DISTRICT OF SECHELT
Bylaw No. 580, 2022

A bylaw to establish Zoning Bylaw 580, 2022 for the District of Sechelt

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WHEREAS Sections 479 to 483 of the *Local Government Act* authorizes the District of Sechelt to enact a Zoning Bylaw;

AND WHEREAS section 500 of the *Local Government Act* authorizes the District of Sechelt to enact a bylaw to establish requirements in relation to lands within 800 metres of a controlled access area upon approval from Minister of Transportation and Infrastructure;

AND WHEREAS section 506 of the *Local Government Act* authorizes the District of Sechelt to enact a bylaw to establish requirements in relation to subdivision of land;

AND WHEREAS section 524 of the *Local Government Act* authorizes the District of Sechelt to enact a bylaw to establish requirements in relation to floodplain areas;

AND WHEREAS section 525 of the *Local Government Act* authorizes the District of Sechelt to enact a bylaw to establish requirements in relation to off-street parking and loading space requirements;

AND WHEREAS section 527 of the *Local Government Act* authorizes the District of Sechelt to enact a bylaw to establish requirements in relation to screening and landscaping to mask or separate uses;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

1. This bylaw may be cited for all purposes as, the "District of Sechelt Zoning Bylaw No. 580, 2022".

APPLICATION

2. The District of Sechelt Zoning Bylaw (Schedule 'A') with map attachments set out in Schedule 'A1, A2 and A3' attached to and forming part of this Bylaw, with the exception of:

    a. that land designated "Agricultural Land Reserve" is subject to the Agricultural Land Commission Act, which is subject to relevant Orders of the Provincial Agricultural Land Commission made pursuant to the Agricultural Land Commission Act; and

    b. Tree Farm or Provincial Forest, and land designated in a Tree Farm License, or to land designated a Provincial Forest pursuant to the Forest Act, or to land designated in a Tree Farm Certificate under the Assessment Act so long as the land continues to be so designated.

SEVERANCE

3. If a portion of this Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase and such decision will not affect the validity of the remaining portions of this bylaw.

GENERAL COMPLIANCE

1. Land, water, buildings and structures must not be used or subdivided except in accordance with this bylaw.

2. Buildings or structures must not be constructed, reconstructed, altered, extended, moved or sited except in accordance with this bylaw.

3. Nothing in this bylaw relieves any person from the responsibility to comply with other legislation that applies to matters regulated in this bylaw.

4. Any reference in this bylaw to federal or provincial legislation, or to other District bylaws, include any amendments made to that legislation or to those bylaws.

5. Uses not expressly permitted in a zone or otherwise permitted in this bylaw are prohibited unless otherwise described in the Bylaw.

VIOLATION AND PENALTIES

1. Every person who contravenes any provision of this bylaw commits an offense punishable by the fine listed in Schedule A Designated Bylaw Contravention and Penalties of the Bylaw Notice Enforcement Implementation Bylaw No. 515, 2012 and/or prosecution under the *Offence Act*.

2. Each day that a contravention of this bylaw exists constitutes a separate offence.

ZONE BOUNDARIES

3. The zoning adjacent to a highway or a lane applies to the highway or lane.

4. Where a highway or lane forms a zone boundary, the zoning extends to the centreline of the highway or lane.

USES AND SUBDIVISION

5. Where dwelling units within a townhouse or duplex are divided by a subdivision line, those dwelling units are considered to be multiple unit housing for the purpose of defining the land use and are not considered to be individual houses on individual parcels.

INTERPRETATION

6. References to zones in this bylaw that are listed only by the zone designation mean the same as the zone listed by its full title and number.

7. All dimensions and measurements in this bylaw are expressed in the Standard Interpretation Units (metric) system as follows:

(a) hectares (ha)
(b) metres (m)
(c) millimetres (mm)
(d) percent (%)
(e) square metres (m^2)
(f) litres (L)
(g) kilograms (kg)

REPEAL

8. The District of Sechelt Zoning Bylaw No. 25, 1987 and its amendments are hereby repealed.

READ A FIRST TIME THIS	4th	DAY OF	MAY, 2022
READ A SECOND TIME THIS	20th	DAY OF	JULY, 2022
A PUBLIC HEARING WAS CONDUCTED	8th	DAY OF	SEPTEMBER, 2022
READ A THIRD TIME THIS	21st	DAY OF	SEPTEMBER, 2022
APPROVED PURSUANT TO SECTION 52(3)(A) OF THE TRANSPORTATION ACT THIS	28th	DAY OF	SEPTEMBER, 2022

FOR THE MINISTER OF TRANSPORTATION & INFRASTRUCTURE

ADOPTED THIS 7th DAY OF OCTOBER, 2022

Mayor

Corporate Officer

I hereby certify that this is a true and correct copy of District of Sechelt Zoning Bylaw No. 580, 2022.

Corporate Officer

DISTRICT OF SECHELT | ZONING BYLAW

Schedule A to Bylaw No. 580, 2022

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PART 1. ZONES

1.1 Residential One Zone — Large Lot, Low Density (R1)

Zone Intent:

1.1.1 To accommodate *Single-Detached Dwellings* with *Accessory Dwellings* on large lots where appropriate. Properties within this zone are typically located outside of the downtown village area and may not be serviced by sanitary sewer systems.

Permitted Uses:

1.1.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single-Detached Dwelling	*Detached Accessory Dwelling Unit* *Home Business* *Secondary Suite* *Short-Term Rental*

Density:

1.1.3 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
Parcels less than 2,000 m^2	One *Single-Detached Dwelling*
Parcels 2,000 m^2 or larger	One *Single-Detached Dwelling* One *Detached Accessory Dwelling Unit*
Parcels 4,000 m^2 or larger	Two *Single-Detached Dwellings* One *Detached Accessory Dwelling Unit*

Siting:

1.1.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single-Detached Dwelling	5.0 m	5.0 m	1.5 m	3.0 m
Detached Accessory Dwelling Unit	5.0 m	5.0 m 1.5 m (with rear lane)	1.5 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.1.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Detached Dwelling	8.5 m
Detached Accessory Dwelling Unit	6.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.1.6 The maximum *Lot Coverage* is 35%.

Subdivision:

1.1.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	900 m^2 with Municipal Sewer Service 2,000 m^2 without Municipal Sewer Service
Minimum Lot Frontage and Width	20.0 m

Site Specific Uses

1.1.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Lot 18, D.L. 1028, Plan 4682 except part in Plan 19680 (Ward Court) a) Permitted uses are limited to: i. Garden nursery and garden centre. ii. Greenhouses. iii. Water bottling plant. iv. *Single-Detached Dwelling*. v. Wholesale and retail sales of products associated with (i), (ii) and (iii). vi. Accessory storage facilities and uses customarily incidental to (i) to (v). b) No building or structure shall exceed 10.5 m in *Height*.
Block A, D.L. 1379, Plan VAP1938 (Havies Road) a) Additional permitted uses: i. *Detached Accessory Dwelling Unit* on lots over 900 m^2 if connected to municipal sewer. b) Minimum *Lot Area* for new subdivision is 500 m^2 when connected to municipal sewer.
Lot 70, DL 1329, Plan VAP3777 and Lot 71, DL 1329, Plan VAP3777 (Snodgrass Road); and Block E, DL 2307, Plan VAP16304 and Block D, DL 2307, Plan VAP16304 and Block C, DL 2307, Plan VAP16304 (Ridgeview Drive); and DL 1205, Plan VAP16494 and Remainder A, DL 2307, Plan VAP16304 and Lot 1, Block A, DL 2307, Plan LMP35397 and Lot 1, Block B, DL 2307, Plan BCP10024 and Lot 2, Block B, DL 2307, Plan BCP10024 (Chapman Road) a) Minimum *Lot Area* for new subdivision is 900 m^2 when connected to bare land strata decentralized shared sewerage system.

1.2 Residential Two Zone — Low Density (R2)

Zone Intent:

1.2.1 To provide for low density *Residentia*l in the form of *Single-Detached Dwelling*s on standard and estate lots. Properties within this zone are for the most part serviced by the community sanitary sewer system.

Permitted Uses:

1.2.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single-Detached Dwelling	*Detached Accessory Dwelling Unit* *Home Business* *Secondary Suite* *Short-Term Rental*

Density:

1.2.3 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
Parcels less than 900 m^2	One *Single-Detached Dwelling*
Parcels 900 m^2 or larger	One *Single-Detached Dwelling* One *Detached Accessory Dwelling Unit*
Parcels 2,000 m^2 or larger	Two *Single-Detached Dwellings* One *Detached Accessory Dwelling Unit*

Siting

1.2.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single-Detached Dwelling	5.0 m	5.0 m	1.5 m	3.0 m
Detached Accessory Dwelling Unit	5.0 m	5.0 m 1.5 m (with rear lane)	1.5 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.2.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Detached Dwelling	8.5 m
Detached Accessory Dwelling Unit	6.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.2.6 The maximum *Lot Coverage* is 35%.

Subdivision:

1.2.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	600 m^2 with Municipal Sewer Service
Minimum Lot Frontage and *Width*	15 m

Site Specific Uses

1.2.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Lot 4, D.L. 4296, Plan VAP9763 (Nickerson Road) b) Attached garages or carports must be designed to be recessed within the building. c) Detached garages or carports must be *Setback* a minimum of 6 m from front parcel line and 1.0 m from front of dwelling facing the street. d) The maximum *Gross Floor Area* of the *Single-Detached Dwelling* is 160 m^2. e) The maximum *Gross Floor Area* of the second storey is 60% of the first storey *Gross Floor Area*. f) The minimum *Lot Area* for subdivision is 500 m^2 with municipal sewer service. g) The minimum *Lot Width* for subdivision is 14 m.
Block K District Lot 4293 Plan 7331; and Block L District Lot 4293 Plan 7331,; and Lot 1 Block P District Lot 4293 Plan 16343; and Lot 1, Blocks P, Q, And R District Lot 4293 Group 1 Nwd Plan 17699 Except Plans 18429, 19428, LMP31892, BCP26633 and Epp23354 (McCourt Road) a) The minimum *Lot Area* for subdivision is 500 m^2 with municipal sewer service.
Lot O, Block B, DL 1509, Plan VAP17270 (Fairway Avenue); and Lot L, Block B, DL 1509, Plan VAP17163 (Ripple Way) a) The minimum *Lot Area* for subdivision is 500 m^2 with municipal sewer service.

1.3 Residential Three Zone — Small Lot (R3)

Zone Intent:

1.3.1 To provide for small lot *Residential* uses.

Permitted Uses:

1.3.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single-Detached Dwelling	*Home Business* *Secondary Suite* *Short-Term Rental*

Density:

1.3.3 Density is limited to one *Single-Detached Dwelling.*

Siting

1.3.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single-Detached Dwelling	5.0 m	5.0 m	1.5 m	3 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.3.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Detached Dwelling	8.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.3.6 The maximum *Lot Coverage* is 45%.

Subdivision:

1.3.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	350 m^2
Minimum Lot Frontage and Width	9.0 m

Site Specific Uses

1.3.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses

1.4 Residential Four Zone — Urban Infill (R4)

Zone Intent:

1.4.1 To provide for lots intended for infill *Residentia*l development such as *Two-Unit Dwellings* with *Secondary Suites* and *Detached Accessory Dwellings Units*.

Permitted Uses:

1.4.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single-Detached Dwelling *Two-Unit Dwelling*	*Detached Accessory Dwelling Unit* *Home Business* *Secondary Suite* *Short-Term Rental*

Density:

1.4.3 Density is a combination of number of permitted *Dwelling Units* and a *Floor Area Ratio* of 0.6.

1.4.4 The maximum number of *Dwelling Units* per lot is two consisting of either:

a) One *Single-Detached Dwelling* and One *Detached Accessory Dwelling Unit*, or

b) One *Two-Unit Dwelling.*

Siting

1.4.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single-Detached Dwelling	5.0 m	5.0 m	1.5 m	3.0 m
Two-Unit Dwelling	5.0 m	5.0 m	1.5 m	3.0 m
Detached Accessory Dwelling Unit	5.0 m	5.0 m 1.5 m (with rear lane)	1.5 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.4.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Detached Dwelling	8.5 m
Two-Unit Dwelling	8.5 m
Detached Accessory Dwelling Unit	6.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.4.7 The maximum *Lot Coverage* is 45%.

Subdivision:

1.4.8 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	700 m^2

Site Specific Uses

1.4.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Oracle Strata Lots 1 & 2, D.L. 4301, EPS4087 (Andres Road) a) One *Two-Unit Dwelling* is permitted. b) The minimum *Lot Area* shall be 375 m^2. c) The minimum *Lot Width* shall be 11.8 m. d) The minimum *Lot Coverage* shall be 35%. e) and structures shall be *Setback* a minimum of 10 m from the *Front Lot Line* and 2.0 m from any side lot line, except for Strata Lots 1 and 2 as shown on registered strata plan, the *Setback* from any side lot line may be 0.0 m. f) Notwithstanding section e), the entrance of garages and carports must be *Setback* a minimum of 7.0 m from the *Front Lot Line* of any right-of-way for pedestrian or emergency vehicle passage. g) A covered, unenclosed front porch may project a maximum of 1.5 m into the required front yard *Setback* area, provided that the encroachment is a maximum of 4.5 m^2 in size. h) *Principal Buildings* shall be a maximum of 8.0 m or two storeys in *Height*. i) *Accessory Buildings* shall be a maximum of 5.0 m or one storey in *Height*. j) *Two-Unit Dwelling*s shall have a minimum building width of 6.0 m, with a minimum of 40% of the building length or 7.3 m, whichever is greater, enclosed and allocated for living space.
Lot 25, D.L. 303, Plan VAP15223S (Pebble Crescent) a) The maximum *Lot Coverage* shall be 45%. b) The minimum *Lot Area* shall be 550 m^2. c) The minimum *Lot Width* shall be 18 m. d) There shall be a minimum side lot line *Setback* of 3 m on one side and 1.5 m on the opposite side lot line, where this is no developed rear lane. Where there is a rear lane, no building or part thereof shall be located within 1.5 m of any side lot line. e) The maximum *Building Height* shall be 10.5 m. f) No *Accessory Building* shall exceed 6 m in *Height*. g) No building containing a *Dwelling Unit* shall have a width of less than 6 m, of which at least 7.3 m or 40% of the building length (whichever is greater) is enclosed climate controlled habitable living area.
Stata Lots 1 & 2, D.L. 1471, BCS3210 (Reef Road) a) The maximum *Lot Coverage* shall be 25%. b) The minimum *Lot Area* shall be 695 m^2. c) The minimum *Lot Width* shall be 18 m. d) Minimum *Setbacks*: i. 6 m from a *Front Lot Line*. ii. 9 m from a *Rear Lot Line*. iii. 3 m from the north side lot line.

iv. 6 m the south side lot line.

e) The maximum *Building Height* shall be 10.5 m.

f) No *Accessory Building* shall exceed 6 m in *Height*.

g) No building containing a *Dwelling Unit* shall have a width of less than 6 m, of which at least 7.3 m or 40% of the building length (whichever is greater) is enclosed climate controlled habitable living area.

Lot 13 Block 11 District Lot 303 Plan VAP8400 (Trail Avenue)

a) If the owner of land proposed to be subdivided pays to the District prior to the time of subdivision approval, an amount of $5,000 per additional Lot to be deposited in the Community Amenity Reserve Fund, the minimum *Lot Area* required is 350 m^2.

1.5 Residential Five Zone — Medium Density (R5)

Zone Intent:

1.5.1 To provide for a mix of ground-oriented *Residentia*l infill housing types, including *Two-Unit Dwelling*s and *Townhouse*s.

Permitted Uses:

1.5.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Townhouse *Two-Unit Dwelling*	*Home Business* *Secondary Suite* *Short-Term Rental*

Density:

1.5.3 The maximum *Floor Area Ratio* is 0.60 and 35 *Dwelling Units* per ha are permitted.

Siting

1.5.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	5.0 m	5.0 m	1.5 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.5.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.5.6 The maximum *Lot Coverage* is 50%.

Subdivision:

1.5.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	4,000 m^2
Minimum *Lot Width*	20 m

Site Specific Uses

1.5.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses

Portion of Lot 12 Block E and F D.L. 4294 Plan 20152 and Lot 1 D.L. 4294 Plan EPP58295 (Mills Road) as shown in figure below:

a) The maximum combined number of *Townhouse* or *Two-Unit Dwelling*s must not exceed 34 units
b) A maximum of 9 *Secondary Suite*s are permitted
c) Total *Gross Floor Area* of all buildings not to exceed 4,850 m^2
d) For principal uses, the front and side *Setbacks* are 4.6 m, and the rear *Setback* is 7.5 m.
e) Area subject to site specific regulations a) to d):

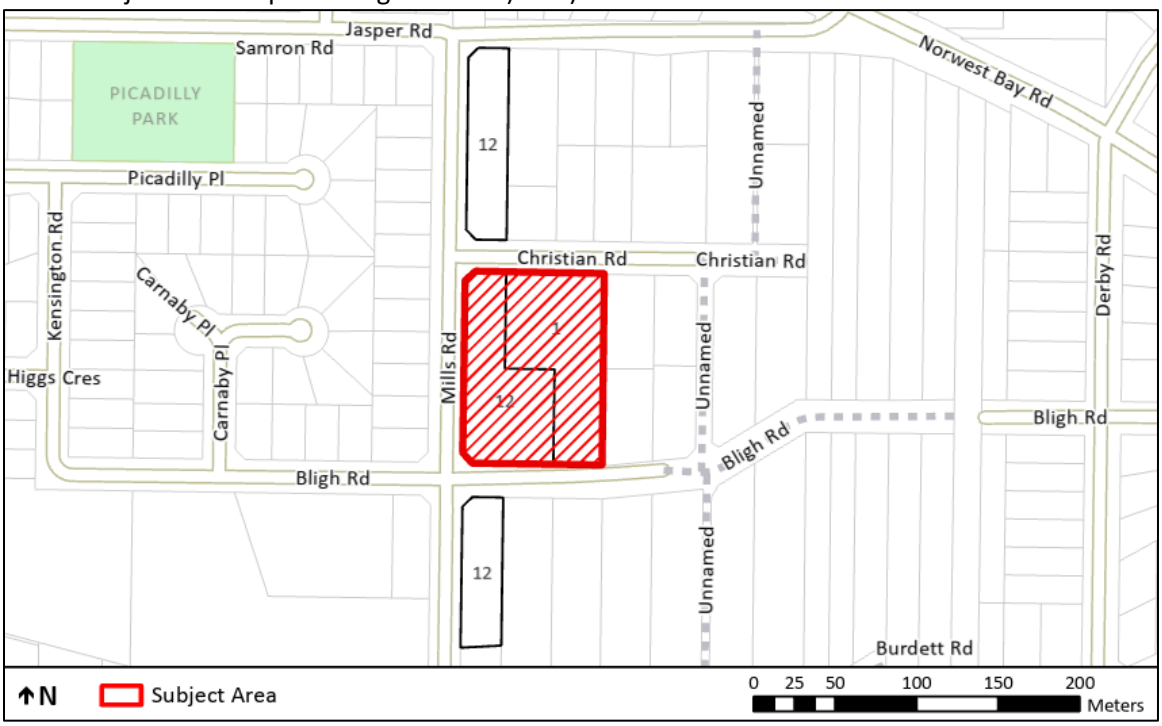


Figure 1: Portion of Lot 12 Block E and F D.L. 4294 Plan 20152 and Lot 1 D.L. 4294 Plan EPP58295

1.6 Residential Multiple One Zone (RM1)

Zone Intent:

1.6.1 To provide for a mix of *Residentia*l housing types, including *Apartment*s, *Townhouses* and *Two-Unit Dwelling*s.

Permitted Uses:

1.6.2 The permitted *Principal* and accessory uses are as follows:

Principal Uses	Accessory Uses
Apartment *Townhouse* *Two-Unit Dwelling*	*Home Business*

Density:

1.6.3 Maximum density is 50 *Units* per ha and a *Floor Area Ratio* of 1.4.

1.6.4 If 100% of the *Residentia*l units in the development meet the definition of *Rental Housing* the maximum density permitted is 100 *Units* per ha and a *Floor Area Ratio* of 2.8.

Siting

1.6.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Townhouse	5.0 m	5.0 m	1.5 m	4.0 m
Two-Unit Dwelling	5.0 m	5.0 m	1.5 m	4.0 m
Apartment	5.0 m	5.0 m	1.5 m	4.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.6.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Townhouse	11.0 m
Two-Unit Dwelling	11.0 m
Apartment	12.0 m
Accessory Structure	6.5 m

1.6.7 Additional *Height* may be considered for *Apartment*s on a case-by-case scenario through development variance permit or amendment to the zoning bylaw, subject to review of OCP policies respecting *Height* and density bonusing.

