DISTRICT OF LANTZVILLE

ZONING BYLAW NO. 180, 2020

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of Bylaw No. 180 with the bylaws listed below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. The Corporation does not warrant that the information contained in this consolidation is current. Certified copies of the original bylaws should be consulted to ensure accurate, current bylaw provisions.

Date of Adoption	Amending Bylaw	Bylaw Citation
November 2, 2020	Bylaw No. 229	"District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Clark/Medd) Bylaw No. 229, 2020"
November 16, 2020	Bylaw No. 225	"District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7360 Harby Road) Bylaw No. 225, 2020"
January 6, 2021	Bylaw No. 244	"District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6953 Dickinson Road) Bylaw No. 244, 2020"
September 7, 2022	Bylaw No. 302	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6935 Dickinson Road) Bylaw No. 302, 2022
September 7, 2022	Bylaw No. 316	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022
September 7, 2022	Bylaw No. 318	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022
September 21, 2022	Bylaw No. 298	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021
September 28, 2022	Bylaw No. 280	"District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 290, 2021"
October 3, 2022	Bylaw No. 314	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022
December 6, 2023	Bylaw No.347	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7437 Sunbury Road) Bylaw No. 347, 2023
February 21, 2024	Bylaw No. 345	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Foothills Development) Bylaw No. 345, 2023
April 10, 2024	Bylaw No. 362	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Future Old Growth Zone - FOG) Bylaw No. 362, 2024
June 26, 2024	Bylaw No. 369	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024
December 4, 2024	Bylaw No. 379	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7052 Peterson Road and 7356 Lynn Drive) Bylaw No. 379, 2024
January 8, 2025	Bylaw No. 380	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024
July 16, 2025	Bylaw No. 383	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Future Old Growth Rezone) Bylaw No. 383, 2025
April 9, 2025	Bylaw No. 401	"District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7096 McGill Road) Bylaw No. 401, 2025"

May 14, 2025	Bylaw No. 402	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7131 Peterson Road) Bylaw No. 402, 2025
January 28, 2026	Bylaw No. 425	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 Lantzville Road) Bylaw No. 425, 2025
April 8, 2026	Bylaw No. 428	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7099 Lantzville Road and 6852 Wiles Road) Bylaw No. 428, 2026
July 8, 2026	Bylaw No. 433	District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7660 Clark Drive) Bylaw No. 433, 2026

The bylaw numbers in brackets in this consolidation refer to the last bylaw that amended the section of the principal bylaw: "District of Lantzville Zoning Bylaw No. 180, 2020".

DISTRICT OF LANTZVILLE
BYLAW NO. 180, 2020

A BYLAW TO REGULATE THE USE, SUBDIVISION, AND DEVELOPMENT OF LAND AND WATER WITHIN THE DISTRICT OF LANTZVILLE

WHEREAS section 479 of the *Local Government Act* authorizes the District of Lantzville to enact a Zoning Bylaw;

AND WHEREAS section 524 of the *Local Government Act* authorizes the District of Lantzville 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 Lantzville to enact a bylaw to establish off-street parking and loading space requirements;

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

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the "District of Lantzville Zoning Bylaw No. 180, 2020".

2. The District of Lantzville Zoning Bylaw is set out in Schedule 'A' attached to and forming part of this Bylaw.

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.

4. District of Lantzville Zoning Bylaw No. 60, 2005 and its amendments are hereby repealed.

General Compliance

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

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

7. Land, water or buildings must not be subdivided except in accordance with this bylaw.

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

9. 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.

10. Uses not expressly permitted in a zone or otherwise permitted in this bylaw are prohibited.

Violation

11. A person who contravenes this bylaw, or who allows or permits any act in contravention of this Bylaw, or who fails to do or refrains from doing any act or thing required by this bylaw, commits an offence and is liable to the penalties imposed by the District.

