, 278, 279, 280, 281, 282, 283,284, Block 526, Cameron District, Plan VIS4673	Tourist Accommodation Use only.

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004 (R-3.6 to R-3.8 inclusive)



### **Additional S-1 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the S-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
S-1.1	Lot 1, District Lot 99, Plan 17920, Nanoose District (1178 Smithers Road)	Mini Storage, Four Dwelling Units, Service and Repair, Outdoor Storage with all Service and Repair, and Outdoor Storage uses limited to combined maximum of 400 m <sup>2</sup> only. Maximum lot coverage for this lot will be 20% only.
S-1.2	Lot 1, District Lot 7, Nanoose District, Plan 15224 (3161 Alberni Highway)	Greenhouse to a maximum of 400 m <sup>2</sup> only

### **Additional T-1 Zones**

The following uses and regulations apply to lots in the following zones in addition to the regulations in the T-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

<b>Zone</b>	<b>Lot Description</b>	<b>Regulations</b>
T-1.1	Lot 2, Plan 5372, District Lot 103 and 156, Nanoose District (860 Church Road)	Transfer Station only
T-1.2	Lot 21, District Lot 156, Nanoose District, Plan 1964 (1420 Alberni Highway)	Two Dwelling Units and one Manufactured Home and Service and Repair, and Retail Sales to a maximum combined floor area of 1000 m <sup>2</sup> only
T-1.3	Parcel A (DD350751) of District Lot 4, Cameron District except parts in Plan 4019 and 15924 (855 & 861 Burbank Road)	Two Dwelling Units only <sup>1</sup>

<sup>1</sup> Bylaw 1285.05, adopted October 25, 2005

**CD-1 1805 CHURCH ROAD****SECTION 4.24****4.24.1 Permitted Principal Uses**

- a) Equipment Rental
- b) Heavy Equipment Salvage
- c) Manufacturing
- d) Marshaling Yard
- e) Outdoor Sales

**4.24.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales
- d) Dwelling Unit

**4.24.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback	
i) From all lot lines	8 metres
ii) From Vancouver Island Highway	30 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.24.4 Regulations**

- a) All outdoor storage shall be located a minimum of 2 metres from all lot lines.
- b) All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.



**CD-2 1480 & 1490 GRAFTON AVENUE**

**SECTION 4.25**

**4.25.1 Permitted Principal Uses**

- a) Sawmill

**4.25.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales
- d) Dwelling Unit

**4.25.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	7 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback From all Lot Lines	8 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.25.4 Regulations**

- a) All outdoor storage of materials shall be located a minimum of 2 metres from all lot lines.
- b) Where a lot line in this zone is adjacent to a lot zoned R or T, all outdoor storage of material shall be located a minimum of 4.5 metres from that lot line.

**CD-3 817 ALLSBROOK Road****SECTION 4.26****4.26.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Landscape Supply
- c) Marshaling Yard

**4.26.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.26.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	520 m <sup>2</sup>
c) Minimum Lot Frontage	15 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.26.4 Regulations**

All landscape supply materials shall be located a minimum of 2 metres from all lot lines.



**CD-4 1271 KOPERNICK ROAD**

**SECTION 4.27**

**4.27.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Service and Repair

**4.27.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.27.3 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**CD-5 1420 ROMAIN ROAD****SECTION 4.28****4.28.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Marshaling Yard
- c) Service and Repair

**4.28.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

**4.28.3 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.28.4 Regulations**

- a) All outdoor storage shall be located a minimum of 4.5 metres from all lot lines.
- b) The Marshaling Yard, Service and Repair, Outdoor Storage and accessory uses shall be limited to a maximum area of 1 ha of all land within the CD -5 zone.



**CD-6 1108 ERRINGTON ROAD**

**SECTION 4.29**

**4.29.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Marshalling Yard

**4.29.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

**4.29.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.29.4 Regulations**

All outdoor storage shall be located a minimum of 2 metres from all lot lines.

**CD-7 1260 FAIR ROAD****SECTION 4.30****4.30.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Retail Store
- c) Warehousing/Wholesale
- d) Service and Repair

**4.30.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.30.3 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Maximum Building and Structure Floor Area	1500 m <sup>2</sup>
g) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations



**CD-8 1480 ROMAIN ROAD**

**SECTION 4.31**

**4.31.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Value Added Lumber Remanufacturing

**4.31.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

**4.31.3 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	20%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.31.4 Regulations**

All outdoor storage shall be located a minimum of 4.5 metres from all lot lines.