Lot Coverage:

1.6.8 The maximum *Lot Coverage* is 75%.

Subdivision:

1.6.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	350 m^2

Conditions of Use

1.6.10 The following are conditions of use:

Conditions of Use
a) A maximum of 4 attached units are permitted in any *Townhouse* development b) A minimum of 18.0 m^2 of useable open space shall be provided for each *Dwelling Unit* less than three bedrooms c) A minimum of 45.0 m^2 of useable open space shall be provided for each *Dwelling Unit* that is three bedrooms or more d) All properties and parking areas shall be landscaped and screened in accordance with Section 3.11

Site Specific Uses

1.6.11 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Lot 2, Block 1, D.L. 1310, Plan 7839 (Wakefield Phase 1) a) Density not to exceed 31 units b) *Single-Detached Dwelling*s are a permitted use c) Total *Gross Floor Area* of all buildings not to exceed 5,800 m^2 d) The total area of elevated decks shall not exceed 700 m^2 e) No building shall exceed 10.5 m in *Height* f) The clear space between the outside walls of separate buildings shall not be less than g) 3.0 m h) A minimum of 64 *Parking Spaces* shall be provided.
Lot 1, Block 1, D.L. 1310, Plan 7839 (Wakefield Phase 2) a) Density not to exceed 15 units b) *Dwelling Units* may be single *Single-Detached Dwelling*s, Two-unit, or triplex dwellings. c) The total *Gross Floor Area* of all *Residentia*l buildings not to exceed 3,000 m^2 d) No *Residentia*l building shall exceed 10.5 m *Height*.
Lot B, and Lot 7, Block 11, D.L. 1356, Plan 11795 (The West) a) The maximum number of permitted *Apartment Dwelling Units* is 59 units. b) The following *Commercial Uses* are permitted as principal uses: i. Office ii. Retail iii. Individual commercial units are limited to a maximum 7.5 m frontage and interior floor area of 200 m^2 c) No building or structure shall be located within: i. 8.25 metres from the lot line which borders the Sunshine Coast Highway ii. 3.0 metres of the north side lot line

iii. 3.0 metres of the east side lot line
iv. 4.25 metres of the south lot line

d) The *Height* of the *Apartment* shall not exceed 9.75 m to the parapet and 11.25 m to the peak of the partial sloped roof corner, measured from average grade
e) A minimum of 75 *Parking Spaces* shall be provided for the *Apartment Dwelling Units*
f) A minimum of 8 *Parking Spaces* shall be provided for non-*Residentia*l uses.

Lot A, Block P, D.L. 303, Plan BCP31484 (Midtown)

a) The maximum number of permitted *Apartment Dwelling Units* for the property is 13 units. Up to an additional 11 units are permitted subject to a Housing Agreement for Affordable Housing for a total of 24 units
b) The maximum *Lot Coverage* shall be 35%
c) The area of the landscaped open space shall be a minimum of 30% of the total site area
d) The maximum building *Height* is 17.6 m
e) Minimum Parking Requirements are 30 *Parking Spaces*, including 2 spaces for persons with disabilities and loading access
f) The minimum requirement may be reduced to 21 spaces with the provision of a car co-op.

Parcel C, D.L. 304, Plan 15854 (Ebbtide)

a) Subject to a housing agreement for 100% rental units, the following applies:
   i. The number of *Dwelling Units* shall not exceed 170 units per ha
   ii. The maximum *Floor Area Ratio* is 1.70
   iii. The maximum *Height* of a building shall not exceed 19 m
   iv. Off-street parking shall be provided at a rate of 1 space per *Dwelling Unit*.

1.7 Residential Manufactured Home Park Zone (RM2)

Zone Intent:

1.7.1 To provide for manufactured and modular homes, allowing for individual strata-titled lots or multiple-unit *Manufactured Home Park*s.

Permitted Uses:

1.7.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Manufactured Home Park	*Caretaker Dwelling* *Home Business*

Density:

1.7.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

1.7.4 The maximum density is 18 *Manufactured Homes* per ha.

Siting

1.7.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Side Yard with Flanking Street	Other Side Yard
Manufactured Home Park	7.5 m	7.5 m	7.5 m	7.5 m
Dwelling Spaces	3.0 m	2.5 m	3.5 m	1.5 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.7.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Dwelling	5.0 m (one-storey maximum)
Accessory Structure	5.0 m

Site Area and Frontage

1.7.7 The minimum and maximum site areas and frontages are as follows:

Structure	Minimum Site Area	Minimum Frontage
Single-Wide	260 m^2	11.0 m
Double-Wide	350 m^2	14.0 m

Lot Coverage:

1.7.8 The maximum *Lot Coverage* is 40%.

Subdivision:

1.7.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	2 ha
Minimum Frontage	60 m

Conditions of Use

1.7.10 The following are conditions of use:

Conditions of Use
a) Not less than 5% of the total *Lot Area* shall be set aside as a common amenity space accessible to all residents. This area shall not include any required yards.

Site Specific Uses

1.7.11 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses

1.8 Rural Residential One Zone (RU1)

Zone Intent:

1.8.1 This zone provides for rural *Residentia*l and *Agricultural* uses outside the ALR. These lands are not suitable for urban development and may have limited municipal services.

Permitted Uses:

1.8.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Agriculture *Single-Detached Dwelling*	*Detached Accessory Dwelling Unit* *Farm Retail Sales* *Garden Nursery* *Home Business* *Secondary Suite* *Short-Term Rental*

Density

1.8.3 The maximum *Gross Floor Area* for the *Single-Detached Dwelling* is 500 m^2

1.8.4 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
Parcels less than 2,000 m^2	One *Single-Detached Dwelling*
Parcels 2,000 m^2 or larger	One *Single-Detached Dwelling* One *Detached Accessory Dwelling Unit*
Parcels 1 ha or larger	Two *Single-Detached Dwelling*s

Siting

1.8.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	7.5 m	7.5 m	3.5 m	5.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.8.6 The maximum *Heights* are as follows:

Criteria	Maximum Height
Agricultural	15.0 m
*Residentia*l	8.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.8.7 The maximum *Lot Coverage*s are as follows:

Parcel	Maximum Lot Coverage
Parcels less than 2 ha	25%
Parcels greater than or equal to 2 ha and less than 4 ha	10%
Parcels 4 ha or larger	5%

Subdivision:

1.8.8 The subdivision regulations are as follows:

Parcel	Regulation
Equal to or less than 4 ha	6,000 m^2
Greater than 4 ha	2 ha

Site Specific Uses

1.8.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description

Site Specific Uses
Lots A, B, C, and D, D.L. 2338, Plan EPP106652 (Acorn Rd) a) Density Bonus as per Section 482 of the *Local Government Act* – a maximum of one cottage per lot is permitted upon payment of an amenity fee of $2,500 (per accessory dwelling, detached) prior to issuance of a building permit b) Maximum *Lot Coverage* of all buildings and structures is 15% c) Minimum 5 m *Setback* for all lot lines d) Maximum *Height* of a cottage is 6 m e) Maximum *Height* of an *Accessory Building* is 5 m.
North 1/2 of District Lot 1410 (Sechelt Inlet Road) a) The operation of a seasonal kayak rental and kayak tour business, with the following accessory uses: i. Temporary structures, including a storage compound, outhouse, office building, storage sheds, staff/customer waiting room ii. Launch area.

1.9 Resource Residential Two Zone (RU2)

Zone Intent:

1.9.1 To provide for *Agriculture*, and limited rural residential uses on large forested properties. These lands are not suitable for urban or suburban development and have limited, to no, municipal services.

Permitted Uses:

1.9.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Agriculture *Single-Detached Dwelling*	*Farm Retail Sales* *Garden Nursery* *Home Business* *Secondary Suite*

Density

1.9.3 The maximum *Gross Floor Area* for the *Principal Dwelling* is 500 m^2.

1.9.4 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
All Parcels	One *Single-Detached Dwelling*

Siting

1.9.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	7.5 m	7.5 m	7.5 m	7.5 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.9.6 The maximum *Heights* are as follows:

Criteria	Maximum Height
Agricultural	15.0 m
*Residentia*l	8.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.9.7 The maximum *Lot Coverage* is 5%.

Subdivision:

1.9.8 The minimum *Parcel Area* for subdivision is 100 ha.

Site Specific Uses

1.9.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.10 Agriculture One Zone (AG1)

Zone Intent:

1.10.1 To provide for *Agriculture* and to protect the *Agricultural* integrity of land within the Agricultural Land Reserve (ALR). The use of land, buildings and structures is subject to the *Agricultural Land Commission Act* and the Agricultural Land Reserve General Regulation and Agricultural Land Reserve Use Regulation.

Permitted Uses:

1.10.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Agriculture *Alcohol Production Facility* *Aquaculture* *Cannabis Production* *Silviculture* *Single-Detached Dwelling*	*Agritourism* *Agritourism Accommodation,* as defined and amended by the Agricultural Land Commission Act *Detached Accessory Dwelling Unit* *Farm Retail Sales* *Gathering for an Event* *Home Business* *Secondary Suite*

Density

1.10.3 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
Parcels less than 4,000 m^2	One *Single-Detached Dwelling*
Parcels 4,000 m^2 or larger	One *Single-Detached Dwelling* One *Detached Accessory Dwelling Unit*

1.10.4 The maximum *Gross Floor Area*s allowed are as follows:

Structure	Maximum Gross Floor Area
Single-Detached Dwelling	300 m^2
Detached Accessory Dwelling Unit	90 m^2
Maximum *Gross Floor Area* of an *Alcohol Production Facility* provided that the size of the facility is commensurate with the *Agricultural* operation supporting it and in accordance with the *Agricultural Land Commission Act* and Regulations.	600 m^2
Maximum *Gross Floor Area* of food and beverage lounge associated with an *Alcohol Production Facility*	60 m^2 indoor *Gross Floor Area*
Maximum *Gross Floor Area* of a tasting room associated with an *Alcohol Production Facility*	60 m^2

Siting

1.10.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	4.5 m	7.5 m	7.5 m	7.5 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

1.10.6 The maximum *Setbacks* are as follows:

Type	Setback
Maximum *Setback* for the *Single-Detached Dwelling* and *Detached Accessory Dwelling Unit* from the front parcel line to the rear of the *Single-Detached Dwelling* and *Detached Accessory Dwelling Unit*	50 m
Maximum *Setback* for farm *Residentia*l footprint from the front parcel line to the rear of the farm *Residentia*l footprint	60 m
Maximum *Setback* for the non-farm use footprint from the front parcel line to the rear of the non-farm use footprint	40 m

Height

1.10.7 The maximum *Heights* are as follows:

Structure	Maximum Height
Agriculture	15.0 m
*Residentia*l	8.5 m
Accessory Structure	5.0 m

Subdivision:

1.10.8 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Parcel Area* for new subdivisions, subject to approval from Agricultural Land Commission	16 ha

Farm Residential Footprint Requirements

1.10.9 The farm *Residentia*l footprint requirements shall apply to all lots within an *Agriculture* zone and any other zone within the Agricultural Land Reserve.

1.10.10 On all lots within the AG1 Zone, the *Single-Detached Dwelling*, *Detached Accessory Dwelling Unit*, *Home Business*, Gathering for an Event, and all accessory *Residentia*l facilities must be located within the farm *Residentia*l footprint area.

1.10.11 Non-*Agricultural* or non-farm use is prohibited outside the farm *Residentia*l footprint.

1.10.12 Only one driveway is permitted for the parcel and the farm *Residentia*l footprint.

1.10.13 The maximum area of a farm *Residentia*l footprint is 2,000 m^2.

1.10.14 The maximum depth for a farm *Residentia*l footprint is 60 m, measured from a dedicated road. If the road is not dedicated, then the depth shall be measured from the constructed road.

1.10.15 One boundary of the farm *Residentia*l footprint must be located at a property line fronting on a road from which vehicular access is provided.

1.10.16 The rear face of the dwelling or accessory dwelling must not be less than 10 m from the rear of the farm *Residentia*l footprint.

Detached Accessory Dwelling Unit

1.10.17 The *Detached Accessory Dwelling Unit* use shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.

1.10.18 The *Detached Accessory Dwelling Unit* is only permitted on a property that is classified as a farm under the *BC Assessment Act*.

Farm Retail Sales

1.10.19 Farm retail sales shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.

1.10.20 All the farm products offered for sale are produced on that *Agricultural* land, or

1.10.21 The area used for all retail sales meets both of the following conditions:

a) the total area, both indoors and outdoors, does not exceed 300 m^2

b) at least 50% of that area is limited to the sale of farm products produced either on that *Agricultural* land, or by an association to which the owner of the *Agricultural* land belongs.

Alcohol Production Facility

1.10.22 Alcohol production facilities shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.

1.10.23 At least 50% of the primary farm product used to make the alcohol product produced each year is harvested from the *Agricultural* land and on which the *Alcohol Production Facility* is located, or

1.10.24 The *Agricultural* land on which the *Alcohol Production Facility* is located is more than 2 ha in area and at least 50% of the primary farm product used to make the alcohol product produced each year is:

a) Harvested from that *Agricultural* land, or

b) Both harvested from that *Agricultural* land and received from a farm operation located in British Columbia that provides that primary farm product to the *Alcohol Production Facility* under contract having a term of at least three years.

1.10.25 The number and frequency of special events, other than those that fall within the gathering for an event use, held at an *Alcohol Production Facility* lounge (indoor and outdoor space) and a valid lounge endorsement shall be limited to:

a) A maximum of four special events in a calendar year, that occur outside of regular approved business hours.

b) Of those four special events in a calendar year, no more than one special event per weekend.

1.10.26 Off-street parking for the alcohol production use must be located within the farm *Residentia*l footprint area and/or the non-farm use footprint and be in accordance with regulations in Part 3 of this Bylaw.

Gathering for an Event

1.10.27 The gathering for an event use shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.

1.10.28 The farm must be located on land that is classified as a farm under the *BC Assessment Act*.

1.10.29 Permanent facilities must not be used, constructed, or erected in connection with the event.

1.10.30 Parking for those attending the event must be available on the farm but must not be permanent or interfere with the farm's *Agricultural* productivity.

1.10.31 No more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event.

1.10.32 The event must be of no more than 24 hours in duration.

1.10.33 No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

1.10.34 The gathering for an event use and uses accessory to it must be located entirely within the farm *Residentia*l footprint and/or the non-farm use footprint.

1.10.35 The non-farm use footprint shall be in accordance with the following:

a) On parcels that are less than 4 ha, the non-farm use footprint shall be a maximum of 500 m^2.

b) On parcels that are 4 ha or greater but less than 8 ha, the non-farm use footprint shall be a maximum of 1,500 m^2.

c) On parcels that are 8 ha or larger but less than 16 ha, the non-farm use footprint shall be a maximum of 2,000 m^2.

d) On parcels that are 16 ha or greater, the non-farm use footprint shall be a maximum of 2,500 m^2.

Agritourism

1.10.36 The *Agritourism* use shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.

1.10.37 *Agritourism* activities must meet the following conditions:

a) The activity is conducted on agricultural land that is classified as a farm under the *BC Assessment Act.*

b) Members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable

c) No permanent facilities are constructed or erected in connection with the activity

1.10.38 *Agritourism* activities include:

a) An *Agricultural* heritage exhibit displayed on *Agricultural* land

b) A tour of the *Agricultural* land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that *Agricultural* land, and activities ancillary to any of these

c) Cart, sleigh, and tractor rides on *Agricultural* land

d) Subject to Section 9 Horse Facilities of the *Agricultural* Land Reserve Use Regulation, activities that promote or market livestock raised or kept on the *Agricultural* land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos

e) Dog trials held on *Agricultural* land

f) Harvest festivals and other seasonal events held on the *Agricultural* land for the purpose of promoting or marketing farm products produced on that *Agricultural* land

g) Corn mazes prepared using corn produced on the *Agricultural* land on which the activity is taking place

1.10.39 *Agritourism* activities:

a) do not include any overnight accommodation.

b) exclude permanent commercial kitchen facilities.

1.10.40 Off-street parking for the *Agritourism* use must be located within the farm *Residentia*l footprint area and/or the non-farm use footprint area and be in accordance with regulations of Part 3 in this Bylaw.

Agritourism Accommodation

1.10.41 The *Agritourism Accommodation* use shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.

1.10.42 *Agritourism Accommodation* must meet the following conditions:

a) The use is conducted on land that is classified as a farm under the BC *Assessment Act*.

b) There is an active agritourism use occurring on the property.

c) The use may only occur within the *Single-Detached Dwelling* in accordance with the *Short-Term Rental* use and regulations.

d) Accommodation is provided on a seasonal or short-term basis only.

Non-Farm Uses

1.10.43 Site specific uses approved as non-farm use applications are authorized in accordance with the terms and conditions of the Agricultural Land Commission approval, and subject to the *Agricultural Land Commission Act* and related regulations.

Site Specific Uses

1.10.44 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.11 Neighbourhood Commercial One Zone (C1)

Zone Intent:

1.11.1 To provide local neighbourhood-level convenience *Commercial Uses* with associated *Residentia*l uses.

Permitted Uses:

1.11.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Artist Studio *Café* *Convenience Store* *Office* *Personal Services* *Retail*	*Apartment* *Mobile Vending* *Seasonal Outdoor Market* *Townhouse* *Two-Unit Dwelling*

Density:

1.11.3 The maximum *Gross Floor Area* for any one commercial use is 500 m^2.

1.11.4 Density is a maximum of 25 units per ha and a *Floor Area Ratio* of 0.8.

1.11.5 If 100% of the *Residentia*l units in the development meet the definition of *Rental Housing*, and not less than 100% of the *Gross Floor Area* above a *Floor Area Ratio* of 0.8 is developed as *Residentia*l units, then density will be permitted up to a maximum 50 units per ha and a *Floor Area Ratio* of 1.6.

Siting

1.11.6 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	6.0 m	6.0 m	3.0 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.11.7 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal	9.0 m
Accessory Structure	5.0 m

Lot Coverage:

1.11.8 The maximum *Lot Coverage* is 45%.

Subdivision:

1.11.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	1,000 m^2
Minimum *Lot Width*	15.0 m

Conditions of Use

1.11.10 The following are conditions of use:

Conditions of Use
a) *Residentia*l dwellings shall be located above the first floor of the building or in a detached building behind the mixed-use building and shall be provided with a separate entrance from the exterior of the building b) All properties and parking areas shall be landscaped and screened in accordance with Section 3.11.

Site Specific Uses

1.11.11 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses

1.12 Tourist and Marine Commercial Two Zone (C2)

Zone Intent:

1.12.1 To provide a range of land and water-based *Tourist Commercial* uses.

Permitted Uses:

1.12.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Artist Studio *Civic Use* *Liquor Primary Establishment* *Marina* *Restaurant* *Retail* *Seasonal Outdoor Market* *Tourist Accommodation*	*Assembly* *Campground* *Caretaker Dwelling* Laundromat *Mobile Vending*

Density:

1.12.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

Siting

1.12.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	6.0 m	3.0 m 6.0 m*	3.0 m 6.0 m*	6.0 m 6.0 m*
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

*Where a lot line abuts a residential zone

Height

1.12.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal	12 m
Accessory Structure	5.0 m

Lot Coverage:

1.12.6 The maximum *Lot Coverage* is 40%.

Subdivision:

1.12.7 The subdivision regulations are as follows:

Criteria	Regulation
With Community Sewer System	1,000 m^2
Without Community Sewer System	2,000 m^2

Conditions of Use

1.12.8 The following are conditions of use:

Conditions of Use
a) *Residentia*l use is limited to one *Caretaker Dwelling* unit per commercial business shall not exceed a maximum *Gross Floor Area* of 90.0 m^2 or may consist of one live-aboard or one floating home b) Maximum *Gross Floor Area* for retail use on a single Lot is 380 m^2 c) Campground use requires a 1 ha minimum *Lot Area* d) All properties and parking areas shall be landscaped and screened in accordance with Section 3.11.

Site Specific Uses

1.12.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses

1.13 Regional Commercial Three Zone (C3)

Zone Intent:

1.13.1 To provide service and retail commercial development that serves the greater Sechelt area by offering *Tourist Accommodation*, *Restaurant*, convenience commercial and *Retail Uses* along major streets.

Permitted Uses:

1.13.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Assembly *Automotive Commercial* *Cannabis Retail Store* *Civic Use* *Commercial School* *Gas Station* *Liquor Primary Establishment* *Office* *Personal Services* *Recycling Depot* *Restaurant* *Retail* *Tourist Accommodation* *Veterinary Clinic*	*Caretaker Dwelling* *Mobile Vending* *Seasonal Outdoor Market*

Density:

1.13.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

Siting

1.13.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	8.0 m	3.0 m 8.0 m*	3.0 m 10.0 m*	5.0 m 10.0 m*
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

*Where a lot line abuts a residential zone

Height

1.13.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal	12.0 m
Accessory Structure	5.0 m

Lot Coverage:

1.13.6 The maximum *Lot Coverage* is 45%.

Subdivision:

1.13.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	800 m^2
Minimum *Lot Width*	15.0 m
Minimum Lot Depth	30 m

Conditions of Use

1.13.8 The following are conditions of use:

Conditions of Use
a) *Caretaker Dwelling* units must be located above the first storey of the building and shall be provided with a separate entrance at grade from the exterior of the building b) No storage yard or area, excluding retail display yards for the sale of vehicles, trucks, boats, equipment, seasonal use, and finished goods, shall be permitted in a required front *Setback*. No display yard located in a required front *Setback* shall be situated closer than 2.0 m to a *Front Lot Line* c) The area between the *Front Lot Line* and the display yard shall be landscaped, except where crossed by driveways d) Any part of the lot used or intended to be used for an exterior storage area shall be enclosed by view obscuring fence with a minimum *Height* of 2.0 m on any side visible from an adjacent lot or street and no storage material shall extend higher than 3.0 m e) Notwithstanding Section 3.11, a minimum of 25% of the lot shall be landscaped with vegetation. Parking areas shall be landscaped and screened in accordance with Section 3.11.

Site Specific Uses

1.13.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
Parcel K, D.L. 1028, Plan LMP51037 (Sunshine Coast Highway) a) Autobody Repair and Automotive Service are permitted as accessory to the Retail use b) The garden centre and outdoor display area associated with the retail use shall not exceed an area of 682 m^2 c) No building or structure except a fence shall be located within: i. 55 m from *Front Lot Line* ii. 15 m of a *Rear Lot Line* where a lot abuts a lot in a *Residentia*l zone iii. 30 m of a side lot line where a lot abuts a lot in a *Residentia*l zone d) No building or structure shall exceed 10.5 m in *Height* e) Off-street parking shall include 125 *Parking Spaces*.