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

Zone Boundaries

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

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

Uses and Subdivision

15. Where dwelling units within a rowhouse, 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.

Diagrams and Illustrations

16. Diagrams and illustrations in this bylaw are provided as guidelines for interpretation.

Interpretation

17. 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.

18. 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)

READ A FIRST TIME this day of,.
READ A SECOND TIME this day of,..
PUBLIC HEARING HELD this day of,.
READ A THIRD TIME this day of,.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of,.
ADOPTED this day of,.

Mark Swain, Mayor	Delcy Wells, Director of Corporate Administration

Zoning Bylaw

Schedule ‘A’ to Bylaw No. 180, 2020

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CONVERSION QUICK REFERENCE

Distance		Area	
Metric	Imperial	Metric	Imperial
0.5 m	1.6 ft	1 m^2	11 ft^2
0.6 m	2.0 ft	5 m^2	54 ft^2
1.0 m	3.3 ft	10 m^2	108 ft^2
1.2 m	3.9 ft	20 m^2	215 ft^2
1.5 m	4.9 ft	25 m^2	269 ft^2
1.8 m	5.9 ft	50 m^2	538 ft^2
2.0 m	6.6 ft	90 m^2	969 ft^2
2.5 m	8.2 ft	100 m^2	1,076 ft^2
3.0 m	9.8 ft	150 m^2	1,615 ft^2
3.5 m	11.5 ft	200 m^2	2,153 ft^2
4.0 m	13.1 ft	250 m^2	2,691 ft^2
4.5 m	14.8 ft	300 m^2	3,229 ft^2
5.0 m	16.4 ft	350 m^2	3,767 ft^2
5.5 m	18.0 ft	400 m^2	4,306 ft^2
6.0 m	19.7 ft	450 m^2	4,844 ft^2
6.5 m	21.3 ft	500 m^2	5,382 ft^2
7.0 m	23.0 ft	600 m^2	6,458 ft^2
7.5 m	24.6 ft	700 m^2	7,535 ft^2
8.0 m	26.2 ft	800 m^2	8,611 ft^2 / 0.2 ac
8.5 m	27.9 ft	1,000 m^2	10,764 ft^2 / 0.25 ac
9.0 m	29.5 ft	2,000 m^2	0.5 ac
9.5 m	31.2 ft	4,000 m^2	1.0 ac
10 m	32.8 ft	8,000 m^2	2.0 ac
15 m	49.2 ft	1 ha	2.5 ac
20 m	65.6 ft	2 ha	4.9 ac
25 m	82.0 ft	4 ha	9.9 ac
30 m	98.4 ft	10 ha	24.7 ac
50 m	164.0 ft	20 ha	49.4 ac

PART 1: ZONES

The Municipality is divided into zones as follows and as shown on Schedule 1 of this bylaw:

Zone	Abbreviation
Residential 1	R1
Residential 2	R2
Residential 3	R3
Residential 4	R4
Residential 5 [BL244]	R5
Estate	EST
Rural	RU
Foothills	FH
Upper Lantzville Ware Road Special Area Plan [BL229]	SAP-1
Future Special Area Plan	F-SAP
Future Study Area	F-SA
Mobile Home Park	MHP
Village Commercial	VC
Community Services	CS
Light Industry	LI
Agriculture	A
Golf Course	G
Forestry	F
Marine	M
Transportation	T
Park	P

1.1 RESIDENTIAL 1 ZONE (R1)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Existing Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m

Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	2,000 m^2
Minimum Parcel Frontage and Width	20 m

1.2 RESIDENTIAL 2 ZONE (R2)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

1. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

2. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

3. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m

Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

4. The maximum parcel coverage is 35%.

Subdivision

5. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1,300 m^2
Minimum Parcel Frontage and Width	20 m

1.3 RESIDENTIAL 3 ZONE (R3)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m

Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1,000 m^2
Minimum Parcel Frontage and Width	20 m

1.4 RESIDENTIAL 4 ZONE (R4)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m

Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	800 m^2
Minimum Parcel Frontage and Width	20 m