**CD-9 1096 & 1102 SMITHERS ROAD****SECTION 4.32****4.32.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Equipment Rental
- c) Outdoor Storage
- d) Service and Repair
- e) Marshalling Yard

**4.32.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.32.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.32.4 Regulations**

All outdoor storage shall be located a minimum of 2 metres from all lot lines.



**CD-10 1160 SMITHERS ROAD**

**SECTION 4.33**

**4.33.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Outdoor Storage
- c) Service and Repair
- d) Product Assembly
- e) Warehousing/Wholesaling

**4.33.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.33.3 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling per ha to a maximum of 2 per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.33.4 Regulations**

All outdoor storage shall be located a minimum of 2 metres from all lot lines.

**CD-11 1225 FAIR ROAD****SECTION 4.34****4.34.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Product Assembly
- c) Wood Processing
- d) Service and Repair

**4.34.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.34.3 Regulations Table**

<b>Categories</b>	<b>Requirements</b>
a) Maximum Density	3 Dwelling Units
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	30%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations



**CD-12 1440 Romain Road**

**SECTION 4.35**

**4.35.1 Permitted Principal Uses** Dwelling Unit

- b) Marshalling yard
- c) Service and Repair

**4.35.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

**4.35.2 Regulations Table**

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.35.4 Regulations**

- a) The Marshalling Yard, Service and Repair and accessory uses shall be limited to a maximum area of 1 ha of all land within the CD -12 zone.

**CD-13 1470 Romain Road****SECTION 4.36****4.36.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Product Assembly
- c) Service and Repair

**4.36.2 Regulations Table**

Regulations Table

<b>Categories</b>	<b>Requirements</b>
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from <ul style="list-style-type: none"><li>i) Front and Exterior Side Lot Lines</li><li>ii) All Other Lot Lines</li></ul>	4.5 metres 2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations



## CD-15 2701 Alberni Highway

## SECTION 4.38 <sup>1</sup>

### 4.38.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Retail Store
- c) Coffee Manufacturing
- d) Service and Repair
- e) Outdoor sales to a maximum area of 3,200 m<sup>2</sup>

### 4.38.2 Accessory Uses

- a) Storage Buildings to a maximum floor area of 190 m<sup>2</sup>

### 4.38.3 Signs

Despite Section 2.14 of this Bylaw the following sign regulations apply to this zone:

- a) A maximum of two freestanding signs with a maximum sign face area of 22 m<sup>2</sup> per sign and the total sign structure for each sign shall not exceed a maximum height of 10 metres.
- b) One freestanding property identification sign with a maximum height of 1.5 metres and a maximum length of 3.5 metres.
- c) All freestanding signs shall have a minimum setback of 4.5 metres from all lot lines.

### 4.38.4 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1.75
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	14%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from All Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

<sup>1</sup> Bylaw No. 1285.01, adopted April 13, 2004



#### **4.38.5 Regulations**

Retail, Coffee Manufacturing, and Service and Repair uses shall not exceed a maximum combined floor area of 2,217 m<sup>2</sup> and specifically, the Coffee Manufacturing use shall be limited to a maximum floor area of 280 m<sup>2</sup> within the maximum allowable combined floor area.



**CD-16 2116 Alberni Highway**

**Section 4.39**

**4.39.1 Permitted Principal Uses <sup>1</sup>**

- a) Dwelling Unit
- b) Farm Use
- c) Kennel, for the keeping of Exotic Birds only

**4.39.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures
- b) Accessory Restaurant
- c) Accessory Retail Sales
- d) Farm Business
- e) Home Based Business

Notwithstanding the Permitted Principal Uses listed above, any use designated or permitted to be a ‘farm use’ by the Agricultural Land Commission or the Ministry of Agriculture, Food and Fisheries is permitted within this zone.