1.14 Downtown Centre Commercial Four Zone (C4)

Zone Intent:

1.14.1 To provide for a mix of retail, office, *Tourist Commercial*, cultural, and civic facilities, and *Apartment* units within the downtown core.

Permitted Uses:

1.14.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Artist Studio *Cannabis Retail Store* *Community Care Facility* *Drop-in Centre* *Funeral Parlour* *Gas Station* *Indoor Recreation Facility* *Liquor Primary Establishment* *Office* *Personal Services* *Recycling Depot* *Restaurant* *Retail* *Seasonal Outdoor Market* *Tourist Accommodation* *Veterinary Clinic*	*Apartment* *Mobile Vending*

Density

1.14.3 Density is a maximum of 50 units per ha and a *Floor Area Ratio* of 1.4.

1.14.4 If 100% of the *Residentia*l units in the development meet the definition of rental housing, and not less than 100% of the *Gross Floor Area* above a *Floor Area Ratio* of 1.4 is developed as *Residentia*l units, then density will be permitted up to a maximum 100 units per ha and a *Floor Area Ratio* of 2.8.

Siting

1.14.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	0 m	3.0 m	0 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.14.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal	12.0 m
Accessory Structure	5.0 m

1.14.7 Additional *Height* may be considered on a case-by-case scenario through development variance permit or amendment to the zoning bylaw, subject to review of OCP policies respecting *Height* and density bonusing.

Lot Coverage:

1.14.8 The maximum *Lot Coverage* is 75%.

Subdivision:

1.14.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	550 m^2

Conditions of Use

1.14.10 The following are conditions of use:

Conditions of Use
a) Required off-site parking and its access shall not be located in the front yard or front *Setback* if the Lot has a rear lane or street b) *Apartment* dwellings shall be located above the first storey of the building and shall be provided with a separate entrance from the exterior of the building c) All properties and parking areas shall be landscaped and screened in accordance with Section 3.11.

Site Specific Uses

1.14.11 Properties with pre-existing automotive commercial and service commercial businesses in the Downtown are deemed lawful non-confirming in current use to remain but may not expand without site-specific consideration of zoning.

1.14.12 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses
Lot C, Block G, D.L. 304, Plan 10030 (Wharf Ave Shelter) a) The following uses are permitted: i. Shelter *Residentia*l
Parcel C, Block 11, D.L. 303 and 304, Plan 8643 (TELUS Living) a) No building or structure shall be located within: i. 6.60 metres of the *Front Lot Line* above the third storey ii. 6.35 metres of the rear lot lone above the third storey iii. 16.50 metres of the north lot line above the third storey iv. 4.50 metres of the south lot line above the third storey b) The maximum *Lot Coverage* shall be 80% at grade and 40% above the third storey. c) No building shall exceed 6 storeys or 20 metres in *Height*. d) Off-street parking shall be provided at the following rates: i. 1.05 spaces per *Apartment* unit, including:

ii. one (1) shared vehicle space reserved for the exclusive use by an organization which provides car-sharing services.
iii. 1 per 39 square metres for business, administration, professional offices, retail stores and personal service establishments, including:
iv. one (1) dedicated Electric Vehicle space with Level 2 charging capability.
v. A maximum of thirty percent (30%) of the required *Parking Spaces* may be designated "small car" with a size no less than 2.43 metres x 4.86 metres and with a minimum clearance of 2.1 metres overhead.

e) All buildings must be constructed to meet the requirements of Step 3 of the BC Energy Step Code.
f) 10% of *Apartment Dwelling Units* must be built as Adaptable *Dwelling Units* in accordance with the BC Building Code.

Lot 1, Block G, D.L. 303 and 304 and Block P, D.L. 303 Plan EPP97250 (Community Services)

a) Subject to a Housing Agreement entered into with the District of Sechelt for affordable rental housing no *Principal Building* shall exceed 22.0 m in *Height*
b) The maximum number of *Dwelling Units* is 34
c) The required *Parking Spaces* for Office – General Commercial and Professional and Drop-in Centre uses shall be provided at a rate of 1 per 45 square metres of floor area.

Lot A, Block B, D.L. 303, Reference Plan LMP18610 (Watermark)

a) The following uses are permitted:
i. *Apartment*
ii. Fitness centre
iii. Office
iv. Retail & mobile vending
v. Personal Service Business
vi. Veterinary clinic or dog grooming studio
vii. Civic use
viii. Live/Work Unit

b) A minimum of 167 off-street *Parking Spaces* shall be provided, as follows:
i. Minimum 44 spaces for commercial and visitor purposes
ii. Minimum 20 spaces for electric vehicle charging stations, with a minimum of two of these charging stations allocated for visitor and commercial purposes
iii. Minimum 2 spaces for car share use
iv. Minimum 8 accessible spaces
v. Maximum 22 spaces for small cars
vi. A minimum of 15 scooter *Parking Spaces* shall be provided for residents.
vii. A minimum of 50 bicycle *Parking Spaces* shall be provided for residents and a minimum of 10 spaces provided for public use.

1.15 Downtown Centre Service Commercial Four A Zone (C4A)

Zone Intent:

1.15.1 To provide for a limited amount of service commercial, *Retail*, office, civic facilities, and *Apartment* units within the downtown core, primarily on Wharf Ave north of Dolphin Street.

Permitted Uses:

1.15.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Artist Studio *Building Supply Store* *Cannabis Retail Store* *Funeral Parlour* *Gas Station* *Indoor Recreation Facility* *Light Industry, Storage and Warehousing* *Liquor Primary Establishment* *Office* *Parking Lot* *Personal Services* *Recycling Depot* *Restaurant* *Retail* Vehicle Sales Vehicle Service and Repair *Veterinary Clinic*	*Apartment* *Mobile Vending* *Seasonal Outdoor Market*

Density

1.15.3 Density is a combination of the number of permitted units measured at 50 units per ha and a *Floor Area Ratio* of 1.4.

1.15.4 If 100% of the *Residentia*l units in the development meet the definition of rental housing, and not less than 100% of the *Gross Floor Area* above a *Floor Area Ratio* of 1.4 is developed as *Residentia*l units, then density will be permitted up to a maximum 100 units per ha and a *Floor Area Ratio* of 2.8.

Siting

1.15.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	1.5 m	3.0 m	0 m	3.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.15.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	12.0 m
Accessory Structure	5.0 m

1.15.7 Additional *Height* may be considered on a case-by-case scenario through development variance permit or amendment to the zoning bylaw, subject to review of OCP policies respecting *Height* and density bonusing.

Lot Coverage:

1.15.8 The maximum *Lot Coverage* is 75%.

Subdivision:

1.15.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	550 m^2

Conditions of Use

1.15.10 The following are conditions of use:

Conditions of Use
a) *Apartment* dwellings shall be located above the first storey of the building and shall be provided with a separate entrance from the exterior of the building b) All properties and parking areas shall be landscaped and screened in accordance with Section 3.11.

Site Specific Uses

1.15.11 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.16 Light Industrial One Zone (I1)

Zone Intent:

1.16.1 To provide for a broad range of low intensity industrial uses and a limited range of *Commercial Uses* that require large sites.

Permitted Uses:

1.16.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Artist Studio	*Caretaker Dwelling*
Autobody Repair	*Mobile Vending*
Automotive Commercial	*Office*
Building Supply Establishment	*Restaurant*
Cannabis Production	*Retail*
Contractor Business	*Shipping Container*
Food Processing Facility	
Garden Nursery	
Gas Station	
Industry, Light	
Kennel	
Recreation Facility, Indoor	
Recycling Depot	
Research Establishment	
Self-Storage Units	
Service Utility	
Veterinary Clinic	

Density

1.16.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

Siting

1.16.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	9.0 m	3.0 m	3.0 m 7.5 m*	7.5 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

*Where the lot abuts a residential use or zone.

Height

1.16.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.16.6 The maximum *Lot Coverage* is 70%.

Subdivision:

1.16.7 The minimum *Parcel Area* for subdivision is 2,000 m^2

Conditions of Use

1.16.8 The following are conditions of use:

Conditions of Use
a) Maximum *Gross Floor Area* of caretaker residence is 100 m^2 and not more than one unit shall be permitted per Lot b) A *Restaurant* use shall be limited to 150 m^2 of *Gross Floor Area*, exclusive of the kitchen. c) Any accessory office or accessory retail use shall be limited to a maximum of 50% of the *Gross Floor Area* of the principal use. d) Areas for sale of goods manufactured on the lot shall not exceed 20% of the *Gross Floor Area* of the principal use e) No industrial use shall discharge or emit across Lot Lines any odours, toxic or noxious vapours or gases, heat, glare, radiation, or recurrent ground vibration f) A landscaped buffer at least 2.0 m wide must be installed and maintained adjacent to any public road g) No storage shall take place within any required front or side yard. h) All development must comply with the regulations of Part 2 (General Regulations) and Part 3 (Parking Regulations) of this Zoning Bylaw.

Site Specific Uses

1.16.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses
DL 1438, PID: 011-918-586 (6040 Sechelt Inlet Road) a) Notwithstanding Section 1.16.2, the following use is permitted on the subject property i. Campground b) The maximum number of permitted camp sites and recreational vehicle sites is 10 per hectare.
Lot P, D.L. 1438, Plan BCP36498 (Luch and McCarter) c) Notwithstanding Section 1.16.2, the following uses are prohibited on the subject property: i. Aquaculture processing ii. Cannabis Production iii. Crematorium iv. Kennel

1.17 Heavy Industrial Two Zone (I2)

Zone Intent:

1.17.1 To provide for industrial uses that involve production of products from raw materials or previously processed materials, as well as transportation, bulk handling, storage, and trucking industries.

Permitted Uses:

1.17.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Autobody Repair *Bulk Fuel Storage and Distribution* *Cannabis Production* *Commercial Composting Facility* Crematorium *Food Processing Facility* *Gas Station* *Industry, Heavy* *Recycling Depot* *Resource Extraction* Sawmill *Service Utility* *Wrecking Yard*	*Caretaker Dwelling* *Shipping Container*

Density

1.17.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

Siting

1.17.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	10.0 m	10.0 m	12.0 m	12.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.17.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	14.0 m
Accessory Structure	5.0 m

Lot Coverage:

1.17.6 The maximum *Lot Coverage* is 50%.

Subdivision:

1.17.7 The minimum *Parcel Area* for subdivision is 1.75 ha.

Conditions of Use

1.17.8 The following are conditions of use:

Conditions of Use
a) A caretaker residence shall be located a minimum of 30 m from any industrial use and have a maximum *Gross Floor Area* of 100 m^2 b) No outdoor storage of materials or parking of industrial vehicles shall take place within any required building *Setback* c) Resource extraction processing is permitted in this zone and shall be located a minimum of 30.0 m from any lot line d) A landscaped buffer at least 2.0 m wide shall be installed and maintained adjacent to any public road e) All development must comply with the regulations of Part 2 (General Regulations) and Part 3 (Parking Regulations) of this Bylaw.

Site Specific Uses

1.17.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.18 Industrial Airport Three Zone (I3)

Zone Intent:

1.18.1 The intent of this zone is to provide for airport development and related uses.

Permitted Uses:

1.18.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Airport Industrial	*Assembly* *Cannabis Production* *Caretaker Dwelling* *Industry, Light* *Restaurant* *Retail* *Shipping Container* *Transportation Services* Wildfire Protection Services

Density

1.18.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

Siting

1.18.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.18.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.18.6 The maximum *Lot Coverage* is 50%.

Subdivision:

1.18.7 The minimum *Parcel Area* for subdivision is 2,000 m^2

Conditions of Use

1.18.8 The following are conditions of use:

Conditions of Use
a) Maximum *Gross Floor Area* of the *Caretaker Dwelling* is 100 m^2 and not more than one unit shall be permitted per Lot b) Maximum *Gross Floor Area* for any *Restaurant*, office or retail use is 150 m^2 c) No outdoor storage of materials shall take place within any required building *Setback* d) All aircraft servicing and repair shall take place within an enclosed building e) All development must comply with the regulations of Part 2 (General Regulations) and Part 3 (Parking Regulations) of this Zoning Bylaw.

Site Specific Uses

1.18.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.19 Working Waterfront Marine One Zone (M1)

Zone Intent:

1.19.1 To provide for light industrial uses and marine businesses, including *Tourist Commercial* uses and limited *Residentia*l. Uses in this zone may include a combination of upland and/or water-based uses.

Permitted Uses:

1.19.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Artist Studio *Industrial, Light* *Liquor Primary Establishment* *Marina* *Restaurant*	*Caretaker Dwelling* *Live/Work Unit* *Mobile Vending* *Office* *Retail* *Seasonal Outdoor Market* *Tourist Accommodation* *Tourist Commercial*

Density

1.19.3 A maximum of one *Live/Work Unit* per principal use is permitted and/or one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use. *Live/Work Units* and *Caretaker Dwelling*s have a maximum *Gross Floor Area* of 100 m^2.

Siting

1.19.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	0 m	7.5 m	0 m 4.5 m*	0 m 4.5 m*
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

*Side adjacent to any flanking street, Residential or Rural Residential zone

Height

1.19.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.19.6 The maximum *Lot Coverage* is 60%.

Subdivision:

1.19.7 The minimum *Parcel Area* for subdivision is 2,000 m^2

Conditions of Use

1.19.8 The following are conditions of use:

Conditions of Use
a) One single *Dwelling Unit*, existing at the time of this bylaw adoption, is a permitted use, and may remain or be rebuilt on the existing dwelling building footprint but may not increase in building size or *Gross Floor Area* b) Office and Retail uses shall not exceed a maximum combined *Gross Floor Area* of 150 m^2 on any Lot

Site Specific Uses

1.19.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.20 Marine Aquaculture Two Zone (M2)

Zone Intent:

1.20.1 To provide for light industrial uses and marine businesses. Uses in this zone may include a combination of upland and/or water-based uses.

Permitted Uses:

1.20.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Land-Based Aquaculture	*Caretaker Dwelling*

Density

1.20.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

Siting

1.20.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	15.0 m	15.0 m	15.0 m	15.0 m
Accessory Structure	15.0 m	15.0 m	15.0 m	15.0 m

Height

1.20.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.20.6 The maximum *Lot Coverage* is 60%.

Subdivision:

1.20.7 The minimum *Parcel Area* for subdivision is 2,000 m^2

Conditions of Use

1.20.8 The following are conditions of use:

Conditions of Use
a) *Caretaker Dwelling* may consist of a floating home or live-aboard vessel b) Any Caretaker live-aboard vessel or floating home must be equipped with a sewage holding tank and be served by a sewage pump-out facility located on the upland lot

Site Specific Uses

1.20.9 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses
Portion of Lot Block 6, DL 1410, Plan VAP4719; and Lot Block 7, DL 1410, Plan VAP4719; and Lot Block 8, DL 1410, Plan VAP4719 as shown in figure below: a) The following uses are permitted: i. uses permitted in the M2 Zone ii. aquaculture processing b) Buildings shall not cover more than twelve decimal five (12.5%) percent of the area. c) The building floor area used for aquaculture processing shall not exceed 372 square metres. d) No building or structure except a fence shall be located within 15 m of the most southerly boundary line of the Sub-Area. e) No building or other structure shall exceed 5 m in *Height*.  **Figure 2: Sub-Area Map for M2 Zone**

1.21 Water One Zone (W1)

Zone Intent:

1.21.1 To provide for the recreational enjoyment of the marine waters and foreshore areas, to provide public access, and to minimize impacts on the shoreline and marine ecology.

Permitted Uses:

1.21.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Private Moorage (with Provincial Tenure)	*Moorage Buoy*

Site Specific Uses

1.21.3 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.22 Water Two Zone (W2)

Zone Intent:

1.22.1 To provide for marine-based businesses operating on the water's surface.

Permitted Uses:

1.22.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Marina	*Office*

Site Specific Uses

1.22.3 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.23 Park Conservation One Zone (PA1)

Zone Intent:

1.23.1 The intent of this zone is to provide for park, outdoor recreation uses, and passive open space areas.

Permitted Uses:

1.23.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Community Hall Interpretive Centre *Marina* *Park*	*Assembly* *Caretaker Dwelling* Concession Stand *Mobile Vending*

Density

1.23.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

1.23.4 More than one *Principal Building* is permitted.

Siting

1.23.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	7.5 m	7.5 m	7.5 m	7.5 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.23.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	8.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.23.7 The maximum *Lot Coverage* is 20%.

Site Specific Uses

1.23.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.24 Community and Civic One Zone (CC1)

Zone Intent:

1.24.1 To provide for the educational, indoor and outdoor recreational activities, cultural, institutional and civic services that are essential and beneficial to the community.

Permitted Uses:

1.24.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Child Care Centre, Major *Civic Use* *Community Care Facility* *Place of Worship* *Recreation Facility, Indoor* *School*	*Assembly* *Caretaker Dwelling* *Liquor Primary Establishment* *Mobile Vending* *Office* *Restaurant* *Retail*

Density

1.24.3 A maximum of one *Caretaker Dwelling* is permitted per lot in conjunction with the permitted use, with a maximum *Gross Floor Area* of 100 m^2.

1.24.4 More than one *Principal Building* is permitted.

Siting

1.24.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	7.5 m	7.5 m	7.5 m	7.5 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.24.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.24.7 The maximum *Lot Coverage* is 30%.

Subdivision:

1.24.8 The minimum *Lot Area* for subdivision is as follows:

Criteria	Regulation
With Municipal Sewer System	900 m^2
Without Municipal Sewer System	2,000 m^2

Conditions of Use

1.24.9 The following are conditions of use:

Conditions of Use
a) Maximum combined *Gross Floor Area* for *Restaurant* or *Retail* on any Lot is 150 m^2 b) Maximum size of *Restaurant* or Liquor Primary Establishment is 150 m^2 or 30 seats, whichever is less c) All development must comply with the regulations of Part 2 (General Regulations) and Part 3 (Parking Regulations) of this Bylaw.

Site Specific Uses

1.24.10 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses
DL 1541 (Girl Guide Camp) A Camp Assembly Use is permitted as a principal use.

1.25 Institutional One Zone (IN1)

Zone Intent:

1.25.1 To provide for a community care facility for long term care that is licensed and operated in accordance with the *Community Care and Assisted Living Act*, the *Residentia*l Care Regulation, and the Home and Community Care Policy Manual.

Permitted Uses:

1.25.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Community Care Facility	Outdoor Recreation

Density

1.25.3 The maximum *Gross Floor Area*, Footprint and *Floor Area Ratio* is as follows:

Criteria	Regulation
Maximum *Gross Floor Area*	8,500 m^2
Maximum Footprint	4,000 m^2
Maximum *Floor Area Ratio*	0.71 FAR

Siting

1.25.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Principal Use	18.0 m	6.0 m	6.0 m	6.0 m
Accessory Structure	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.25.5 The maximum *Heights* are as follows:

Structure	Maximum Height
Community Care Facility	13.0 m
Hospice Facility	8.0 m
Accessory Structure	5.0 m

Lot Coverage:

1.25.6 All buildings and structures shall not cover more than 40% of the *Lot Area*

1.25.7 Impervious surfaces shall not cover more than 45% of the *Lot Area*

Subdivision:

1.25.8 The minimum *Lot Area* for subdivision is as follows:

Criteria	Regulation
Minimum *Lot Area*	1.2 ha
Minimum *Lot Width*	144 m
Minimum Lot Depth	84 m

Landscaping and Screening

1.25.9 The landscape and screening criteria are as follows:

Criteria	Regulation
The minimum width of the front (south) landscaped buffer area	3.0 m
The minimum width of the side (west) landscaped buffer area	4.0 m
The minimum *Height* of landscaped buffer area plantings	2.0 m

Conditions of Use

1.25.10 The following are conditions of use:

Conditions of Use
a) A Porte Cochere projecting from the *Principal Building* may be located to within 10 m of the property line.

Site Specific Uses

1.25.11 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses

1.26 Institutional Two Zone (IN2)

Zone Intent:

1.26.1 To provide for supportive housing facilities.

Permitted Uses:

1.26.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Supportive Housing	*Child Care, Minor* *Retail*

Height

1.26.3 The maximum *Heights* are as follows:

Structure	Maximum Height
Principal Use	10.5 m
Accessory Structure	5.0 m

Lot Coverage:

1.26.4 The maximum *Lot Coverage* of all buildings, structures, parking areas, and driveways combined is 75%, with a maximum 35% *Lot Coverage* for parking areas and driveways.