1.5 RESIDENTIAL 5 ZONE (R5)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Primary structure	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	8 m
Carriage House with Garage Below	7 m

Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	960 m^2
Minimum Parcel Frontage and Width	15 m
Maximum Parcel Averaging	40%

1.6 RESIDENTIAL 6 ZONE (R6)

Permitted Uses

7. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Apartment	Home Business Secondary Suite

Dwelling Units

8. The maximum number and type of dwelling units per parcel is based on available services as follows:

Municipally serviced with water and sewer	No or partial municipal services
Parcel area 4050m^2 or smaller: 4 Dwellings which may consist of up to: 1 House and 1 secondary suite, or 1 Duplex dwelling unit (2 dwelling units) and 2 secondary suites (one per Duplex dwelling unit), or 4 Apartment dwelling units	2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House
Parcel area greater than 4050m^2: 2 Dwellings, limited to one House and either one Secondary Suite or one Carriage House	

Siting

9. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Any structure	4.5 m	3 m	1 m	3.5 m

Height

10. The maximum heights are as follows:

Structure	Maximum Height
Primary structure	9 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

11. The maximum parcel coverage is 35%.

Subdivision

12. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	300 m^2
Minimum Parcel Frontage and Width	14 m

Secondary suites

13. Notwithstanding Section 2.1:

    a. A secondary suite is permitted on a parcel of at least 300 m2.

    b. A secondary suite is permitted within a house or a duplex.

1.7 RESIDENTIAL 8 ZONE (R8)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
Duplex House	Home Business

Density

2. The maximum Floor Area Ratio (FAR) for properties in the R8 zone shall be 0.4:1.

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
All Structures	4.5 m	4.5 m	2.0 m	2.0 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Duplex / House	7.0 m
Secondary Structure	6.0 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	0.4 ha (4,000 m^2)
Minimum Parcel Frontage and Width	15 m

1.8 ESTATE ZONE (EST)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House Duplex Rowhouse Townhouse Apartment	Home Business Secondary Suite (must be located in a House) Carriage House

Dwelling Units

2. The maximum number and type of dwelling units per parcel is as follows:

Parcel Area	Maximum Number of Dwelling Units	Type of Permitted Dwelling Units
4050 m^2 or smaller with municipal water and sewer	4	1 House and 1 secondary suite, or 1 Carriage House (if no secondary suite), or 2 Duplex dwelling units (total of 4 dwelling units), or 4 Rowhouse dwelling units, or 4 Townhouse dwelling units, or 4 Apartment dwelling units
Less than 0.8 ha	2	1 house and either 1 secondary suite or 1 Carriage House
0.8 ha or larger	2	2 houses, or 1 house and either 1 secondary suite or 1 Carriage House

Siting

3. The minimum setback for any structure is 8 m from the front and rear parcel lines and 4 m from any other parcel line.

4. The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is 2 m.

Height

5. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	9 m
Fence	2 m

Parcel Coverage

6. The maximum parcel coverage is 30%.

Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	0.4 ha
Minimum Parcel Frontage and Width	20 m

1.9 RURAL ZONE (RU)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House	Carriage House Home Business Secondary Suite

Dwelling Units

2. The maximum number of dwelling units per parcel is two.

Siting

3. The minimum setback for any structure from any parcel line is 8 m.
4. The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is 2 m.