**4.39.3 Regulations Table**

<b>Category</b>	<b>Requirements</b>
a) Maximum Density	2 Dwelling Units per lot, provided that one Dwelling Unit is a Manufactured Home.
b) Minimum Lot Size	4 ha
c) Minimum Lot Frontage	100 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	4.5 metres
g) Minimum Setback of all buildings or structures housing livestock or manure from all lot lines and / or watercourses	30 metres
h) Runoff Control Standards	As outlined in Section 2.5
i) General Regulations	Refer to Section 2 – General Regulations
j) Parking Regulations	1 space per 100m <sup>2</sup> of parrot refuge 1 space per 3 seats of concession
k) Other Parking Requirements	For stall dimensions and handicapped spaces, refer to Section 2.17.4

<sup>1</sup> (CD-16) Bylaw 1285.06, 2005, adopted July 28, 2005



#### **4.39.4 Regulations**

- a) The maximum floor area permitted for the accessory restaurant and accessory retail sales shall not exceed a combined floor area of 50m<sup>2</sup>.
- b) The maximum number of seats in the accessory restaurant area shall be 20.



**CD-17 1429 Springhill Road**

**Section 4.40**

**4.40.1 Permitted Principal Uses**

- a) Commercial Card Lock
- b) Dwelling Unit
- c) Equipment Rental
- d) Log Home Building
- e) Product Assembly
- f) Marshaling Yard
- g) Outdoor Sales
- h) Service and Repair
- i) Transportation/Trans-shipment Terminal
- j) Value Added Lumber Remanufacturing
- k) Heliport
- l) Warehousing/Wholesaling

**4.40.2 Permitted Accessory Uses**

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

**4.40.3 Regulations Table**

Categories	Requirements
(a) Maximum Density	1 Dwelling Unit per lot
(b) Minimum Lot Size	2 ha
(c) Minimum Lot Frontage	30 metres
(d) Maximum Lot Coverage	
i) First 1 ha of Lot with	30%
ii) Remainder of Lot Greater than 1 ha	5%
(e) Maximum Building and Structure Height	15 metres
(f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
(g) Minimum Setback from Watercourses	As outlined in Section 2.10
(h) Runoff Control Standards	As outlined in Section 2.5
(i) General Land Use Regulations	Refer to Section 2 – General Regulations

**4.40.4 Regulations**

- a) For the purpose of this zone only, Value Added Lumber Remanufacturing means: the use of land, buildings, or structures for preparing, finishing, and assembling lumber and wood products including the cutting and sawing of raw logs fully



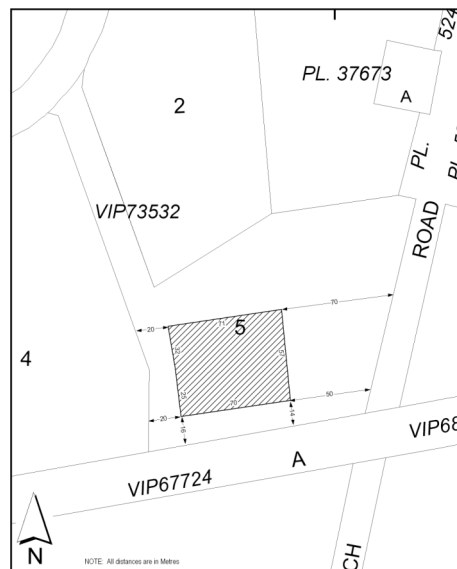
- contained within a building, and outdoor storage, sorting, debarking, and bucking of raw logs for cutting on site.
- b) There shall be no stockpiling of wood wastes on site in volumes in excess of 250 m<sup>3</sup> and no processing of wood wastes
  - c) Log storage, sorting, bucking, debarking, and stockpiling may only occur in the hatched area identified in Table No. 1 of Section 4.40.6 and runoff must be directed through an appropriately sized, engineered, and maintained oil/water separator.

#### 4.40.5 Sign Regulations

For the purpose of this zone the following signage shall be permitted.

- a) 1 freestanding sign not exceeding 15.0 m<sup>2</sup> in sign face area
- b) 1 fascia sign per business not exceeding 3.0 m<sup>2</sup> in sign face area
- c) Maximum height of any portion of a sign shall not exceed 9.0 metres.

#### 4.40.6 – Paved Outdoor Log Storage, Log Sort, Bucking, and Debarking Area



#### 4.40.7 – Required Parking Spaces

For the purpose of this zone, the minimum number of parking stalls required shall be 1 parking stall per 100m<sup>2</sup> of floor area.