Site Specific Uses

1.26.5 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses
Lot 15, D.L. 303, Plan VAP8643 (Arrowhead) a) The maximum number of *Dwelling Units* provided shall be 1 unit per 110 m^2 of *Lot Area*. b) Buildings and structures shall be *Setback* a minimum of: i. 2.0 m from the east lot line, except that balconies and roof overhangs may project into the *Setback* area to the extent of the lot lines ii. 3.4 m from the north lot line, except that balconies and roof overhangs may project into the *Setback* area by a maximum of 700 mm iii. 2.0 m from the west lot line, except that balconies and roof overhangs may project into the *Setback* area to the extent of the lot lines, and iv. 5.0 m from the south lot line, except that balconies and roof overhangs may project into the *Setback* area by a maximum of 700 mm c) The minimum number of *Parking Spaces* provided shall be 10, including 1 space allocated for accessible parking, 1 space for pick-up/drop-off, and a maximum of 3 spaces allocated for small cars.
Lot A, D.L. 304, Plan EPP88019 (Raincity) a) The maximum number of *Dwelling Units* shall be 1 unit per 200 m^2 of *Lot Area*, or 50 units per ha b) Notwithstanding section a), the number of *Dwelling Units* may be increased to 1 unit per 45.4 m^2 (221 units per ha) of *Lot Area* or 40 *Dwelling Units* on the lot, whichever is less, so long as:

i. A minimum of four *Dwelling Units* are constructed to an adaptable accessibility standard and four of the *Dwelling Units* are built to a wheelchair accessible standard.
ii. All *Dwelling Units* are deemed affordable where the District and the owner have entered into a Housing Agreement under section 583 of the *Local Government Act*, and
iii. A no-subdivision covenant is registered on-title.

c) The maximum *Floor Area Ratio* shall be 1.10
d) The minimum *Lot Area* is 1,800 m^2
e) The minimum *Lot Width* is 36.0 m
f) shall be *Setback* a minimum of:
   i. 7.5 m from the west and east lot lines
   ii. 5.0 m from the north lot line, and
   iii. 3.0 m from the south lot line.
g) shall be *Setback* a minimum of 1.5 m from any lot line
h) Notwithstanding section g), *Accessory Buildings* shall not be located within the front yard
i) All open spaces, pathways, building exits and entrances shall be lit with exterior downcast, energy efficient lighting fixtures
j) Notwithstanding Part 3 of the bylaw, the number of *Parking Spaces* provided may be decreased to 5 spaces, with a minimum of 1 space designated for accessible parking, and 0 loading spaces, subject to the following:
   i. A minimum of 15 covered bicycle *Parking Spaces* are provided
   ii. All *Dwelling Units* are deemed affordable where the District and the owner have entered into a Housing Agreement under section 583 of the *Local Government Act*, and
   iii. A no-subdivision covenant is registered on-title.

1.27 Comprehensive Development Zone — East Porpoise Bay Resort and Residential (CD1)

Zone Intent

1.27.1 To provide for a golf course resort development with a seaside village. The regulations for this zone shall be interpreted in accordance with Sub-Area Map CD1 Zone the development agreement registered on the title to the properties in this zone provides additional development conditions and requirements.

Permitted Uses

1.27.2 The permitted *Principal* and *Accessory Uses* are as follows:

Development Regulations and Density
A maximum of 575 *Dwelling Units* are permitted on Lots 2, 3, 4, 5, 6, 7, 8 and 9 A maximum of 1,600 *Dwelling Units* are permitted within the entire development

Golf Course Zone - Areas 21, 22, 33 and 40	
Principal Uses	*Golf Course*
Accessory Uses	*Restaurant* *Recreation Facility, Indoor* *Outdoor Amenity Space* *Home Business*

Low Density Residential Zone- Areas 24, 34, 36	
Permitted Uses	*Single-Detached Dwelling* *Two-Unit Dwelling*
Accessory Uses	*Home Business*
Lot Area and dimensions	Area: 500 m^2 Width: 15 m Depth: 28 m
Height	10.5 m *Principal Building* 6.0 m *Accessory Building*
Minimum Setbacks	4.5 m *Front Lot Line* 5.0 m *Rear Lot Line* 7.5 m where a *Rear Lot Line* abuts a golf course 1.5 m Interior Side Lot Line 3.0 m Exterior Side Lot Line

Medium Density Residential Zone - Areas 10, 14, 15, 16, 22, 26, 29,32, 35, 38, 42	
Permitted Uses	*Apartments* *Single-Detached Dwelling* *Townhouses*
Accessory Uses	*Home Business*
Lot Area and Dimensions	Minimum *Lot Area*: 3000 m^2 Minimum *Lot Width* and Depth: 30 m
Maximum Height	24 m *Principal Building* 6.0 m *Accessory Building*
Maximum *Lot Coverage*	45%
Minimum Setbacks (*Single-Detached Dwelling* and *Townhouse*s)	a) 6.0 m *Front Lot Line* b) 10.0 m *Rear Lot Line* c) 6.0 m Interior Lot Line d) 7.5 m Exterior Lot Line
Minimum Setbacks (*Apartment*s)	a) 5.0 m *Front Lot Line* b) 10 m or the distance from the *Rear Lot Line* that is equal to the *Building Height*, whichever is less c) 7.5 m or the distance from the side Lot Line that is equal to 0.6 times the *Building Height*, whichever is less d) 5.0 m to any Lot Line for parking structure

Mixed Use Seaside Village Zone - Areas 2, 3, 4, 5, 6, 7, 8 and 9	
Permitted Uses	*Apartment* Above Ground Floor Commercial *Townhouses* *Liquor Primary Establishment (Areas 2 and 3 Only)* *Restaurant (Areas 2 and 3 Only)* *Retail (Areas 2 and 3 Only)* *Tourist Commercial*
Minimum *Lot Area*	5,000 m^2
Maximum Height	20 m
Maximum *Lot Coverage*	45%

Minimum Setbacks	a) 5.0 m or the distance from the *Front Lot Line* that is equal to 0.6 times the building *Height*, whichever is less b) 7.5 m or the distance from the *Rear Lot Line* that is equal to the building *Height*, whichever is less c) 6.0 m or the distance from the side Lot Line that is equal to 0.6 times the building *Height*, whichever is less d) Parking structure for *Apartment* building may be located anywhere on the lot
Conditions of Use	The *Gross Floor Area* of uses other than residential uses and Live/Work uses shall not exceed a combined total of 2,180 m^2 in Areas 2 through 9

Hotel Zone - Area 20	
Principal Uses	*Hotel*
Accessory Uses within the Hotel Building	*Liquor Primary Establishment* *Personal Services* *Restaurant* Spa
Maximum Height	24 m
Lot Coverage	45%
Siting	a) 4.5 m *Front Lot Line* b) 4.5 m Real Lot Line c) 3.0 m Side Lot Lines

Convenience Commercial Zone - Area 13	
Permitted Uses	*Apartments Above Ground Floor Commercial* *Convenience store* *Personal Services* *Retail* *Townhouses*
Maximum Height	11.0 m
Maximum *Lot Coverage*	45%
Siting	a) 5.0 m *Front Lot Line* b) 3.0 m *Rear Lot Line* c) 3.0 m Side Lot Line

Conditions of Use	a) The commercial/retail *Gross Floor Area* in Area 13 shall not exceed 820 m^2 b) No building that has a mix of residential and commercial use shall have a residential use on the ground floor

Utility Zone – Areas 18, 27, 30, 38 and 44	
Permitted Uses	*Civic Use* *Service Utility*
Maximum Height	10 m
Minimum Setbacks	7.5 m from all Lot Lines
Maximum *Lot Coverage*	25%

Parks and Open Space Zone – Areas 1, 11, 12, 19, 25, 28 and 31	
Permitted Uses	*Park*

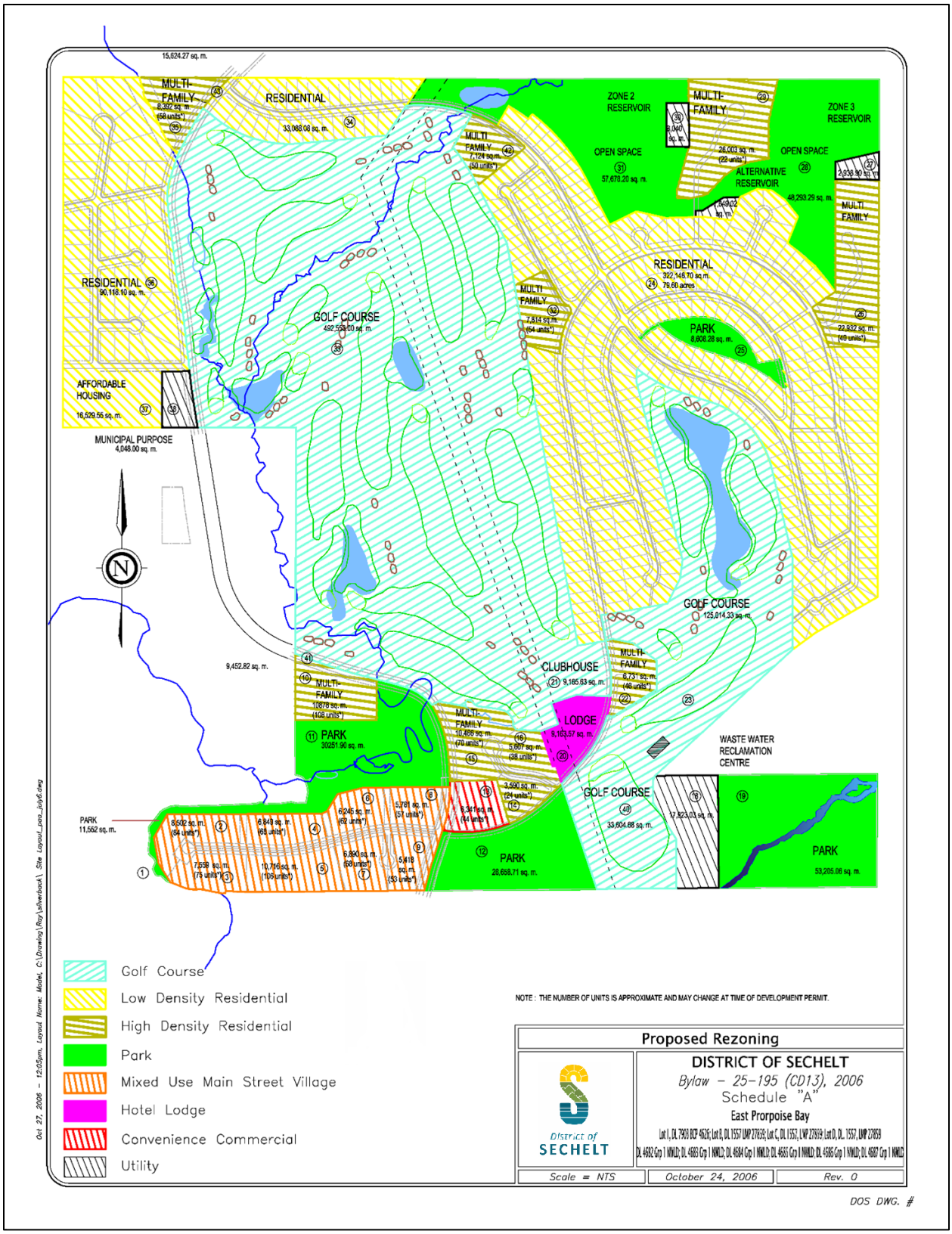


Figure 3: Sub-Area Map for CD1 Zone

1.28 Comprehensive Development Zone — Business Park (CD2)

Zone Intent

1.28.1 To provide a comprehensively planned cluster of buildings designed to accommodate a variety of commercial and non-noxious industrial activities.

Permitted Uses

1.28.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Commercial School Commercial Use *Contractor Business* *Industry, Light* *Office* *Personal Services* *Research Establishment* *Restaurant* *Retail* *Service Utility* *Veterinary Clinic*	*Secondary Suite*

Development Regulations

1.28.3 The development regulations for this zone are as follows:

Development Regulations	
Maximum number of Accessory Dwellings, Attached	11
Gross Floor Area and *Floor Area Ratio*	a) The maximum *Gross Floor Area* of all building and structures is 27, 000 m^2 b) The maximum *Floor Area Ratio* is 0.23 c) The maximum *Gross Floor Area* of a *Secondary Suite* is 90 m^2
Maximum Height	a) 14 m where the *Setback* is greater than 30 m to a property line b) 10.5 m where the *Setback* is less than 30 m to a property line
Setbacks	a) 10 m front and *Rear Lot Line* b) 10 m northern lot line c) 40 m southern lot line d) 30 m of the surveyed top of bank of Hudson Creek

1.29 Comprehensive Development Zone — Seniors Lodge (CD3)

Zone Intent

1.29.1 To provide for a residential complex with amenity services and spaces such as meal preparation, laundry, transportation, and assembly areas on Lot B, District Lot 1331, Plan 18108.

Definitions

1.29.2 Congregate Housing means a residential housing facility that provides *Apartment* dwellings with kitchens. Congregate housing must include the following:

1.29.3 Amenity services such as house cleaning, meal preparation, shuttle bus service, recreation programming, and medical services

1.29.4 Guest Suites for the use of visitors with sleeping units and bathrooms; and

1.29.5 Amenity spaces such as a medical clinic, fitness centre, *Restaurant*, commercial kitchen, laundry, beauty salon, reading room, crafts room, woodworking shop, multi-purpose room, and administrative offices.

Permitted Uses

1.29.6 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Congregate Housing	

Density

1.29.7 The maximum number of *Dwelling Units* and guest suites combined is 46. Notwithstanding section 1.29.12, the maximum number of *Dwelling Units* and guest suites combined may be increased to 193 units provided the applicable conditions from the Housing Agreement are met.

Siting

1.29.8 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	All Other Sides
Principal Use	7.5 m	7.5 m	5.0 m

Height

1.29.9 The maximum *Heights* are as follows

Structure	Maximum Height
All buildings and structures	17.5 m

Lot Coverage

1.29.10 The maximum *Lot Coverage* of all buildings and structures is 25%.

1.29.11 The maximum *Lot Coverage* of driveways and surface parking is 18%.

Conditions of Use

1.29.12 The following are conditions of use:

Conditions of Use
a) A minimum of 8% of the *Gross Floor Area* of the Congregate Housing use shall be allocated for amenity space and guest suites combined b) A minimum of 3,806 m^2 of total *Lot Area* shall be dedicated as park c) The minimum number of off-street *Parking Spaces* provided shall be 196, including 159 spaces for residents, 20 spaces allocated for visitor parking, 16 spaces for staff parking, 40 spaces for scooters, and 1 bus *Parking Space*.

1.30 Comprehensive Development Zone — Emerson (CD4)

Zone Intent

1.30.1 To provide for a small-lot residential, bare land strata subdivision development.

Permitted Uses

1.30.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single-Detached Dwelling	*Home Business*

Density

1.30.3 The maximum number of *Dwelling Units* for all properties forming part of this zone shall be 4.

1.30.4 Notwithstanding section 1.30.9, the maximum number of permitted *Dwelling Units* may be increased to 50 if a Housing Agreement is formulated between the Owner of the lands and the District under the *Local Government Act* to provide 5 affordable housing units.

1.30.5 The maximum number of *Dwelling Units* per bare land strata lot shall be 1.

Siting

1.30.6 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Side Abutting a Highway or Strata Road	Side between strata lots subject to housing agreement	All Other Sides
Principal Use	5 m	5 m	3.0 m	0 m	One side - 3 m Other side – 1.5 m
Accessory Buildings or Structures			1.5 m		

1.30.7 Notwithstanding section 1.30.3, all garages facing a highway or strata road shall be *Setback* a minimum of 7.0 m from the sidewalk and curb.

Height

1.30.8 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Detached Dwelling	8.0 m
Accessory Structure	5.0 m

Number of Storeys

1.30.9 The maximum number of storeys for *Single-Detached Dwelling*s is two.

1.30.10 The maximum number of storeys for *Accessory Buildings* is 1.

Lot Coverage

1.30.11 The maximum *Lot Coverage* is 35%.

Subdivision

1.30.12 The subdivision regulations for bare land strata lots are as follows:

Criteria	Regulation
Minimum *Lot Area*	Strata Lots subject to a Housing Agreement – 325 m^2 All other lots - 416 m^2
Minimum *Lot Width*	Strata Lots subject to a Housing Agreement – 13.9 m All other lots - 15 m

Conditions of Use

1.30.13 The following are conditions of use:

Conditions of Use
a) The minimum area of common amenity space provided in the form of a park shall be 10,375 m^2 b) Covered, unenclosed front porches may project a maximum of 1.5 m into a front yard *Setback* provided that the encroachment is not more than 4.5 m^2 in area c) The minimum width of *Single-Detached Dwelling*s shall be 6.0 m d) The minimum climate controlled habitable living area of a *Single-Detached Dwelling* shall be 40% of the building length or 7.3 m, whichever is greater.

1.31 Comprehensive Development Zone — RTC Properties (CD5)

Zone Intent

1.31.1 To facilitate a mixed form, multi-unit residential development.

Permitted Uses

1.31.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Apartment *Townhouse*	*Home Business*

Density

1.31.3 The maximum number of permitted *Dwelling Units* for the area shown on Figure 4 is 20.

Siting

1.31.4 The minimum *Setbacks* from lot lines are as follows:

Structure	North	East	South	West
All buildings	5.0 m	4.5 m	1.0 m	3.0 m

1.31.5 No building or structure shall be located within 3.0 m of another building or structure.

Height

1.31.6 The maximum *Heights* are as follows, in reference to subzones shown on Figure 4:

Structure	Maximum Height
All Buildings and structures	a) Subzone A – 13.5 m b) Subzone B – 10.5 m c) Subzone C – 7.5 m d) Subzone D – 10.5 m

Lot Coverage

1.31.7 The maximum *Lot Coverage* is 40%, including all parking areas.

1.31.8 Unenclosed balconies and extended roof overhangs attached to buildings may occupy a maximum of 10% of additional *Lot Area*.

Subdivision

1.31.9 The subdivision regulations for bare land strata lots are as follows:

Criteria	Regulation
Minimum *Lot Area*	8,000 m^2

Conditions of Use

1.31.10 The following are conditions of use:

Conditions of Use
a) A minimum of 0.2 *Parking Spaces* per *Dwelling Unit* shall be provided for visitor parking b) A minimum of 10% of *Parking Spaces* provided shall be allocated for small vehicles. *Parking Spaces* for small vehicles shall be a minimum of 2.5 m wide and 5.0 m in length c) A minimum of one *Parking Space* per building shall be provided for accessible parking d) Buildings in Subzone A shall have a maximum building width of 45 m.

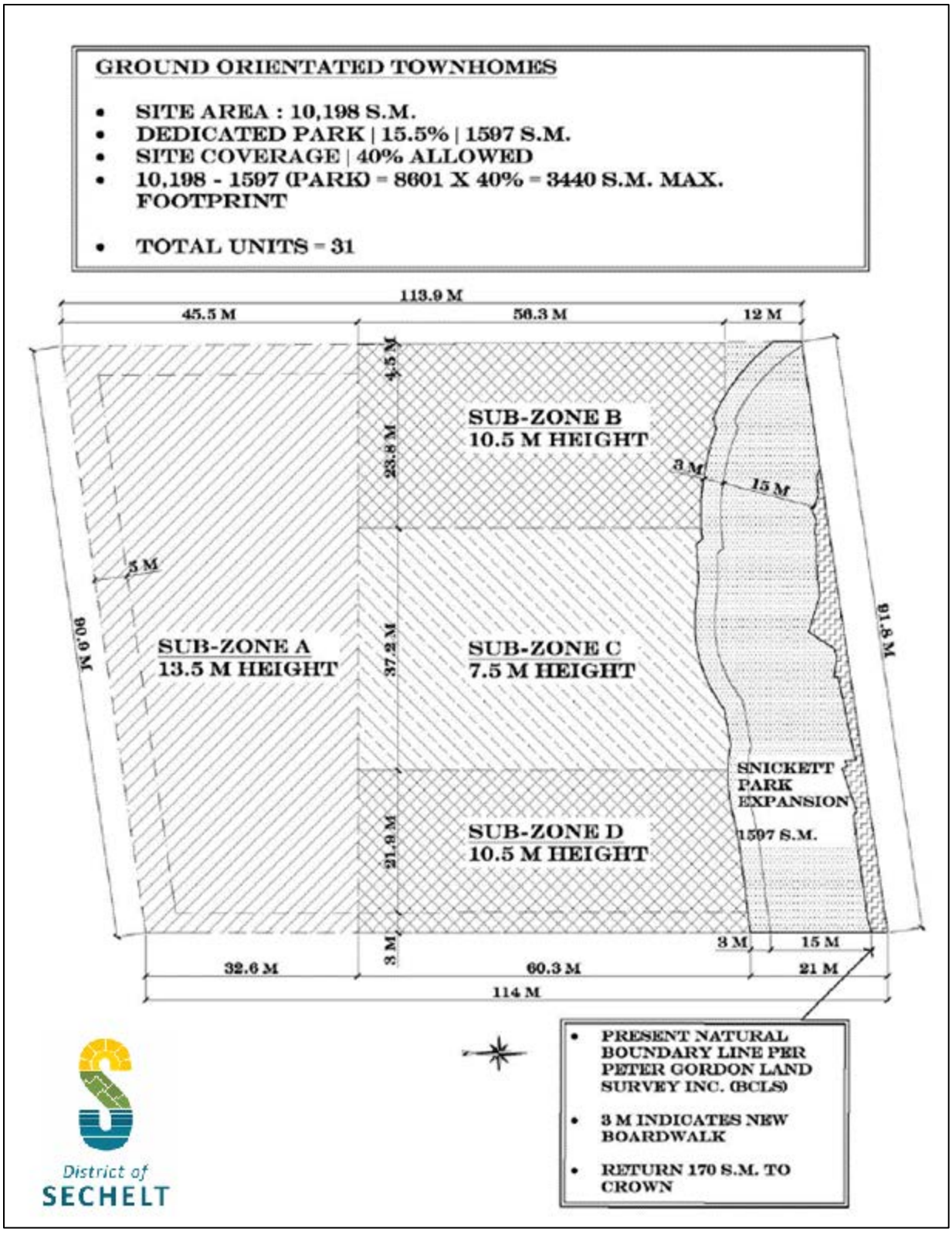


Figure 4: Sub-Area Map for CD5 Zone

1.32 Comprehensive Development Zone — Greenecourt (CD6)

Zone Intent

1.32.1 To facilitate an affordable supportive housing development for seniors.

Permitted Uses

1.32.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Supportive Housing	*Childcare, Minor* *Home Business*

Density

1.32.3 The maximum number of *Dwellings Units* for each area shown on Figure 5 is as follows:

a) Area 1 – 104 with a Housing Agreement
b) Area 2 – 65 with a Housing Agreement
c) Area 3 – 46 with a Housing Agreement

1.32.4 The maximum *Floor Area Ratio* for each area shown on Figure 3 is as follows:

a) Area 1 – 1.76
b) Area 2 – 1.60
c) Area 3 – 1.00

Siting

1.32.5 The minimum *Setbacks* from lot lines for each area shown on Figure 5 are as follows:

Structure	North	East	South	West
Area 1 - All buildings and structures	6.0 m	3.0 m	7.5 m	6.5 m
Area 2 – All buildings and structures	5.0 m	3.75 m	7.5 m	6.5 m
Area 3 – All buildings and structures	6.0 m	6.0 m	7.5 m	6.0 m

1.32.6 Notwithstanding section 1.32.3, the building separation distance between Lot 1 and Strata Lots 1 and 2 in Area 1 shall be a minimum of 10.0 m.