Height

5. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	9 m
Fence	2 m

Parcel Coverage

6. The maximum parcel coverage is 30%.

Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	1 ha
Minimum Parcel Frontage and Width	20 m

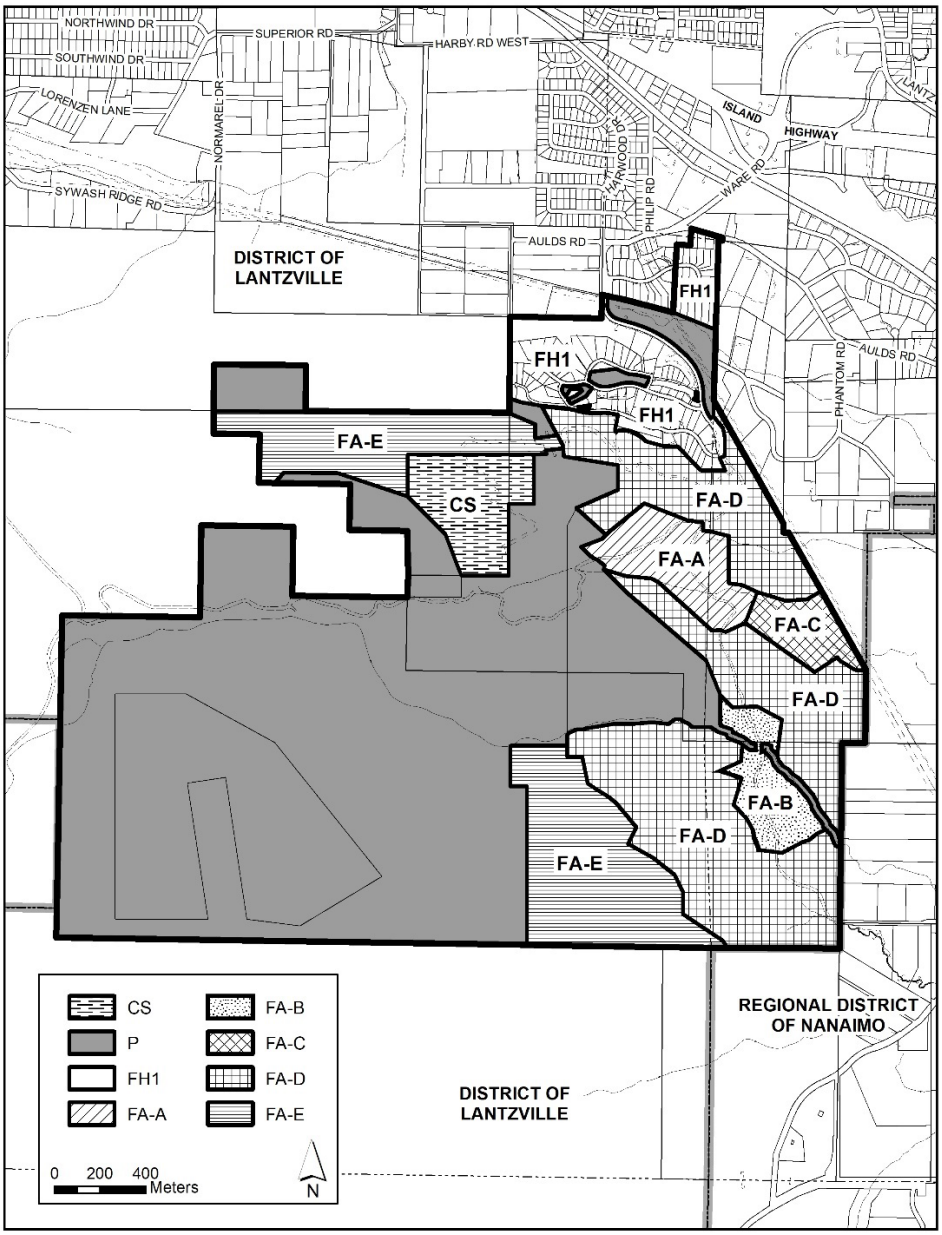
1.10 FOOTHILLS SAP ZONE (FH)

Areas

1. The purpose of the Foothills Zone is to allow a range of land uses and residential densities with significant protected natural areas and recreational opportunities, along with housing diversity and local commercial services.