Height

1.32.7 The maximum *Heights* are as follows, in reference to subzones shown on Figure 5:

Structure	Maximum Height
Area 1 - Principal Buildings and structures	17.5 m
Area 2 – Principal buildings and structures	13.0 m
Area 3 – Principal buildings and structures	10.5 m
All other buildings and structures	6.0 m

Lot Coverage

1.32.8 The maximum *Lot Coverage* is 55%, with the minimum area allocated to open space being 30%.

Subdivision

1.32.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum *Lot Area*	Area 1 – 4,000 m^2 Area 2 – 2,500 m^2 Area 3 – 5,000 m^2

Conditions of Use

1.32.10 The following are conditions of use:

Conditions of Use
a) All open spaces, pathways, building exits, and building entrances shall be lit with exterior, downcast, energy efficient, lighting fixtures b) The minimum number of off-street *Parking Spaces* provided shall be 70 c) The minimum number of off-street loading spaces provided shall be 1 d) The minimum number of covered bicycle and scooter *Parking Spaces* provided shall be 40.

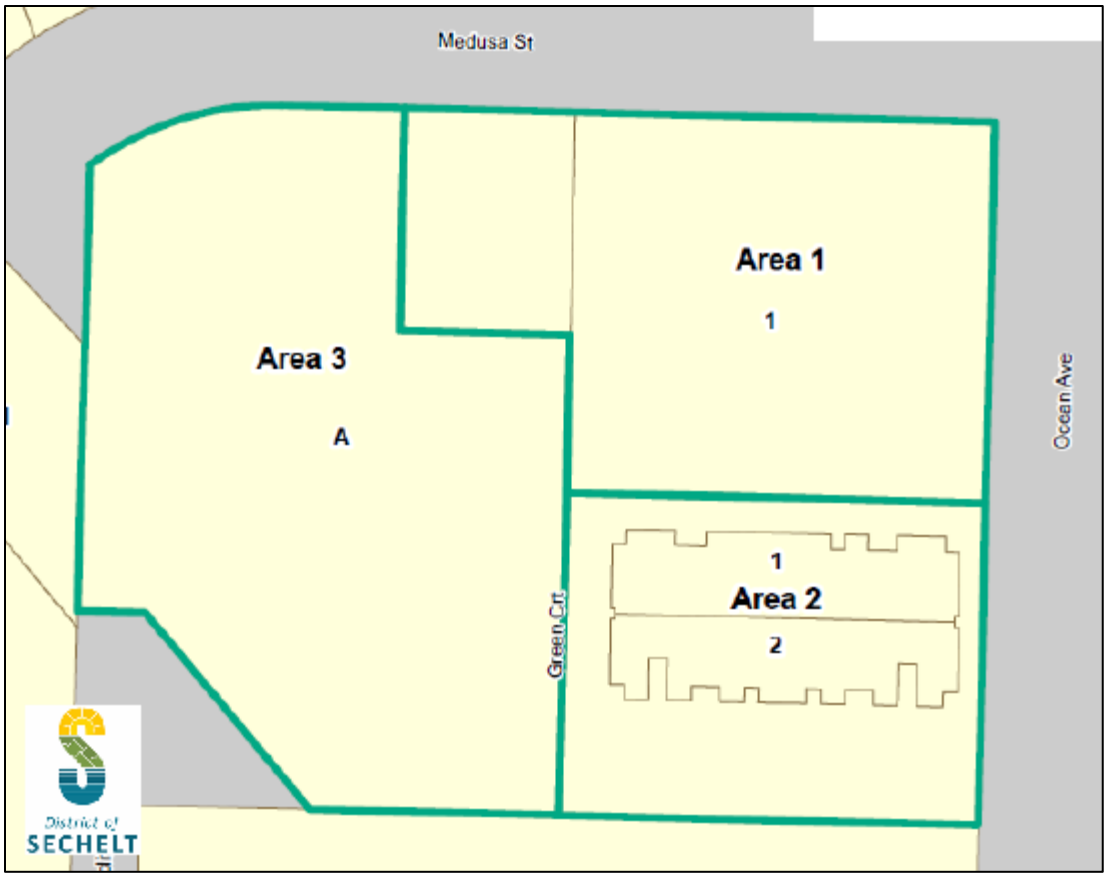


Figure 5: Sub-Area Map for CD6 Zone

1.33 Comprehensive Development Zone — The Trails (CD7)

Zone Intent

1.33.1 To facilitate rural subdivision development comprising single family lots, multifamily residences, parks, and open space.

Permitted Uses

1.33.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
Single Family Zone (RES SF)	
Single-Detached Dwelling	*Home Business* *Detached Accessory Dwelling Unit* on Lots Greater than 2,000 m2
Residential Multi Family Zone (RES MF)	
Two-Unit Dwelling *Townhouse*	*Home Business*
Parks and Open Space Zone (PA-1)	
Community Hall *Park* *Place of Worship*	

Density

1.33.3 The maximum number of permitted *Dwelling Units* is 170.

1.33.4 The maximum number of units per ha in the RES MF zone is 40.

Siting

1.33.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Single Family Zone (RES SF)				
Principal Use	6.5 m	7.0 m, except 8.0 m when abutting a park	2.0 m	3.0 m
Accessory Buildings and Structures	3.0 m			
Multi Family Zone (RES MF)				
All buildings and structures	7.5 m	5.0 m	3.0 m	2.5 m

Height

1.33.6 The maximum *Heights* are as follows:

Structure	Maximum Height
Single-Unit Zone (RES SU)	
Principal Use	10.5 m
Accessory Structure	6.0 m
Multi-Unit Zone (RES MU)	
Principal Use	10.5 m
Accessory Structure	6.0 m

Lot Coverage

1.33.7 In the RES SF Zone, the maximum *Lot Coverage* shall be:

1.33.8 15% on lots greater than 4,000 m^2

1.33.9 20% on lots between 2,000 m^2 and 4,000 m^2

1.33.10 30% on lots less than 2,000 m^2.

1.33.11 In the RES MF Zone, the maximum *Lot Coverage* shall be 45%.

Subdivision

1.33.12 The subdivision regulations for bare land strata lots are as follows:

Criteria	Regulation
Single Unit Zone (RES SF)	
Minimum *Lot Area*	1,000 m^2
Minimum *Lot Width*	23.0 m

Conditions of Use

1.33.13 The following are conditions of use:

Conditions of Use
a) The uses listed in Section 1.32.2 (Permitted Uses) are the uses permitted in the specific areas identified in Figure 6.

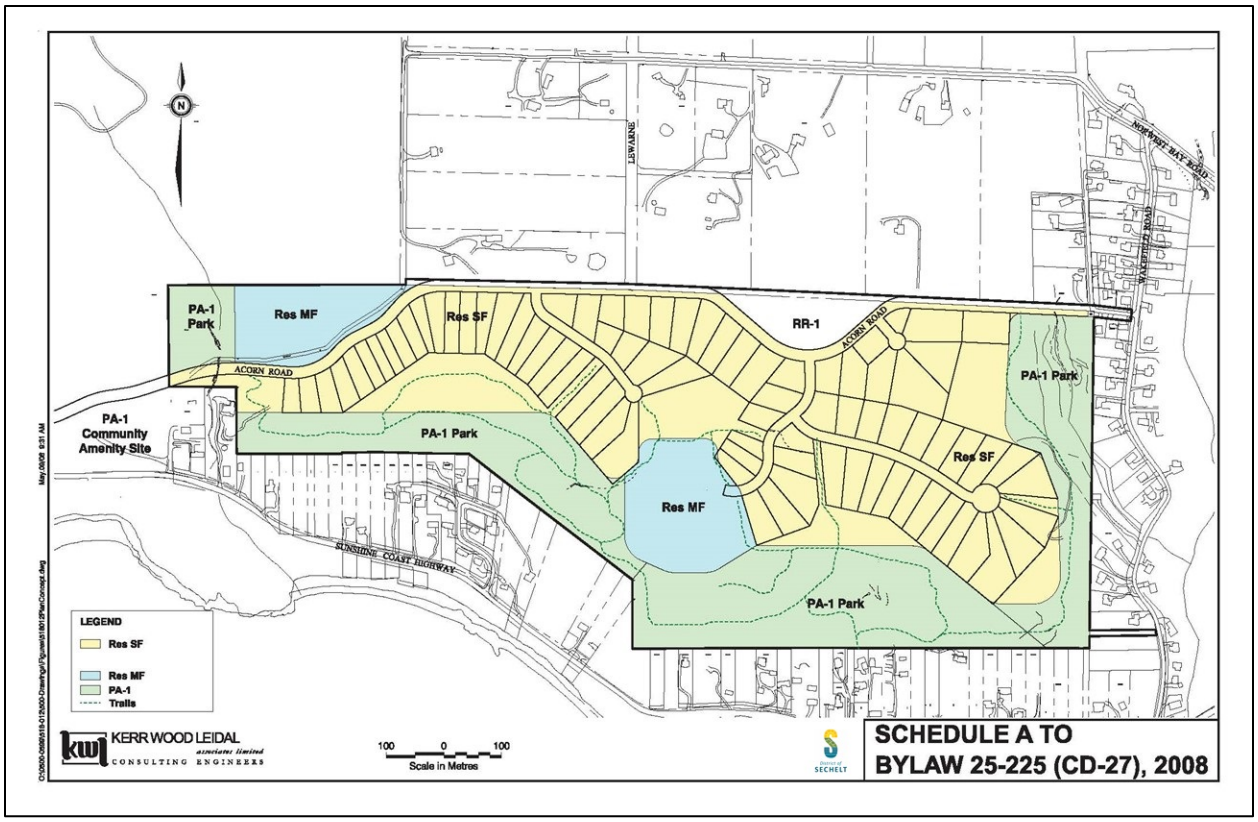


Figure 6: Sub-Area Map for CD7 Zone

PART 2. GENERAL USE REGULATIONS

2.1 Uses Permitted in All Zones

2.1.1 The following uses are permitted in all zones:

a) Parks, trails, and playgrounds
b) Child Care, Minor or Major
c) Utility services, provided that any building or structure does not exceed a *Gross Floor Area* of 25 m^2
d) Electric vehicle charging station
e) *Accessory Building* or Structure, and
f) Emergency Services (police, fire, ambulance, search, and rescue).

2.2 Uses Prohibited in All Zones

2.2.1 Unless specifically permitted in a zone, the following uses, buildings, and structures are prohibited in all zones:

a) no wrecked, derelict, unlicensed, or abandoned motor vehicle, trailer, recreational vehicle boat, vessel, aircraft, engine, frame, chassis, body, box, machinery, used building materials, appliances, or any portion thereof, shall be kept, stored or parked in any zone, except within a fully enclosed building that is permitted by this bylaw.
b) Rental of boats or floating vessels for *Short-Term Rental*.
c) Habitable residential use of movable structures, vehicles or boats that are not located on water.

2.3 Accessory Dwelling Units, Secondary Suites, and Caretaker Dwelling Units

2.3.1 Where a *Detached Accessory Dwelling Unit* or *Secondary Suite* is permitted the following conditions shall apply:

a) A *Detached Accessory Dwelling Unit* shall have a maximum *Gross Floor Area* of 120 m^2. Any garage or workspace attached to the same building is included in the calculation of *Gross Floor Area* for the *Detached Accessory Dwelling Unit*.
b) A *Secondary Suite* does not contain a *Gross Floor Area* maximum.
c) A *Detached Accessory Dwelling Unit* or *Secondary Suite* must not be divided from the primary *Dwelling Unit* to create two separate parcels within a building strata.

2.3.2 Where a *Secondary Suite* is permitted the following conditions shall apply:

a) A maximum of one *Secondary Suite* is permitted per *Dwelling Unit* in a *Single-Detached Dwelling* or *Two-Unit Dwelling*.
b) A *Secondary Suite* does not contain a *Gross Floor Area* maximum.

2.4 Accessory Uses, Buildings and Structures

2.4.1 Where an *Accessory Building* or Structure is attached to the *Principal Building*, it shall comply with all Bylaw requirements applicable to the *Principal Building*.

2.4.2 An *Accessory Building* or Structure shall not be used as a dwelling, except as otherwise provided for in this Bylaw.

2.4.3 The combined *Gross Floor Area* of all *Accessory Buildings* is dependent on *Lot Area* and is stated the following table:

Lot Area	Maximum Gross Floor Area
Less than 500 m^2	35 m^2
Greater than 500 m^2 to 900 m^2	50 m^2
Greater than 900 m^2 to 2,000 m^2	100 m^2
Greater than 2,000 m^2 to 10,000 m^2 (1 ha)	150 m^2
Greater than 1 ha	250 m^2

2.4.4 The combined *Gross Floor Area* of all *Accessory Buildings* is not included in the calculation of *Gross Floor Area* for the *Principal Building*.

2.4.5 A farm building used for *Agricultural* purposes in accordance with the ALR act and regulations is exempt from the maximum *Gross Floor Area* regulations for *Accessory Buildings*.

2.4.6 Despite the minimum *Setbacks* specified in each zone, one *Accessory Building* or Structure may be sited to within 1.0 m of any Lot Line if:

a) The *Accessory Building* or Structure has a *Gross Floor Area* less than 10 m^2.

b) The *Height* of the *Accessory Building* or Structure does not exceed 4 m.

2.5 Temporary Buildings and Structures

2.5.1 A temporary building or structure shall not be used as a *Dwelling Unit*, unless otherwise provided in this Bylaw.

2.5.2 A temporary building or structure may be erected for construction purposes on a lot being developed for a period not to exceed the duration of such construction.

2.5.3 Recreational vehicles, trailers, sales office, or site office are permitted as temporary buildings or structures when in conjunction with development on a lot with an active building permit, and subject to the provision of recreational vehicles, trailers, sales office, or site office having approved water, power and sanitary sewage disposal facilities.

2.6 Shipping Containers

2.6.1 One movable *Shipping Container* may be temporarily placed or stored on a lot in a Residential zone where Single- Detached Dwellings are permitted, where:

a) A valid Building Permit has been issued for an alteration or addition to an existing Single-Detached Dwelling until the permit is completed or expires.

b) An individual or family is moving into or out of a Dwelling for a period not to exceed 30 days.

2.6.2 Subject to Building Permit requirements one permanent *Shipping Container* is permitted per parcel as an accessory use on a lot in an Industrial zone.

2.6.3 *Shipping Containers* shall be sited in accordance with individual zone regulations for *Accessory Structure*s.

2.6.4 *Shipping Containers* may only be stacked in Industrial zones to a maximum of two containers high, where the lot is not adjacent to a Residential Zone.

2.6.5 No more than one *Shipping Container* is permitted on a parcel in the *Agriculture* Zone.

2.6.6 No person or occupier shall use a *Shipping Container* for any cannabis-related use, including but not limited to, cultivation, storage, processing, packaging, or research.

2.7 Home Business

2.7.1 *Home Business* are a permitted accessory use in any *Dwelling Unit*, subject to the following conditions:

a) A *Home Business* shall be incidental to the primary residential use.

b) A business license is required for a *Home Business*.

c) Subject to regulations of the Sign Bylaw, as amended, no external indication that the *Dwelling Unit* or *Accessory Building* are used for a purpose other than its principal use

d) The number of *Home Business*es permitted is two per property or one per *Dwelling Unit*, whichever is greater.

e) No external storage or display of materials, equipment, or finished products.

f) The premise shall not be used for assembly related uses or occupancies and shall not create, at any time, a nuisance from noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance.

g) Must not include vehicle repair or maintenance, body shops, metal fabrication, the sale of goods not produced on the premises, the production or sale of highly combustible products.

h) Employees are residents of the property and up to one non-resident on-site employee may be employed by the business.

i) Shall not exceed a total floor area of 30% of the combined *Gross Floor Area* of the *Dwelling Unit* or 90 m^2 whichever is less.

2.8 Short-Term Rental

2.8.1 *Short-Term Rental* use, where permitted in a dwelling within residential and rural residential zones, subject to the following conditions:

a) *Short-Term Rental* is only permitted in a *Dwelling Unit* that is the *Short-Term Rental* operator's principal residence or an *Accessory Dwelling Unit* that is located on the principal residence property.

b) For the purposes of operating *Short-Term Rental*, a person cannot have more than one principal residence.

c) The *Short-Term Rental* of part of an *Accessory Dwelling Unit* is permitted year-round so long as the *Short-Term Rental* operator is living on the property during the guest stay and the rental is limited to no more than two accessory units at a time.

d) The *Short-Term Rental* of a *Dwelling Unit* is permitted year-round so long as the *Short-Term Rental* operator is living in the unit during the guest stay and is limited to no more than three bedrooms rented at a time.

e) *Short-Term Rental* is not permitted in a recreational vehicle, motor vehicle, tent, boat or any other structure that is not a *Dwelling Unit*.

f) The *Short-Term Rental* of more than two accessory units on a principal residence property, requires a valid Temporary Use Permit from the District of Sechelt.

g) No external indication shall exist that a *Dwelling Unit* or portion thereof is used as *Short-Term Rental*, except for a single sign not exceeding 0.3 m^2 in area.

h) Parking must be provided as indicated in a submitted parking plan that is in accordance with Section 3 of this bylaw. One parking stall per bedroom used for *Short-Term Rental* use is required.

i) *Short-Term Rental* of a secondary residence is not permitted without a valid Temporary Use Permit from the District of Sechelt.

j) A valid District of Sechelt Business Licence is required for the conduct of any *Short-Term Rental* use.

2.9 Urban Agriculture

2.9.1 Growing and sales of plants is permitted in any zone.

2.9.2 One roadside stand no larger than 10 m^2 is permitted per lot.

2.9.3 In addition to the maximum *Gross Floor Area* for *Accessory Buildings* in 2.4.3 Greenhouses accessory to a residential use may utilize an additional 30 m^2 per lot.

Urban Hens and Rabbits

2.9.4 Urban hens and rabbits are permitted in Residential zones, other than the RM1 and RM2 zones, in conformity with the following regulations:

a) The maximum number of hens or rabbits permitted in Residential zones is dependent upon *Lot Area* as follows:

Lot Area	Maximum Number of Hens or Rabbits
Less than 2,000 m^2	6
Greater than 2,000 m^2 to 1 ha	12
Greater than 1 ha	Unlimited

b) No limitation on the number of hens or rabbits less than 20 weeks old.

c) A water source, including supplemental non-potable water, on the Lot.

d) A coop and an enclosure are not permitted within a front yard.

e) A coop is not permitted to be located within 5.0 m of any exterior, interior, or *Rear Lot Line*.

f) The raising of hens or rabbits shall be conducted in a manner as to not attract wildlife, including a properly constructed enclosure to exclude or deter wildlife predators, storing and providing feed in a secure location not easily accessed by wildlife.

g) The keeping of hens or rabbits shall not contribute to noise, odour, dust, or nuisance to the immediate neighbourhood and must comply with the Property Maintenance Bylaw and Noise Bylaw.

2.9.5 Properties with hens and rabbits are required to register for a free BC Premises ID (BC PID) assigned by the Ministry of Agriculture.

Apiculture (Beekeeping)

2.9.6 Apiculture is a permitted accessory use in Residential zones, other than the RM1 and RM2 zones, subject to:

a) The maximum number of beehives permitted in Residential zones is dependent upon *Lot Area* as follows:

Lot Area	Number of Hives
Less than 750 m^2	Not permitted
Greater than 750 m^2 to 1500 m^2	2 beehives
Greater than 1500 m^2 to 1 ha	4 beehives
Greater than 1 ha	Unlimited

b) The number of hives on a property may briefly be greater than the specified maximum for a short period of time to allow for temporary housing of a split colony.

c) An adequate water source for the bees, including supplemental non-potable water, on the Lot, but not within 3.0 m of any exterior, interior, or *Rear Lot Line*.

d) The hive entrance must be a minimum of 6.0 m away from any lot line.

e) The side and rear of the hives must be a minimum of 3.0 m away from any exterior, interior, or *Rear Lot Line*.

f) The hive must be located behind a solid fence or hedge that is 2.0 m in *Height* and that runs parallel to the property line.

2.10 Calculating Height and Grade

2.10.1 The lower of the average *Finished Grade* or average *Natural Grade*, each calculated separately, will be used in building *Height* and *Floor Area Ratio* calculations.

2.10.2 To calculate the average finished grade and average natural grade for the building:

a) calculate the average grade elevation for each wall section having a constant grade along the finished grade and natural grade wall section by dividing the grade elevation at each end by 2, then multiply this average grade elevation by the length of that wall section.

b) add the resulting numbers for each section of wall.

c) divide this total number by the total perimeter wall length of the building. This will be the average grade.