Purpose

2. The Foothills Zone is divided into Areas FH1, FA-A, FA-B, FA-C, FA-D, FA-E as shown on the following map.



Permitted Uses

3. The permitted uses are as follows:

Primary	Secondary
Foothills Area 1 – Scenic Corridor (FH1)	
House	Home Business Secondary Suite
Foothills Area A – Gateway Village Neighbourhood Centre	
Apartment Artisan Studio Assisted Living Bed and Breakfast Child Care Craft Beverage Processing Craft Kitchen Duplex Food and Beverage Service Health Service House Household Service Institutional Use Live-Work Market Mixed Use Building Office Outdoor Recreation Personal Service Retail Rowhouse Tourist Accommodation Townhouse Veterinarian Clinic	Home Business Mobile Vending Secondary Suite Short-term Rental
Foothills Area B – Heikkila Creek Neighbourhood Centre	
Apartment Artisan Studio Assisted Living Bed and Breakfast Child Care Craft Beverage Processing Craft Kitchen Duplex Financial Service Food and Beverage Service Funeral Service	Carriage House Home Based Business Mobile Vending Short-term Rental

Health Service House Household Service Institutional Use Live-Work Manufactured Home Assembly Market Mixed Use Building Outdoor Recreation Office Personal Service Retail Rowhouse Tourist Accommodation Townhouse Veterinarian Clinic	
Foothills Area C – Quarry Service Centre	
Child Care Craft Beverage Processing Garden Centre Institutional Use Live-Work Outdoor Recreation Storage Facility	Caretaker Unit
Foothills Area D – Foothills Residential	
Bed and Breakfast Cluster Housing Community Care Duplex House Outdoor Recreation Rowhouse Townhouse	Home Based Business Secondary Suite Short-term Rental
Foothills Area E – Uplands Residential	
Bed and Breakfast Child Care Cluster Housing Community Care Duplex House Outdoor Recreation	Home Based Business Secondary Suite Short-term Rental

Development Form & Density

4. The maximum densities permitted in the Foothills Zone are as follows:
   814 residential units
   5,000 m^2 (square metres) of non-residential

Siting of Buildings

5. The minimum setbacks from parcels lines are as follows:

Use	Front	Rear	Interior Side	Exterior Side
Apartment, Commercial or Mixed Use	0 m	0 m	0 m	0 m
Cluster Housing	4 m	2 m	2 m	3 m
Duplex	4 m	2 m	3 m	3 m
House	4 m	2 m	1.5 m	3 m
House in FH1	4.5	2 m	2 m	2 m
Rowhouse and Townhouse	4 m	2 m	3 m	3 m
Accessory Structure	6 m	1.5 m	1.5 m	3 m

Height

6. The maximum height in the Foothills Zone are as follows:

Use	Height
Apartment	15 m
Commercial, Institutional or Mixed Use	15 m
Cluster Housing	9 m
House	9 m
Rowhouse and Townhouse	12 m
Accessory Structure	9 m
Fence - Front Fence – Side and Rear	1.2 m 1.8m

Parcel Coverage

7. The following parcel coverage regulations apply:

Use	Building Site Coverage
Apartment	90%
Commercial or Mixed Use within Area A or Area B	100 %
Commercial Use within Area C	85%
Cluster Housing	55%
Duplex	60%
House	60%
House in FH1	40%
Rowhouse and Townhouse	70%

Minimum Lot Size

8. a) The following subdivision regulations apply:

Use	Minimum parcel size
Apartment	1000 m^2
Commercial, Institutional or Mixed Use	600 m^2
Cluster Housing	1000 m^2
Duplex	500 m^2
House	350 m^2
House in FH1	600 m^2
Rowhouse and Townhouse	800 m^2

b) Notwithstanding Section 8a, no further subdivision shall be permitted on parcels previously created for the purpose of accommodating a house

Parking

9. Notwithstanding Section 2.6.1, the following minimum number of onsite vehicle parking spaces are required within the Foothills CD Zone:

Use	Minimum Number of Long-Term Parking Spaces	Minimum Number of Short-Term Parking Spaces
Apartment, studio or 1 bedroom*	1 per dwelling unit	Per 2.6.1
Apartment, 2 or more bedrooms*	1.5 per dwelling unit	
Assisted Living	1 per employee	
Cluster Housing*	1.5 per dwelling unit	
Duplex*	2 per dwelling unit	
House *	2 per dwelling unit	
Rowhouse and Townhouse *	1.5 per dwelling unit	
Carriage House or Secondary Suite	1 per dwelling unit	
Tourist Accommodation	2, plus one per sleeping unit	
All other uses	Per 2.6.1	

**One parking space per dwelling unit must be EVSE ready*

Streamside Setbacks

10. Notwithstanding Section 2.11, and in accordance with the EDI *Proposed Environmental Permitting Strategy*, development must occur in accordance with the Riparian Areas Protection Regulation and as delineated by a Qualified Environmental Professional.

Short-term Rentals

11. Short-term Rentals are permitted only where a dwelling unit has its own at-grade entrance from the exterior of the building.

Commercial Units

12. With the exception of Food and Beverage Services or Market uses, an individual commercial use within the Gateway Residential Area may not exceed 150 m^2.

1.11 UPPER LANTZVILLE WARE ROAD SPECIAL AREA PLAN ZONE (SAP-1)

Areas

1. The SAP-1 Zone is divided into Areas A-D, as shown on the following map:

Permitted Uses

2. The permitted primary and secondary uses are as follows:

Primary	Secondary
Area A – Single Unit Housing	
House	Home Business Secondary Suite
Area B – Cluster Housing	
Duplex House	Home Business
Area C – Compact Housing	
Duplex House	Home Business
Area D – Multi-Unit Housing	
Duplex Rowhouse Townhouse	Home Business

Dwelling Units

3. The maximum number of dwelling units, excluding secondary suites, is as follows:

Area	Per Parcel	Total
Area A	1	108
Area B	19 per hectare	17
Area C (Parcel < 450 m^2)	1	63
Area C (Parcel ≥ 450 m^2)	2 (Duplex Only)	
Area D	24 per hectare	62
All Areas Combined	-	250

Siting

4. The minimum setbacks from parcel lines in Area A are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	4.5 m	4.5 m	1.5 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

5. The minimum setbacks from parcel lines in Area B are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	4.5 m	4.5 m	3 m	3 m
Duplex	4.5 m	4.5 m	3 m	3 m
Secondary Structure	6 m	2 m	2 m	3 m

6. The minimum setbacks from parcel lines in Area C are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	3 m	4.5 m	1.5 m	2 m
Duplex	3 m	4.5 m	1.5 m	2 m
Secondary Structure	6 m	2 m	2 m	3 m

7. The minimum setbacks from parcel lines in Area D are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Duplex	3 m	6 m	3 m	3 m
Rowhouse or Townhouse	3 m	6 m	3 m	3 m
Secondary Structure	6 m	2 m	2 m	3 m

8. Despite the foregoing, the minimum setback of a garage in any Area is 6 m from front parcel lines and 3 m from rear parcel lines.

9. Despite the foregoing, the minimum setback from an interior side parcel line for dwellings units within a duplex, rowhouse or townhouse that are separated by a party wall is 0 m on the side where the dwelling units are adjoining.

Height

10. The maximum heights are as follows:

Structure	Maximum Height
House or Duplex	9 m
Rowhouse or Townhouse	12 m and 3 storeys
Secondary Structure	5 m
Fence	1.8 m

Parcel Coverage

11. The maximum parcel coverages are as follows:

Area	Principal Building	All Buildings and Structures Combined
Area A	40%	45%
Area B	40%	45%
Area C	50%	55%
Area D	70%	70%