2.10.3 Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the Municipal Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost of the property owner.

2.11 Height and Setback Exemptions

2.11.1 *Height* is regulated in specific zones and the calculation of *Height* excludes the following:

a) spires, domes, and minarets on places of worship.

b) Chimneys.

c) flag poles.

d) communications antennae.

e) solar panels on buildings
f) wind power equipment
g) transmission towers
h) elevators and ventilation machinery
i) farm buildings including silos.

2.11.2 The exemption applies provided that such structures:
a) occupy no more than 5% of the *Lot Area*
b) if situated on a building, occupy not more than 15% of the roof area of the *Principal Building*, except for solar panels, which shall not occupy more than 50% of the roof area nor extend past the plane of the exterior walls below
c) in the case of communications antennae, solar panels, and wind power equipment, project no more than 1.0 m above the roof *Height*.

2.11.3 Heat pumps, central air conditions units and other similar mechanical equipment associated with a *Single-Detached*, *Two-Unit Dwelling* or *Townhouse*, shall not be located in a front yard, or in a side yard, where the minimum required *Setback* is 1.5 m or less, and shall be located a minimum of 4.5 m to side lot lines and a minimum of 3.0 m from a *Rear Lot Line*, and shall be screened from view from a public street.

2.12 Fences

2.12.1 Fences may be sited within the minimum *Setbacks* established in a zone.

2.12.2 *Height* is determined by measuring vertically from either natural grade or finished grade, whichever is lower, to the highest portion of the fence, including lattice or wires on top of the main structure of the fence.

2.12.3 Where a fence is situated atop a retaining wall, the *Height* of the fence shall include the *Height* of the retaining wall if the fence and the retaining wall are located less than 1.0 m from each other and shall be measured in accordance with section 2.13.3.

2.12.4 Fences located within a front yard *Setback* shall have a maximum *Height* of 1.2 m.

2.12.5 Fences located outside a front yard *Setback* shall have a maximum *Height* of 2.0 m.

2.13 Retaining Walls

2.13.1 A single retaining wall may not exceed 1.2 m in *Height*.

2.13.2 A combined system of retaining walls may exceed 1.2 m in *Height*, provided that it is stepped and has a ratio not of less than 2 horizontal to 1 vertical in *Height*.

2.13.3 Any retaining wall including any fence portion situated on top the retaining wall cannot exceed 2.0 m in combined *Height* from lowest natural grade. Guardrails required by the applicable building code are not considered to be a fence in this circumstance.

2.14 Landscape, Buffers and Screening

2.14.1 Where a commercial, industrial or *Apartment* use abuts a street, any required *Setback* not used for permitted parking or a driveway, shall be developed and maintained with landscaping.

2.14.2 Where industrial or *Commercial Use* is adjacent to residential use, all required *Setbacks* along the common lot line(s), other than the areas used for driveways, shall be provided and

maintained with landscaping screening on the industrial lot with a minimum *Height* of 1.5 m, unless otherwise provided for in an approved development permit.

2.14.3 All rooftop mechanical and electrical equipment, other than in rural or *Agricultural* zones, shall be screened from view from a public street or adjacent lots at grade level.

2.15 Natural Boundary Setbacks and Flood Control Requirements

Natural Boundary Setbacks

2.15.1 Development Permit Areas in the Official Community Plan shall be referenced for supplemental regulation of potential flood hazards related to streams, creeks, and marine shorelines.

2.15.2 In addition to any other parts of this Bylaw, no Building, Dwelling or *Accessory Building* or Structure or any part thereof shall be constructed, reconstructed, moved, extended, or located:

a) within 7.5 m of the natural boundary of a lake, swamp, or pond.

b) within 15 m of the natural boundary of the sea or creek.

c) within 30 m of the natural boundary of Chapman Creek and Gray Creek.

Flood Construction Level

2.15.3 The underside of any floor system, or the top of any pad supporting any space or room, including a manufactured home, that is used for dwelling purposes, business, storage of goods or belongings, or any other occupancy, must be above the flood construction level as follows:

a) 0.6 m above the natural ground elevation taken at any point on the perimeter of the building for locations on the alluvial fans of Chapman Creek, Gray Creek, ts'uk̲w'um (Wilson Creek), Angus Creek, Irvine, and Burnett Creek

b) 1.5 m above the natural boundary of Chapman Creek and Gray Creek

c) 1.5 m above the natural boundary of a lake, swamp or pond any other watercourse

d) 2.0 m above the natural boundary of the sea.

2.15.4 The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.

Exemptions

2.15.5 The requirement to provide a flood construction level assessment and to elevate buildings to the flood construction level do not apply in the following circumstances:

a) That portion of a building or structure to be used as an open carport woodshed, garden shed, gazebos, decks, carport

b) On-loading and off-loading facilities associated with water-oriented industry

c) Where the underside of the floor system is required to be elevated to a flood construction level, the maximum building *Height* established in a zone is measured from the flood construction level.

2.16 Cannabis

Cannabis Personal Use

2.16.1 Growing of cannabis is prohibited in any zone except in accordance with the following or the growing of not more than four cannabis plants per household for personal use from licensed seeds or seedlings from licensed suppliers in accordance with federal legislation.

2.16.2 Except for the Personal Cannabis use, no residential property shall be used for the cultivation or production of cannabis, except as authorized under the *Cannabis Act*, as amended.

2.16.3 Cultivation under the Cannabis Regulations and *Cannabis Act* may not occur in a multi-unit development or in any structure that does not have a Building Permit for a Cannabis Production facility.

Cannabis Retail Stores

2.16.4 Cannabis Retail establishments are permitted in select Commercial zones which are also designated in the Official Community Plan as either Downtown Centre or Regional Commercial and are subject to the following:

a) No primary public entry to a cannabis retail store shall be located within 150 m of a parcel boundary of a public elementary or secondary school

b) Despite Section 2.15.4 a), no primary public entry to a cannabis retail store shall be located within 50 m of a parcel boundary of the Sunshine Coast Alternative School located at 5545 Inlet Avenue, and

c) All facilities must have an odour control system so that any odour associated with the cannabis use cannot be detected beyond the property line of the lot on which the cannabis retail establishment is located.

Cannabis Production

2.16.5 Cannabis Production permitted outside the Agriculture Land Reserve is subject to the following:

a) All production activities must occur within an enclosed facility

b) No outdoor cultivation, production or storage is permitted

c) No building or structure is located within 50 m of any lot line abutting a residential area in the Residential, Residential Multiple, and Commercial Zones.

d) No facility may be located within 300 m of an elementary or secondary school

e) The minimum *Lot Area* for a standard production facility is 3,000 m^2, and

f) All facilities must have an odour control system so that any odour associated with cannabis use cannot be detected beyond the property line of the lot on which the cannabis production facility is located.

2.16.6 Cannabis Production on *Agricultural* lands are limited to the AG1 zone and are subject to the following conditions:

a) The use must comply with the provincial Agricultural Land Reserve Use Regulations, as amended from time to time

b) The use is entirely within the Agriculture Land Reserve

c) A maximum of one Health Canada Cannabis Cultivation Licence of any type is permitted on a lot

d) The maximum combined *Gross Floor Area* of all the buildings associated with a Health Canada Cannabis Standard Cultivation Licence is 1,000 m^2

e) No building or structure is located within 50 m of any lot line

f) No security fencing greater than 1.2 m in *Height* is located within 30 m of any lot line

g) Cannabis cultivation is prohibited in a structure with a base consisting, in part or entirely, of any material that is not soil

h) No building *Height* exceeds 10.5 m, and

i) Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs 3 m, or more, in width and 1.5 m, or more in *Height*.

Cannabis Micro-Cultivation - Agricultural Zones

2.16.7 Cannabis Micro-Cultivation is limited to the AG1 zone and are limited to authorized micro-cultivation and nursery licensed operations only, and are subject to the following conditions:

a) The use must comply with the Agricultural Land Reserve Use Regulation, as amended from time to time

b) The cannabis micro-cultivation use is entirely within the Agriculture Land Reserve

c) A maximum of one Health Canada Cannabis Cultivation License is allowed on a lot

d) The maximum combined *Gross Floor Area* of the buildings associated with a Health Canada Cannabis Micro-Cultivation License on a lot is 500 m^2

e) No building or structure is located within 100 m of any lot line

f) No security fencing greater than 1.2 m in *Height* is located within 30 m of any lot line

g) Cannabis Micro-Cultivation is prohibited in a structure with a base consisting, in part or entirely, of any material that is not soil

h) No building *Height* exceeds 10.5 m, and

i) Except for driveways, the perimeter of the lot is continuously landscaped with a buffer of non-invasive trees and shrubs 3.0 m, or more, in width and 1.5 m, or more in *Height*.

2.17 Renewable Energy Devices

2.17.1 All solar energy devices in residential and commercial zones shall be attached to a principal or *Accessory Building* and shall not project more than 1.0 m beyond the outermost edge of the *Principal Building*.

2.17.2 Wind energy devices which generate up to 10 kw are permitted in any zone, on lots 1,000 m^2 or greater in area provided that:

a) only one wind energy device is permitted per Lot

b) the maximum *Height* of the wind energy device (including the blades) is 10.5 m measured from natural grade, and

c) the device is located at least 10 m from any lot line.

2.17.3 Wind energy devices which generate up to 20 kw are permitted in commercial, industrial, and institutional zones on lots 1,000 m^2 or more in area, provided:

a) the maximum *Height* of the wind energy device, including the blades, is 21 m measured from finished grade, and

b) the device is located at least 10 m from any lot line.

2.18 Community Care and Assisted Living

2.18.1 Licensed Community Care Facility or registered assisted living residences under the *Community Care and Assisted Living Act*, as amended, may be located in a Dwelling in any zone:

a) as a day care for no more than 8 persons in care

b) as a residence for no more than 10 persons, not more than 6 of whom are persons in care, and

c) Despite the above the IN1 zone further provides for assisted living opportunities.

2.19 Subdivision Regulations

2.19.1 No Lot shall be created by subdivision unless:

a) The Lot is equal to or greater than the minimum *Lot Area* or width specified for the zone in which it is located in unless otherwise specified in this bylaw, or

b) The subdivision is a Lot consolidation or a realignment of a Lot Line and no additional Lots would be created.

2.19.2 Where this bylaw specifies a minimum and average *Lot Area*, averaging of *Lot Area*s to support conservation subdivision design approaches is permitted, provided that:

a) No Lot is less than 10% less than the required minimum *Lot Area*, and

b) The average area of Lots in the subdivision is equal to, or greater than, the average *Lot Area* specified for the zone.

2.19.3 Lots that consist of two or more parts physically separated by a highway which was dedicated prior to the adoption of this Bylaw may be subdivided along the dividing highway in spite of the fact that the newly created lots fail to meet the minimum *Lot Area* requirements of this bylaw, provided that requirements of the authority having jurisdiction are met with respect to the provision of water, method of sewage disposal, and access.

PART 3. PARKING REGULATIONS

3.1 General Parking Requirements

3.1.1 When development occurs on any lot, off-street parking and loading shall be provided and maintained in accordance with the requirements contained in this section.

3.1.2 Except in the case of dwellings located in residential zones, required off-street parking areas may be located on a different lot than the building or use requiring the parking provided that such parking facility is located no more than 90 m from any building or use being served within the commercial core as per Figure 7 and 80% or greater of all required parking is located on the property being developed.

3.1.3 No parking, loading or storage areas shall be located in a required *Setback* on non-Residential zoned land where the abutting property is zoned Residential.

3.1.4 Except in association with *Single-Detached Dwelling*s, *Two-Unit Dwelling*s, and *Manufactured Home Park*s, off-street *Parking Spaces* shall not be accessed directly from a Highway but shall be accessed by a driveway and maneuvering aisle as required.

3.1.5 The provisions of this section shall not apply to buildings, structures, or uses existing on the effective date of this Bylaw, except that:

a) Off-street parking and loading facilities shall be provided and maintained in accordance with the provisions of this section for any addition to buildings or structures or any change or addition to such existing use; and

b) Off-street parking and loading existing on the effective date of the adoption of this Bylaw shall not be reduced below the applicable provisions of this section.

3.2 Shared Parking

3.2.1 All parking and loading spaces required to be provided under this Part shall be kept available at all times for vehicles operated by persons occupying, using or providing services to the use, building or structure for which the parking is required, unless it can be demonstrated that parking needs for each use occur at different parts of the day, in which case the spaces allocated to a use must be available for that use whenever required.

3.2.2 Despite section 3.1.2, where the peak use of off-street vehicle *Parking Spaces* for two or more uses on the same lot or adjacent lots occurs at different periods of time, the required number of off-street vehicle *Parking Spaces* for such uses in total may be reduced by no more than 25%, provided that the requirements of section 3.2.3 b) are met.

3.2.3 A reduction in the total number of required off-street vehicle *Parking Spaces* as described in section 3.2.1 shall only be permitted with approval of the Director of Planning and Development and where:

a) A written report has been submitted to the District by a professional engineer experienced in parking matters, recommending such reduction based on supporting evidence;

b) a covenant in favour of the District is registered against the title of the lot or lots concerned, and limiting the use of the lot(s) to the uses that have been determined to justify the reduced parking requirement, including any relevant restrictions on the hours of operation of these uses; and

c) aside from such reduction, all other requirements of this Bylaw are met.

3.3 Calculation Considerations

3.3.1 Where *Gross Floor Area* is used as a unit of measurement for the calculation of required parking and loading spaces, it shall include the total floor area on a lot.

3.3.2 When the calculation of parking and loading results in a fractional parking or loading space of 0.5 or more, the number of off-street *Parking Spaces* shall be rounded to the nearest whole number.

3.3.3 Where a building contains uses which fall into more than one classification, the required number of parking and loading spaces shall be the sum of the spaces required for each use.

3.3.4 Despite Section 3.2 where the maximum use of *Parking Spaces* for two or more premises occurs at different periods of time, and when such premises are on the same lot, the aggregate number of *Parking Spaces* required may be reduced to 75% of those otherwise required by this bylaw for such premises.

3.4 Accessible Parking

3.4.1 Where 20 or more *Parking Spaces* are required for a building or structure, accessible parking shall be provided as follows:

a) One accessible *Parking Space* for the first 20 off-street *Parking Spaces*;

b) One accessible *Parking Space* for each 50 required of-street *Parking Spaces* or portion thereof; and

c) Each accessible *Parking Space* shall count as one of the total number of required off-street *Parking Spaces*.

3.4.2 All accessible *Parking Spaces* shall have a minimum width of 3.7 m in order to allow sufficient access to vehicles by persons confined to wheelchairs. Such spaces shall be located as close as possible to the entrance of the use or structure and shall be reserved and designated for disabled persons and clearly marked for the sole use by disabled persons.

3.5 Design Criteria for Parking Spaces

3.5.1 Each off-street *Parking Space* shall contain a rectangle measuring a minimum of 6.0 m long by 2.5 m wide and where applicable by 2.2 m in *Height*. For parallel parking, the space shall be 7.0 m long.

3.5.2 In any development proposal, no more than 20% of required spaces shall be designated for compact or small cars. Such spaces, if used, shall be no smaller than 4.6 m by 2.5 m and shall be clearly marked for use by compact or small vehicles.

3.5.3 Every *Parking Space* shall have vehicular access to the street and in a location convenient to its associated use.

3.5.4 Unobstructed maneuvering aisles shall be provided as outlined in Table 1.

Table 1: Maneuvering Aisle Width Requirements

Parking Angle in Degrees	Aisle Width
90°	7.5 m
60°	5.5 m
45°	4.5 m
30°	4.0 m
Parallel Parking	3.6 m

3.5.5 Any maneuvering aisle of less than 6.0 m in width shall be considered a one-way aisle.

3.5.6 All parking areas within commercial and industrial zones shall be surfaced with asphalt, concrete or similar permeable standard so as to provide a surface that is durable and dust-free; shall be so graded and drained as to properly dispose of all surface water and shall be clearly delineated.

3.5.7 Any illumination provided for a parking lot shall be shielded so as to divert the light from adjacent premises.

3.6 Parking for Charging of Electric Vehicles

3.6.1 A minimum of one Level 2 electric vehicle charging stations per every 20 spaces of off-street parking provided is required for all Commercial and Institutional zones and multiple-unit residential uses.

3.7 General Requirements for Bicycle, Mobility Scooter and Motorcycle Parking

3.7.1 For the purpose of this section, long-term and short-term bicycle, mobility scooter and motorcycle parking shall have the following meanings:

a) Long-term parking means a secure indoor storage facility or locker used to accommodate bicycle, mobility scooter and motorcycle storage for residents and employees, and shall be in the form of individual lockers or storage rooms that are only accessible to residents or employees

b) Short-term parking means convenient bicycle, mobility scooter and motorcycle parking that offers some weather protection and security and is easily accessible for visitors, residents, and customers, and

c) All required bicycle, mobility scooter and motorcycle parking shall be located on the same Lot as the use or building that requires the parking.

3.7.2 Short-term bicycle parking shall be:

a) less than 15.0 m from a *Principal Building* entrance

b) visible from the *Principal Building* entrance

c) provided in permanently anchored racks.

3.7.3 Long-term bicycle parking must:

a) Be provided in a secure bicycle storage area with bicycle racks or lockers, which is independently accessible only to residents or employees of the building, and

b) Be located in close proximity and with access to building entrances.

3.7.4 Bicycle parking must be provided as outlined in Table 2:

Table 2: Bicycle Parking Requirements

Use	Minimum Short-Term Bicycle Parking	Minimum Long-Term Bicycle Parking (resident, employee)
Dwelling, Multi-unit	1 per 5 units	1 per unit
Commercial	1 per 100 m^2, up to a maximum of 20 spaces	1 per 200 m^2, up to a maximum of 20 spaces
Industrial	1 per 200 m^2, up to a maximum of 10 spaces	1 per 200 m^2, up to a maximum of 10 spaces
Public Assembly	1 per 200 m^2, up to a maximum of 20 spaces	1 per 200 m^2, up to a maximum of 20 spaces
Community Care Facility	1 per 5 sleeping units	1 per 5 sleeping units

3.8 Off-Street Loading Areas

3.8.1 A required off-street loading area shall:

a) Be located on the same lot as the required use
b) Not be located within a required front or side *Setback*
c) Not be located such that encroachment is necessary upon a Highway, land, or right-of-way during loading
d) Be at least 3.0 m in width and 9.0 m in length, and 3.4 m in *Height*
e) Provide a minimum 6.0 m wide maneuvering aisle
f) Be constructed so as to permit unobstructed access and egress from each loading space at all times
g) Be clearly marked with the words “Loading Space Only”
h) Be drained and graded so as to dispose of all surface water to a storm drainage system
i) Not be included in the calculation of off-street *Parking Space* requirements; and
j) Be screened from view from adjoining streets and private property with landscape screen or fence.

3.9 Loading Space Requirements

3.9.1 Off-street loading must be provided for commercial buildings as outlined in Table 3.

Table 3: Loading Space Requirements

Gross Floor Area	Minimum number of loading spaces	Minimum dimensions
Less than 1,000 m^2	1 per building	2.6 m x 5.8 m
1,000 - 2,000 m^2	1 per building	3.0 m x 12 m
Greater than 2,000 m^2	2 per building	3.0 m x 12 m

3.9.2 If a lot contains multiple commercial buildings, the minimum number of off-street loading spaces for all commercial buildings with a *Gross Floor Area* less than 1,000 m^2 may be reduced to one in total.

3.10 Loading Spaces — Existing Buildings, Structures and Uses

3.10.1 The requirements of Section 3.9 do not apply to buildings, structures or uses existing at the time of adoption of this bylaw, except that off-street loading shall be where there is a change in the principal use that requires a higher *Parking Space* requirement or where the total floor area is increased in excess of 10% of the existing floor area.

3.11 Landscape and Screening of Parking Areas

3.11.1 All parking areas with five or more surface *Parking Spaces*, except in the Heavy Industrial (I2) Zone or the Resource (RU2) Zone shall:

a) Be screened by a continuous landscape screen not less than 1.0 m wide

b) Provide a landscaped island for every 10 *Parking Spaces*, and landscape islands at the end of each row of *Parking Spaces*

c) Provide a minimum 1.5 m clear distance between the curb of any parking area and building for pedestrian traffic, and

d) Provide marked pedestrian routes from parking areas to building entrances.

3.12 Parking Requirements for Short-Term Rental Use

3.12.1 The parking requirements for *Short-Term Rental* use are as follows:

a) One *Parking Space* must be provided for:

i. each bedroom used as *Short-Term Rental*, up to a maximum requirement of 3 spaces; and

ii. the *Parking Space* required for *Short-Term Rental* facility is in addition to *Parking Spaces* required for the use of *Single-Detached* or accessory dwellings not utilized for *Short-Term Rental*.

3.13 Required Parking Spaces

3.13.1 Off-Street *Parking Spaces* must be provided as outlined in Table 4 below.

Table 4: Off-Street Parking Requirements

Use	Space Requirements	Visitor Parking
Residential Use		
Apartment Dwelling – Downtown (OCP Downtown Village Neighbourhood Area, see Schedule C1)	a) 1.0 spaces per *Dwelling Unit* with 1 or fewer bedrooms b) 1.25 spaces per *Dwelling Unit* with more than 1 bedroom	0.1 spaces per *Dwelling Unit*
Apartment Dwelling – Other than Downtown	c) 1.25 spaces per *Dwelling Unit* with one or fewer bedrooms d) 1.5 spaces per *Dwelling Units* with two or more bedrooms	0.25 spaces per *Dwelling Unit*
Home Business	1.0 space per business	-
Laneway House, Carriage House, Guest Cottage	1.0 per unit	-
Secondary Suite and Detached *Caretaker Dwelling*	1.0 per *Dwelling Unit*	-
Single-Detached Dwelling, *Two-Unit Dwelling*, Manufactured home	2.0 spaces per dwelling	-
Townhouse	2.0 spaces per dwelling	0.2 spaces per *Dwelling Unit*
Affordable Rental Housing subject to a Housing Agreement	1.0 spaces per *Dwelling Unit*	0.1 spaces per *Dwelling Unit*

Institutional Use	
Arts & Cultural Facility (museums, art galleries, etc.)	1.0 spaces per 30 m^2 of GFA
Assembly (theatre, community hall, place of worship, etc.)	1.0 spaces per 20 m^2 of GFA
Child Care Facility, Minor and Major	1.0 spaces per 5 children permitted as licensed under the *Community Care and Assisted Living Act*
Civic Use (libraries, government offices, public utilities, parks, etc.)	1.0 spaces per 30 m^2 of GFA
Community Care Facility	1.0 spaces per 2 sleeping units
Post-Secondary Institution (University or College)	1.0 spaces per 50m^2 of GFA
Indoor Recreation Facility	1.0 spaces per 25m^2 of GFA used for Assembly, including playing surfaces
Research Establishment	1.0 spaces per 35m^2 of GFA
School – Elementary	1.0 spaces per 90m^2 of GFA
School – Secondary	1.0 spaces per 65m^2 of GFA
Commercial Use	
Artist Studio	1.0 spaces per 30 m^2 of GFA
Auto, Equipment and Tool Sales, Repair, and Rental	1.0 spaces per 50m^2 of GFA
Financial Institutions	1.0 spaces per 30 m^2 of GFA
Building Supply, Contractor Business, or Garden Centre	1.0 spaces per 50 m^2 of GFA
Commercial School	1.0 spaces per 50 m^2 of GFA
Campgrounds	1.25 spaces per camping space
Convenience Store	1.0 spaces per 15 m^2
Golf Course	3 per golf hole
Hotels, Motels, and Tourist Accommodations	1.0 spaces per rental room
Hostel	1.0 spaces per 5 sleeping units
Marina	1.0 spaces per three berths
Office – General Commercial and Professional	1.0 spaces per 35 m^2 of GFA
Office - Medical or Dental	1.0 spaces per 30 m^2 of GFA
Personal Services	1.0 spaces per 25 m^2 of GFA

*Restaurant*s, Cafe, and Liquor Primary Establishment	1.0 spaces per 10m^2 of GFA
Retail (including Cannabis Retail stores)	a) Less than 400m^2 of *Gross Floor Area* – 1 per 35m^2 of *Gross Floor Area*. b) 400m^2 to 4,000m^2 of *Gross Floor Area* – 1 per 30m^2 of *Gross Floor Area*. c) Greater than 4,000m^2 of *Gross Floor Area* – 1 per 25m^2 of *Gross Floor Area*.
Seasonal Outdoor Market	2.0 spaces per vendor
Service Station (including Car Wash or accessory Convenience Store)	1.0 spaces per 30m^2 of GFA
Shopping Centre	1.0 spaces per 20m^2 of GFA
Short-Term Rental	1.0 spaces per bedroom used for *Short-Term Rental*
Veterinary Clinic	1.0 spaces per 30 m^2 of GFA
Industrial Uses	
Airport	1.0 spaces per 100 m^2 of GFA
Boat Servicing and Repair	1.0 per 70 m^2 of GFA
Manufacturing and Industrial Uses (including Light Industry, Heavy Industry, Manufacturing Forest Products Processing, and Aquaculture Processing, Alcohol Production Facilities, Wrecking Yard	1.0 spaces per 980 m^2 of GFA
Warehouse and Storage	1.0 spaces per 200m^2 of GFA
Water Taxi and Seaplane Base	1.0 spaces per lineal m of float plane dock
Rural Uses	
Agriculture	1 per 100m^2 of *Gross Floor Area* used for facility, plant, or warehouse use
Aquaculture	1 per 70m^2 of *Gross Floor Area*

3.14 Existing Buildings, Structures and Uses

The requirements of Part 3 shall not apply to buildings, structures, or uses existing on the effective date of this Bylaw except that:

3.14.1 Off-street parking shall be provided in accordance with Section 3.12 for any addition to such building or structure; or any change or addition to such existing uses outside of the Downtown Parking Standards Area shown on Figure 1 Downtown Parking Area.

3.14.2 A change of use within the same building and zoning designation shall not apply to a building on a property shown in Figure 1 Downtown Parking Area.

3.14.3 Any further addition must comply fully with the off-street parking requirements in Table 4.

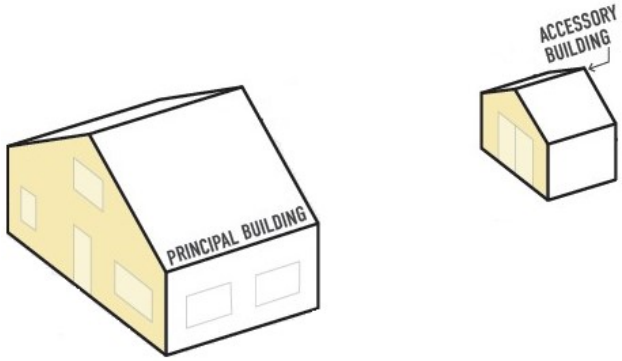
3.14.4 Off-street parking existing on the effective date of this Bylaw shall not be reduced below the application of off-street parking requirements of Table 4.



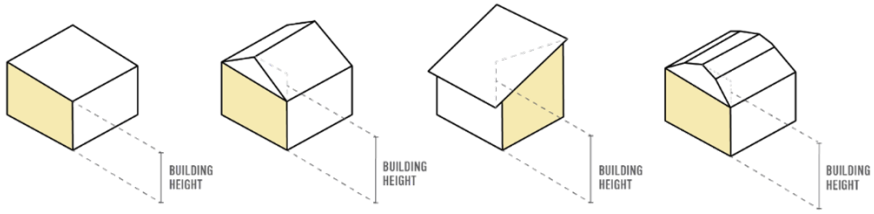
Figure 7: Downtown Parking Area

PART 4. DEFINITIONS

Words and terms used in this Bylaw shall have the same meaning and definition as those in the *Local Government Act* unless otherwise specifically defined in this Section. Where words and terms are not defined in the *Local Government Act* or this section, the Oxford Dictionary shall apply.

TERM	DEFINITION
A	
ABUTTING	means contiguous to, or physically touching, and when used with respect to lots, means two lots that share a common Lot Line.
ACCESSORY BUILDING OR STRUCTURE	means a building or structure, including a temporary building or structure, which is subordinate and customarily incidental to the *Principal Building* or structure on the same lot. See Section 2.4 for more details. 
ACCESSORY DWELLING UNIT	means a *Dwelling Unit* that is subordinate to a primary *Dwelling Unit* or another principal use on the same lot, and includes, but is not limited to, basement suite, *Secondary Suite*s, garage suite, lock-off suites, and garden suites.
ACCESSORY USE	means a use of land that is subordinate and customarily incidental to the principal use on the same lot.
AGRICULTURE	means the use of land, buildings, or structures for the growing, producing, raising, or keeping of animals and plants, including apiculture, and the primary products of those plants or animals. It includes activities designated as farm use for the purposes of the *Agricultural Land Commission Act*. It also includes forest management activities as defined by the *Private Managed Forest Farm Act*.
AGRICULTURE LAND RESERVE	means the total of all *Agricultural* land in British Columbia as designated in the *Agricultural Land Commission Act.*
AGRICULTURE, URBAN	means the use of land, buildings or structures for the growing of food crops and the raising or keeping of bees and hens, the products of which are either intended for personal consumption by the residents of the land, or for limited sales on the property.
AGRITOURISM	means an activity referred to in Section 12 Agritourism of the Agricultural Land Reserve Use Regulation, as amended from time to time.

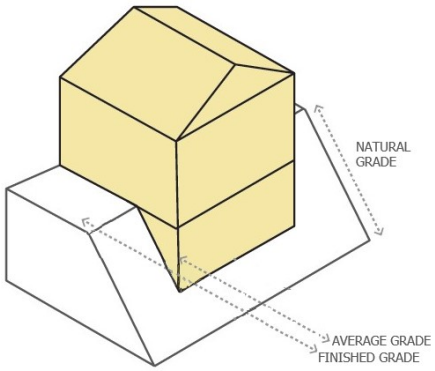
AGRITOURISM ACCOMMODATION	means the provision of short-term sleeping accommodations for tourists, on a property classified as farm under the *Assessment Act*, up to a maximum of 10 sleeping units. Typical uses include but are not limited to farm inns and seasonal farm cabins.
AIRPORT USE / AIRPORT INDUSTRIAL	means those industrial activities associated with aircraft and airport activities and includes the following: a) Manufacture, sale, service, repair, maintenance, or and storage of aircraft and aircraft parts. b) Storage of goods and materials awaiting trans-shipment by air. c) Commercial, charter or private airline. d) Flight training school. e) Airport passenger and freight terminals. f) Air cargo handling facilities. g) Aircraft charters, leasing, and rentals.
ALCOHOL PRODUCTION FACILITY	means the use of a premises or a building to produce alcoholic beverages or beverage products with alcoholic content exceeding 1% by volume. It includes a brewery, cidery, distillery, meadery, or winery
APARTMENT	means a building or part of a building containing four or more *Dwelling Units*, the occupants of each unit living independently of each other but having common rights of use in hallways, stairs, elevators, yards, or similar facilities. Units may have common or separate access. 
AQUACULTURE	means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment, in man-made containers of water on land, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water. Includes the processing, packaging, warehousing and retail sale of fish and plant products produced on site. May also include educational and interpretation programming.
AQUACULTURE PROCESSING	means the treating or preparing of fish, shellfish, mollusks, crustaceans and marine algae and any treatment or use of fish offal for the preparation of fish feed. Includes: a) in respect of fish, shellfish, mollusks, crustaceans and marine algae, the cleaning, smoking, shucking, packaging, cooking or canning, provided that the cleaning smoking, packaging, cooking and canning is carried out within a fully enclosed building permitted in this bylaw, and includes the storage of live fish for holding or breeding purposes, and the storage of oyster shells and includes the storage and any treatment of fish offal for the production of fish feed, provided that the storage and treatment of fish offal is carried out within a fully enclosed building permitted in this bylaw. b) excludes any treatment or preparation not included in this definition and specifically excludes rendering.

ARTIST STUDIO	means a workspace for artists, artisans, craftspeople, including people engaged in the application, teaching, performance of fine arts such as, but not limited to, drawing, dance, vocal or instrumental music, painting, photography, sculpture, and writing. May include the accessory sale of art produced on the premises.
ASSEMBLY	means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, or religious purposes but does not include the provision of sleeping or *Dwelling Units*; may also include camp assembly on select properties
AUTOBODY REPAIR	means premises used for the repair and painting of the bodies of passenger vehicles, motorcycles, snowmobiles, boats, all-terrain vehicles, farm machinery, recreational vehicles, and heavy equipment.
AUTOMOTIVE COMMERCIAL	means the retail sale of automobiles, trucks, boats, recreational vehicles and related parts and accessories and includes facilities to service, wash or repair them, includes service stations as an auxiliary use but excludes, auto body shops and wrecking yards.
AUTOMOTIVE SERVICE	means the use of premises for the servicing and mechanical repair of passenger vehicles, motorcycles, snowmobiles, boats, all-terrain vehicles and other similar light recreational vehicles including the installation, sale and storage of automobile parts and related accessories, and includes transmission shops, muffler shops, tire shops and auto glass shops. This use does not include body repair shops.
B	
BASEMENT	means a portion of a building other than a crawlspace, located below the first storey, and no portion of which is situated more than 2.0 m above grade.
BUILDING	means any structure used or intended for supporting or sheltering any use or occupancy. When a structure is divided by party walls located upon lot lines, then each portion of such structure shall be deemed to be a separate building.
BUILDING HEIGHT	means the vertical distance measured from the Average Grade to the mid-point of the roof of a building or structure. 
BUILDING SUPPLY ESTABLISHMENT / CENTRE	means the supply and indoor and/or outdoor storage of materials or fixtures that are incorporated in the structure of a building including hardware, lumber, wall-paneling, and carpet. A building supply establishment excludes concrete mix plants and other building supply manufacturing and processing plants.
BULK FUEL STORAGE AND DISTRIBUTION	means the storage, sale and distribution of petroleum, gasoline, fuel oil, gas, and other flammable liquids.
C	
CAFÉ	means a *Restaurant* where occupancy load is limited to no more than 30 persons and food offered for sale is limited to beverages and baked goods.

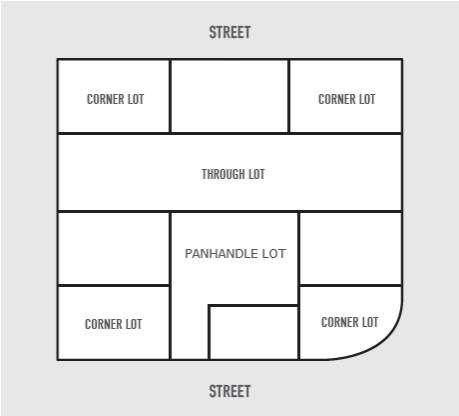
CAMPGROUND	means land that has been designed and developed to accommodate persons who wish to camp and not for principal residential dwelling purposes. Excludes manufactured homes as defined in the *Manufactured Home Park Tenancy Act* and tourist accommodations.
CANNABIS	means cannabis as defined in the *Cannabis Act*.
CANNABIS PRODUCTION	means the manufacturing of cannabis or cannabis products as permitted by the *Cannabis Act*, including a facility used for the cultivation, processing, packaging, storage, distribution, or analytical testing and research of cannabis and cannabis products, but does not include the retail sale of cannabis.
CANNABIS RETAIL STORE	means a retail establishment that is licensed by the Liquor and Cannabis Regulation Branch (LCRB) of British Columbia for the sale of cannabis for non-medical purposes.
CANNABIS, PERSONAL	means the use of land, buildings, or structures on a lot, for the cultivation of no more than 4 cannabis plants per dwelling situated on the same lot, for consumption by the dwelling's residents, and no other persons.
CARETAKER DWELLING	means an accessory dwelling (attached or detached) unit that is accessory to a principal use and is exclusively intended for the accommodation of the household of a caretaker of the principal use of a property.
CARPORT	means a roofed structure that is freestanding or attached to the *Principal Building* that is open (unenclosed) on the front and at least one side, used or intended for the shelter of one or more motor vehicles.
CHILD CARE, MAJOR	Means a facility licensed under the *Community Care and Assisted Living Act* and the Child Care Licensing Regulation made pursuant to that Act for the care of children of various ages; includes group day care, preschool care, out-of-school care, child minding, specialized day care and emergency childcare for **more** than eight (8) children under the age of 13.
CHILD CARE, MINOR	means a centre licensed under the *Community Care and Assisted Living Act* and the Child Care Licensing Regulation made pursuant to that Act for the provision of day care for children; includes group day care, preschool care, out-of-school care, child minding, specialized day care and emergency childcare for **not** more than eight (8) children under the age of 13. May include home-based care facilities permitted in a single-family dwelling in any residential zone
CIVIC USE	means a use providing for public functions; including government offices and related facilities, hospitals, hospices, fairgrounds, museums, art galleries, cinemas, libraries, park uses, courts of law, and *Commercial Uses* accessory thereto.
COMMERCIAL COMPOSTING FACILITY	means a facility that receives compostable waste and converts the waste through composting or digestion into marketable products [such as soil]
COMMERCIAL SCHOOL	means the commercial use of premises for training or instruction in health care, business, trades, technology, languages, arts, or sports.
COMMERCIAL USE	means the use of offering the sale of goods or services, not including cannabis retail, pawn shops, automobile service station, unless otherwise specified

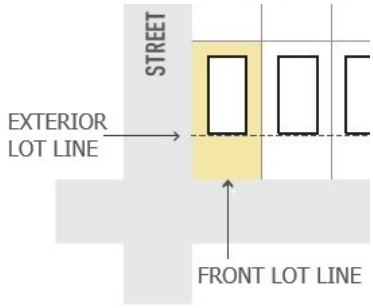
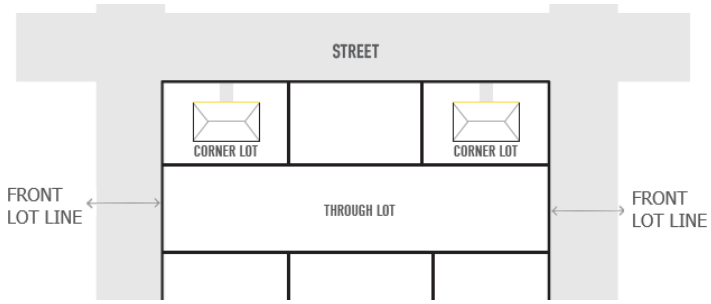
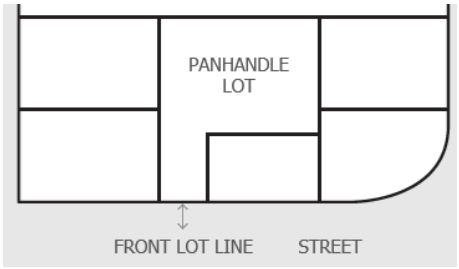
COMMUNITY CARE FACILITY	means a facility licensed under the *Community Care and Assisted Living Act* or related regulations, providing residential care to 3 or more persons who are not related to the operator by blood or marriage.
COMMUNITY SEWER SYSTEM	means a sewer or sewage treatment system, which serves two or more lots, owned, and operated by the District of Sechelt, or a system under the Municipal Sewage Regulation of the *Environmental Management Act*.
COMMUNITY WHARF OR DOCK	means a wharf, dock, or swim float serving the general public, or the use of which is shared, by a group of at least four upland property owners through a single lease.
CONTRACTOR BUSINESS	means premises used for the administration of a business providing building, electrical, plumbing, heating, painting, and similar services off the premises and for the production and accessory sale of goods related to those services.
CONVENIENCE STORE	means a commercial retail outlet not exceeding 200 m^2 in gross retail floor area selling food, beverage, and other household convenience items. A convenience retail store does not include a Cannabis Retail Store.
D	
DETACHED ACCESSORY DWELLING UNIT	means the use of an *Accessory Building*, or part thereof, for a Dwelling Unit, including guest cottages, carriage and laneway houses, and detached garage suites. See Section 2.3 for additional regulations on use and maximum *Gross Floor Area*.
DROP-IN CENTRE	means a non-profit facility where people of common interest gather on a regular basis.
DWELLING UNIT	means one or more habitable rooms, constituting a self-contained unit with a separate entrance, used, or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.
E	
ELECTRIC VEHICLE CHARGING STATION	means equipment that supplies electricity to recharge electric vehicles.
F	
FARM	means a Lot, a portion of a Lot, or set of Lots used for *Agriculture*.
FARM PRODUCT	means a commodity that is produced from a farm use but does not include water.
FARM PRODUCT, PRIMARY	means the farm product that is the primary ingredient used in a fermentation process to make an alcohol product.
FARM RETAIL SALES	means the retail sale to the public of tangible products grown or raised on a farm, from that farm, and may include the sale of non-farm products as permitted by the *Agricultural Land Commission Act* and Regulation. Farm retail sales exclude cannabis retail.
FENCE	means a structure used as an enclosure, boundary or screen of all or part of a lot, but excludes retaining walls, hedges, trees, and other types of natural vegetation.
FLOATING HOME	means a house-like structure built on a floatation system, which is not self-propelled and used as a *Dwelling Unit*.

FLOOR AREA RATIO (FAR)	means the figure obtained when the total *Gross Floor Area*s of all buildings and structures on a lot, is divided by the area of the lot.
FLOOR AREA, GROSS (GFA)	means the combined area of all floors within a building, including any basement, measured from the exterior faces of the exterior walls of the building, but does not include *Accessory Buildings* and structures, attics, cellars, mechanical rooms, common walls, stairwells, unenclosed sunrooms, porches/verandas, breezeways, garbage and electrical rooms, parking structures, and any other similar uses ancillary to the principal use.
FOOD PROCESSING FACILITY	means the processing and storage of food and *Agricultural* products, including activities such as processing, bottling, packaging, canning, freezing, dehydrating, or manufacturing. May include an abattoir.
FRONTAGE	means the horizontal distance between the side lot lines measured at the point where the side lot lines intersect the *Front Lot Line*. On curvilinear streets, frontage shall be determined by the minimum straight-line distance between the side lot lines calculated 6.0 m from the front property line.
FUNERAL PARLOUR	means a premise used for the preparation of the dead for burial or cremation and the holding of funeral services; includes display, storage and sale of caskets and other related funeral supplies but excludes crematorium.
G	
GARAGE	means an *Accessory Building* or portion of a principal residential building, designed, and used for the storage of vehicles and household materials by the occupants of the building to which it is accessory.
GARDEN NURSERY	means the use of land or buildings for the growing, harvesting, display, wholesale or retail sale of plants, trees, sod and similar plant materials and the sale of garden accessories, tools, and related products and excludes all other wholesale or retail sales and Cannabis production or sales.
GAS STATION	means a premise used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the mechanical servicing of motor vehicles and may include the accessory retail sale of other automobile-related products and a car wash, but does not include motor vehicle sales or body repair shops.
GATHERING FOR AN EVENT	means a gathering of people on *Agricultural* land for the purpose of attending: a) wedding, b) music festival, or c) an event, other than: a. *Agritourism* activity, or b. the celebration, by residents of the *Agricultural* land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.
GOLF COURSE	includes driving ranges, maintenance facilities, pro shops, club houses serving food and beverages but may include accessory mini-golf facilities.