Subdivision

12. The subdivision regulations are as follows:

Area	Minimum Parcel Area	Minimum Parcel Frontage and Width
Area A	450 m^2	15 m
Area B	4,000 m^2	20 m
Area C	300 m^2	12 m
Area C (Duplex with party wall)	225 m^2	9 m
Area D (Building Strata)	4,000 m^2	9 m
Area D (Rowhouse/Townhouse with party wall, attached on both sides)	150 m^2	6 m
Area D (Rowhouse/Townhouse with party wall, attached on one side)	200 m^2	7.5 m
Area D (Duplex with party wall)	225 m^2	9 m

13. Despite the foregoing, the following specific regulations apply:

    a) The minimum parcel area of a parcel fronting Alger Road is 1,200 m^2.

    b) The parcel area and frontage of parcels in a phased building strata subdivision may be reduced below the minimum parcel area and minimum parcel frontage.

    c) The minimum parcel frontage of a parcel fronting Philip Road is 20 m.

    d) The minimum parcel frontage of a parcel fronting a cul-de-sac or curved portion of a highway is 10 m, or the minimum parcel frontage regulation specified above, whichever is less.

1.12 FUTURE SPECIAL AREA PLAN ZONE (F-SAP)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House	Carriage House Home Business Secondary Suite

Dwelling Units

2. The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights in the are as follows:

Structure	Maximum Height
House	8 m
Carriage House with Garage Below	7 m
Carriage House with without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The minimum parcel area is 10 ha.

1.13 FUTURE STUDY AREA ZONE (F-SA)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House	Carriage House Home Business Secondary Suite

Dwelling Units

2. The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

4. The maximum heights in the are as follows:

Structure	Maximum Height
House	8 m
Carriage House with Garage Below	7 m
Carriage House with without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The minimum parcel area is 10 ha.

1.14 MOBILE HOME PARK ZONE (MHP)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House Mobile Home Mobile Home Park Recreational Vehicle	Mobile Home Park Office

Dwelling Units and Recreational Vehicles

2. The maximum number of dwelling units and recreational vehicles are as follows: [BL298]

Property	Houses	Mobile Homes	Recreational Vehicles
Parklands Mobile Home Park 6820 Parklands Place	1	29	6
Shoregrove Resort Mobile Home Park 6990 Dickinson Road	1	7	9
Maple Glen Mobile Home Park 7071 Lantzville Road	1	23	6
White Pine Estates Mobile Home Park 7134 Black Jack Drive	1	4	4

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Any Structure at least 10 m^2 GFA or Recreational Vehicle	5 m	5 m	5 m	5 m
Any Structure less than 10 m^2 GFA	5 m	2 m	2 m	2 m

4. The minimum setback between mobile homes or recreational vehicles is 3 m.

Height

5. The maximum heights are as follows:

Structure	Maximum Height
House	8 m
Secondary Structure (for House)	6 m
Mobile Home	6 m
Secondary Structure (for Mobile Home)	3 m

Mobile Home Park Office	8 m
Fence	1.8 m

Secondary Structures

6. The maximum number and area of secondary structures per mobile home space or recreational vehicle space are as follows:
   (a) 1 secondary structure less than 10 m^2 gross floor area for a mobile home or recreational vehicle,
   (b) 1 porch or deck addition less than 20 m^2 gross floor area for a mobile home, and
   (c) 1 set of entrance stairs to a secondary access less than 2 m^2 gross floor area for a mobile home.
7. Additions to mobile homes to provide habitable space are not permitted.
8. Carports and garages are not permitted for mobile homes or mobile home spaces.
9. Porches, decks, additions, carports and garages are not permitted on a recreational vehicle space.

Parcel Coverage

10. The maximum total maximum parcel coverage for a mobile home park, excluding the footprint of recreational vehicles, is 40%.