GRADE, AVERAGE	means the measurement around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls. See Section 2.10. 
GRADE, FINISHED	means the elevation at any point along the surface of a parcel after construction but excluding localized depressions immediately adjacent to building features such as basement window wells, entrance ways and limited patio space.
GRADE, NATURAL	means the surface elevation of a parcel in its existing state, prior to any disturbance, alteration of land, excavation or filling as determined by a British Columbia Land Surveyor.
GREENHOUSE	means a structure, or that portion of a structure, made primarily of glass or other translucent material for the purpose of cultivation or protection of plants.
H	
HIGHWAY	means a street, road, lane, bridge, viaduct, and any other way open to public use, other than a private right of way on private property
HOME BUSINESS	means the accessory use of a *Dwelling Unit* (or *Accessory Building* where permitted) by at least one resident of the *Dwelling Unit* for a business activity that results in a product or service. This does not include body shops, metal fabricating, welding, and repair and maintenance of vehicles, boats, and other equipment.
HOSTEL	means an inexpensive lodging facility and type of tourist accommodation that typically has dormitory-style sleeping arrangements and may offer meals and organized activities.
HOTEL	means a building which contains sleeping units intended for the accommodation of the traveling public and may contain accessory assembly, commerce, entertainment, indoor recreation, or *Restaurant* uses and premises licensed for onsite consumption of alcoholic beverages.
I	
IMPERVIOUS SURFACE	means a hard surface that facilitates run-off of precipitation instead of infiltration into the subsurface.

INDUSTRY, HEAVY	means the processing, manufacturing from raw materials, fabricating, assembling, storing, transporting, or distributing of semi-finished or finished goods, products and materials, or the wrecking and salvaging of goods and materials and includes, but is not limited to: a) manufacturing of wood products, concrete, asphalt, concrete products b) manufacture of prefabricated homes c) construction of boats and marine products d) trucking and shipping facilities, and e) log booming and sorting.
INDUSTRY, LIGHT	means assembling, distributing, fabricating, processing, repairing, servicing, storing, testing, warehousing, wholesaling, or transporting of goods, machines or materials, and the fabrication of materials and products from previously manufactured materials, where the primary activity is carried out within a building.
K	
KENNEL	means a building, structure, compound, pen, cage, or other facility where three or more dogs, three or more cats, three or more birds, or any other domestic pets, are boarded, groomed, harboured, trained, rescued, or bred, whether for profit or not.
L	
LANDSCAPING	means the planting of lawns, shrubs, and trees, and the addition of fencing, walkways and paths, patios, and other structures and materials so as to enhance the appearance of a property or where necessary to effectively screen a lot, site, yard or structure. Note: Landscaping may be subject to Development Permit guidelines contained within the Official Community Plan.
LIQUOR PRIMARY ESTABLISHMENT	means an establishment that holds a license issued under the *Liquor Control and Licensing Act* and includes uses such as a pub, bar, lounge, and manufacturing facilities such as brewery, and distillery.
LIVE-ABOARD	means a marine vessel designed primarily for the purpose of navigation, which is equipped with a sewage holding tank and used incidentally as residential accommodation.
LIVE/WORK UNIT	means a *Dwelling Unit* combining residential use with commercial and/or limited industrial uses contained in a single structure. Uses may include: a) offices b) artist studios c) making, processing, and assembling of products on a small scale.
LOADING SPACE	means a space for the loading or unloading of a vehicle either outside or inside a building or structure, but specifically excludes manoeuvring aisles and other areas providing access to the space.

LOT	means a parcel, lot, block or other area in which land organized as a legal entity or into which it is further subdivided; including a bare land strata lot but does not include a highway or a building strata lot under the *Strata Property Act*. 
LOT AREA	means the total horizontal area within the Lot Lines of a Lot.
LOT COVERAGE	means the combined area covered by all buildings and structures, including *Accessory Buildings* and structures, carports, covered patios, balconies, decks above 0.6 m, on a lot, or any projecting portions thereof measured at the *Height* of the lowest storey above grade, but excluding canopies, eaves, and gutters, projecting solar energy devices, sunshades, steps and similar projections, measured as a percentage of the *Lot Area*.
LOT LINE	means a boundary line of a lot
LOT LINE, EXTERIOR	means the Lot Line(s), other than the Front and *Rear Lot Line*, common to a Lot and a Highway

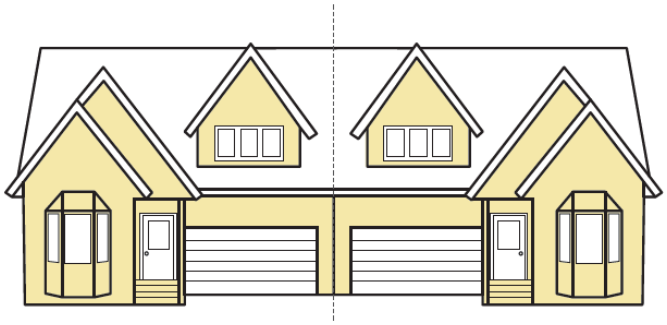
LOT LINE, FRONT	means the boundary line between a Lot and a Highway on which the Lot abuts and further described as follows: a) in the case of a corner lot, the shortest Lot Line shall be considered the *Front Lot Line*, unless the development context of the site suggests otherwise.  b) in the case of a through lot, the Lot Lines abutting two parallel or approximately parallel Highways shall both be considered the Front Lot Lines.  c) in the case of a Lot which abuts a Highway, and which abuts a waterway giving boat access, the Lot Line adjacent to the Highway is designated the *Front Lot Line*. d) where a Lot is divided by a Highway both sides of such public way shall be considered Front Lot Lines. e) in the case of a Panhandle Lot, the Lot Line closest and approximately parallel to the Highway, exclusive of the Panhandle, shall be considered the *Front Lot Line*. 
LOT LINE, INTERIOR	means a Lot Line other than a Front or *Rear Lot Line*, common to two adjacent Lots.
LOT LINE, REAR	means the Lot Line(s) opposite to and most distant from the *Front Lot Line*, common to the Lot and a lane or an adjacent Lot.
LOT WIDTH	means the distance between the Lot Lines connecting Front and Rear Lot Lines at each side of the Lot, measured across the rear of the required front yard.
LOT, CORNER	means a Lot at the intersection or junction of two or more Highways.
LOT, PANHANDLE	means any Lot, the building area of which is serviced and gains Highway frontage through the use of a narrow strip of land that is an integral part of the Lot.

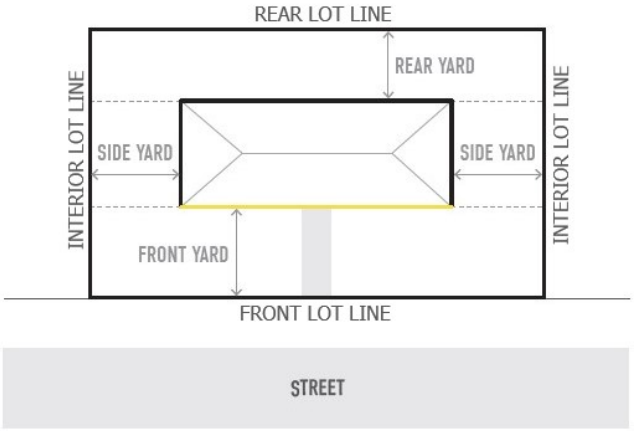
LOT, THROUGH	means a Lot other than a Corner Lot that abuts two or more Highways.
M	
MANUFACTURED HOME	means a factory-built dwelling intended to be occupied in a place other than that of its manufacture and certified to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard.
MANUFACTURED HOME PARK	means a lot on which two or more manufactured home dwellings (mobile or modular) are present and may include recreational areas, common areas for the storage of recreational vehicles, boats and other property of residents, and buildings or structures accessory to these uses as permitted and/or required by the District of Sechelt Mobile Home Park Bylaw.
MANUFACTURING	means fabricating, processing, assembling, or finishing of goods or materials, but excludes the use, processing or production of hazardous wastes or materials; crushing or processing of gravel or minerals; concrete plants; wrecking yards and similar heavy industrial uses.
MARINA	means a boat moorage or launching facility which may include a dock, pier, wharf or float and which may offer boat-related sales, service, bait sales, boat rentals, and related laundry and washroom facilities, but excludes rental of powered personal watercraft, boat building and heavy repairs.
MOBILE VENDING	means the sale or rental of goods (excluding the sale of alcoholic beverages or cannabis products) or services from a mobile apparatus (for example a vehicle, trailer, or cart).
MODULAR HOME	means a factory-built dwelling, other than a manufactured home, which is not equipped with a permanent hitch or other device that would allow it to be attached to, or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axis and meeting the CSA-A277 standard.
MOORAGE	means the use of a dock, float, or wharf for securing boats.
MOORAGE BUOY	means a floating device used for the purpose of securing one boat.
MOORAGE, PRIVATE	means docks that are used for private residential use with Provincial tenure.
MOTEL	means a building or buildings containing accommodation units intended for the traveling public, with parking on the premises for each accommodation unit. Units have individual access directly from the exterior and may or may not provide cooking facilities.
N	
NATURAL BOUNDARY	means the visible high-water mark of the sea, a lake, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river stream, or other body of water a character distinct from that of the banks, both in vegetation and in the nature of the soil itself.

O	
OFFICE	means the use of a room or groups of rooms within a building to conduct the affairs of a business, profession, service, industry, or government but excludes the sale, rental, servicing or repair of goods or manufacturing of a product.
OUTDOOR AMENITY SPACE	means space provided for personal or shared common recreation use and may include balconies, patios, landscape areas, rooftops, and similar areas.
P	
PARK	means an area permanently devoted to outdoor recreational uses and generally characterized by its natural, historic, or landscaped features, used for both passive and active forms of recreation. Uses may include but are not limited to playgrounds, green spaces, courtyards, amphitheaters, basketball courts, outdoor gyms, outdoor swimming pools, tennis courts, driving ranges, skateboard parks and sports fields. Parks may also include natural conservation areas.
PARKING LOT	means an area of land used to accommodate off-street *Parking Spaces* and maneuvering aisles.
PARKING SPACE	means a space within a building or a parking area used for the parking of one vehicle, excluding ramps, columns, and manoeuvring aisles, and which meets the minimum required dimensions and area otherwise determined within this Bylaw
PERSONAL SERVICES	means provisions of service involving the care of a person or their personal goods or personal property and includes the auxiliary sales of good related to the provision of that service.
PLACE OF WORSHIP	means a building used for public assembly for religious or spiritual purposes such as a church, temple, mosque, synagogue, and the like, but excludes schools.
PRINCIPAL BUILDING	means the building for the principal use of the lot as listed under the permitted uses of the applicable zone.
PRINCIPAL USE	means the main purpose for which land, buildings or structures are ordinarily used.
R	
RECREATION FACILITY, INDOOR	means the provision of recreational services entirely within a building and includes uses such as swimming pools, ice arenas, tennis courts, and fitness centres.
RECREATIONAL VEHICLE	means a motor vehicle or a vehicle towed by a motor vehicle, providing temporary living accommodation and includes travel trailer, tent trailer, camper, caravan, and motor home.
RECYCLING DEPOT	means a facility used for the collection and processing of recyclable materials.
RENTAL HOUSING	means a development where all of the residential tenured units are secured as Rental Units for a term of 40 years or the life of the building, whichever is greater, through legal agreements, (i.e. Housing Agreement), or any other legal mechanism deemed necessary by the Director of Planning and Development.
RENTAL UNIT	means a *Dwelling Unit* which is not occupied by the registered or beneficial owner, but which is made available by such owner to the general public for use as rental accommodation on a month-to-month basis or longer.

RESEARCH ESTABLISHMENT	means a building or premises used primarily for research, investigation, or experimentation.
RESIDENTIAL	means a use of land and buildings for the accommodation of a person or persons and activities customarily associated with home life.
RESIDENTIAL TENANCY	means the use of an entire *Dwelling Unit* or portion thereof under a tenancy agreement that has a term of 30 days or more, and is subject to the *Residential Tenancy Act.*
RESOURCE EXTRACTION	means the extraction of mineral resources, includes the grading, washing, or crushing of extracted material, and excludes all other processing or manufacturing.
RESTAURANT	means a dining establishment where food is sold to the public for consumption within the premises, or for take-out and includes premises that hold a Food Primary liquor license issued under the *Liquor Control and Licensing Act*
RETAIL	means the use of a building or part of a building for the sale or rental of goods but excludes an automobile service use or a cannabis retail store.
RETAINING WALL	means a structure erected to hold back or support a bank of earth.
ROADSIDE STAND	means a place, building or structure along, or near, a road, street, lane, avenue, boulevard, or highway where a home-based vendor sells food products to the public.
S	
SCHOOL	means a public school as defined by the *School Act* or an independent school as defined by the *Independent School Act*, or a college or community college constituted and established pursuant to a provincial statue.
SEASONAL OUTDOOR MARKET	means the use of land, unenclosed buildings, or structures for the purpose of selling fruit, vegetables and locally made crafts, food and beverages and includes temporary mobile vending.
SECONDARY RESIDENCE	means a *Dwelling Unit* that is not an owner's principal residence. It is a vacation rental or investment property.
SECONDARY SUITE	means a self-contained *Accessory Dwelling Unit* located within a *Single-Detached Dwelling*.
SELF-STORAGE	means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a nonhazardous nature.
SERVICE UTILITY	means a system, works, plant, operative stationary equipment or services which furnishes services and facilities, available to or for the use of all the inhabitants of the district, including but not limited to: communication services public transportation; production, transmission, delivery or furnishing of water, gas, or electricity to the public at large; and the collection and disposal of sewage, garbage and other wastes. A public utility may be owned and operated by or for the district or by a corporation under agreement or franchise from the District or under a federal or provincial statute.

SETBACK	means the required distance from each of the respective Lot Lines.
SHELTER RESIDENTIAL	means a building, or part of a building, that provides temporary accommodation.
SHIPPING CONTAINER	means a metal box designed and constructed as a container meant to be used for the transportation of goods or materials by ship, train, or truck, whether it is being used for such a purpose or not. Also referred to as a metal storage container, a cargo or freight container, ISO container, sea or ocean container, sea van or Conex box, intermodal container, sea can, or c-can.
SHOPPING CENTRE	means a group of retail stores and related businesses, which may include *Restaurant*s, personal services, offices, and veterinary clinics, in one or more buildings designed as an integrated unit, together with its ancillary parking and landscaped areas.
SHORT-TERM RENTAL	means the accessory use of a *Dwelling Unit*, or a portion of a *Dwelling Unit*, for the accommodation of paying guests, but is not a residential tenancy.
SHORT-TERM RENTAL OPERATOR	means an individual who rents out, or offers for rent, their principal residence for *Short-Term Rental* accommodation or otherwise carries on the business of providing short-term residential rental accommodation and is listed as the operator on a valid District of Sechelt business license for *Short-Term Rental* of a residential dwelling.
SHORT-TERM RENTAL SECONDARY RESIDENCE	means a *Dwelling Unit* that is not a short-term rental operator's principal residence. It is a vacation rental, investment property or occasional home.
SILVICULTURE	means the art and science of controlling the establishment, growth, composition, health and quality of forest vegetation.
SINGLE-DETACHED DWELLING	means a *Principal Building* containing only one primary *Dwelling Unit* that may have an attached garage and where permitted by this Bylaw may include a *Secondary Suite* or *Detached Accessory Dwelling Unit*. 
SLEEPING UNIT	means one or more habitable rooms containing facilities for living and sleeping but does not include provision for cooking or food preparation.
SOLAR ENERGY DEVICES	means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and includes solar panels
SPA	means a commercial establishment providing facilities devoted especially to health, fitness, weight loss, beauty, and relaxation
STORAGE YARD	means the use of land for the storage of equipment, goods and products, vehicles, machinery, and materials, either inside or outside of an enclosed building, but does not include a Wrecking Yard.

STOREY	means that portion of a building situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
STOREY, FIRST	means the Storey having its floor level not more than 2.0 m above average grade.
STRUCTURE	means a construction of any kind whether fixed to, supported by, or sunk into land or water but excludes fences and retaining walls less than 1.2 m in *Height*, construction less than 0.6 m in *Height* above or below natural grade and landscaping and paved areas.
T	
TEMPORARY BUILDING	means a building or any part thereof that is authorized by the District to be used for a limited period of time.
TOURIST ACCOMMODATION	means habitable suites or rooms, which are used to provide temporary lodging, for the travelling public on a nightly or weekly rental basis, where the rental occupancy is less than four weeks and includes hotel, motel, hostel, resort hotel, or cabin rentals.
TOURIST COMMERCIAL	means the provision of services and the sale or rental of equipment for recreation activities normally associated with leisure but excludes rental of powered personal watercraft.
TOWNHOUSE	means a building divided into three or more *Dwelling Units* that may be configured as side-by-side units or as stacked units, each with separate ground level access and sharing at least one common wall with another *Dwelling Unit*.
TRANSPORTATION SERVICES	means the operation of bus and truck terminals, airports, freight handling, passenger and transit depots, vehicle rentals and taxi terminals
TWO-UNIT DWELLING	means a building comprised of two attached *Dwelling Units* sharing a common party wall, whether subdivided from each other or not, where each *Dwelling Unit* has a separate ground-oriented entrance from the exterior of the building and where *Dwelling Units* may be either side-by-side or stacked vertically. 
U	
USEABLE OPEN SPACE	means an unobstructed portion of a lot that is landscaped and developed for active or passive recreational and leisure use and is conveniently located and accessible.
V	

VETERINARY CLINIC	means an establishment for the care, diagnosis and treatment of animals and includes the provision of short-term lodging for animals under the care of a veterinarian.
W	
WRECKING YARD	means any building or land used for the storage, impoundment, wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, boats, trailers, aircraft, used lumber and building materials, appliances, machinery, or industrial equipment.
Y	
YARD, FRONT	means the area of a lot between the front building face of the *Principal Building* and *Front Lot Line*. 
YARD, REAR	means the area of a lot between the rear building face of the *Principal Building* and the rear Lot Lines.
YARD, SIDE	means the areas of a lot between the side building face of the *Principal Building* and the side Lot Lines.

PART 5. ZONING DESIGNATIONS

Zoning Designations Schedule A1 (West)

Zoning Designations Schedule A2 (East)

Zoning Designations Schedule A3 (North)

District of SECHELT

ZONING BYLAW 580, 2022
ZONING DESIGNATIONS
SCHEDULE A1 (WEST)

- R-1 Large Lot, Low Density Residential
- R-2 Low Density Residential
- R-3 Small Lot Residential
- R-4 Urban Infill Residential
- R-5 Medium Density Residential
- RM-1 Residential Multiple
- RM-2 Manufactured Home Park
- RU-1 Rural Residential
- RU-2 Resource Residential
- AG-1 Agriculture
- C-1 Neighbourhood Commercial
- C-2 Tourist and Marine Commercial
- C-3 Regional Commercial
- C-4 Downtown Centre Commercial
- C-4A Downtown Centre Service Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial Airport
- M-1 Working Waterfront Marine
- M-2 Marine Aquaculture
- W-1 Water One
- W-2 Water Two
- PA-1 Park Conservation
- CC-1 Community and Civic
- IN-1 Institutional One
- IN-2 Institutional Two
- CD Comprehensive Development
- Municipal Boundaries

Inset Map for Downtown Centre Area

September 15, 2022

N

0 250 500 1,000 1,500 Meters

District of SECHELT

ZONING BYLAW 580, 2022
ZONING DESIGNATIONS
SCHEDULE A2 (EAST)

- R-1 Large Lot, Low Density Residential
- R-2 Low Density Residential
- R-3 Small Lot Residential
- R-4 Urban Infill Residential
- R-5 Medium Density Residential
- RM-1 Residential Multiple
- RM-2 Manufactured Home Park
- RU-1 Rural Residential
- RU-2 Resource Residential
- AG-1 Agriculture
- C-1 Neighbourhood Commercial
- C-2 Tourist and Marine Commercial
- C-3 Regional Commercial
- C-4 Downtown Centre Commercial
- C-4A Downtown Centre Service Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial Airport
- M-1 Working Waterfront Marine
- M-2 Marine Aquaculture
- W-1 Water One
- W-2 Water Two
- PA-1 Park Conservation
- CC-1 Community and Civic
- IN-1 Institutional One
- IN-2 Institutional Two
- CD Comprehensive Development
- Municipal Boundaries

September 15, 2022

N

0 250 500 1,000 Meters

District of
SECHELT

ZONING BYLAW 580, 2022
ZONING DESIGNATIONS
SCHEDULE A3 (NORTH)

R-1	Large Lot, Low Density Residential
R-2	Low Density Residential
R-3	Small Lot Residential
R-4	Urban Infill Residential
R-5	Medium Density Residential
RM-1	Residential Multiple
RM-2	Manufactured Home Park
RU-1	Rural Residential
RU-2	Resource Residential
AG-1	Agriculture
C-1	Neighbourhood Commercial
C-2	Tourist and Marine Commercial
C-3	Regional Commercial
C-4	Downtown Centre Commercial
C-4A	Downtown Centre Service Commercial
I-1	Light Industrial
I-2	Heavy Industrial
I-3	Industrial Airport
M-1	Working Waterfront Marine
M-2	Marine Aquaculture
W-1	Water One
W-2	Water Two
PA-1	Park Conservation
CC-1	Community and Civic
IN-1	Institutional One
IN-2	Institutional Two
CD	Comprehensive Development
	Municipal Boundaries

September 15, 2022

N

0 250 500 1,000 Meters