Site Area

11. The minimum site areas are as follows:

Structure or Recreational Vehicle	Minimum Site Area
Mobile Home (Double Wide)	350 m^2
Mobile Home (Single Wide)	300 m^2
Mobile Home (Park Model)	250 m^2
Recreational Vehicle	150 m^2

Subdivision

12. The minimum parcel area is 1 ha.

1.15 VILLAGE COMMERCIAL ZONE (VC)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Apartment Assembly Assisted Living Child Care Commercial Training Community Care Craft Beverage Processing Cultural Service Financial Service Food and Beverage Service Funeral Service Health Service Hotel Household Service Indoor Recreation Market Office Personal Service Retail Social Service Veterinary Clinic	Mobile Vending

Building Form

2. Apartments, community care units, and assisted living units are only permitted in a mixed-use building format and must not be located on the first storey of a building.

3. The maximum floor area ratio is 2:1.

Siting

4. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Any Structure (parcel not adjoining Residential zone)	1.5 m	3 m	0 m	1.5 m
Any Structure (parcel adjoining Residential zone)	1.5 m	3 m	3 m	3 m
Canopy or Awning	0 m	3 m	0 m	0 m

Height

5. The minimum and maximum heights are as follows:

Structure	Minimum Height	Maximum Height
Structure (south side of Lantzville Road)	2 storeys	12 m and 3 storeys
Structure (north side of Lantzville Road)	2 storeys	9 m and 2 storeys
Fence	2 m	2 m
Fence (within front yard)	0 m	0 m

Parcel Coverage

6. The maximum parcel coverage is 100%.

Subdivision

7. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	600 m^2
Minimum Parcel Frontage and Width	20 m

Special Use Regulation [BL290]

8. Despite any other provision in this zone, a house and associated secondary structures are permitted on the following parcels, subject to the applicable regulations for a house and associated secondary structures in the Residential 1 Zone:

(a) 7207 Lantzville Road, PID 006-318-240 LOT 7, DISTRICT LOT 27 (OTHERWISE KNOWN AS LOT 27-G), WELLINGTON DISTRICT, PLAN 2719

(b) 7200 Lantzville Road, PID 001-995-961 LOT 1, DISTRICT LOT 27G, (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 25280

(b) 7194 Dickinson Road, PID 000-019-798 LOT 2, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 25280

(c) 7166 Lantzville Road, PID 000-418-765 LOT 4, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 36633

(d) 7162 Lantzville Road, PID 000-418-781 LOT 5, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 36633

1.16 COMMUNITY SERVICES ZONE (CS)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Assembly Child Care Community Care Cultural Service Funeral Service Health Service Indoor Recreation Market Office Outdoor Recreation Place of Worship School Social Service	Food and Beverage Service Mobile Vending

Siting

2. The minimum setback from parcel lines for any structure is 5 m.

Height

3. The maximum height is 8 m

Parcel Coverage

4. The maximum parcel coverage is 50%

1.16.1 COMMUNITY SERVICES ONE ZONE (CS1)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Long-Term Care Hospital Child Care Community Care Health Service Office	Food and Beverage Service Mobile Vending Retail Services Any ancillary uses specific to a Long-Term Care Facility

Siting

2. The minimum setback from parcel lines are as follows

North Parcel Line – 20m

South Parcel Line (abutting Lantzville Road) – 7m

East & West Parcel Lines – 5m

Height

3. The maximum height is 33 m.

Parcel Coverage

4. The maximum parcel coverage is 50%.

Bicycle Parking

5. Notwithstanding any other requirement of this Bylaw, the minimum number of Bike Parking spaces provided shall be as follows: 10 Short-Term Bike Parking spaces and 30 Long-Term Bike Parking spaces.

1.16.2 COMMUNITY SERVICES TWO ZONE (CS2)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Assembly Child Care Community Care Cultural Service Funeral Service Health Service Indoor Recreation Market Office Outdoor Recreation Place of Worship School Social Service	Food and Beverage Service Mobile Vending Student Boarding House

Siting

2. The minimum setback from parcel lines for any structure is 5 m.

Height

3. The maximum height is 14 m.

Parcel Coverage

4. The maximum parcel coverage is 50%.

Parking

5. Notwithstanding any other requirement of the Bylaw, the minimum number of parking spaces for the **Student Boarding House** secondary use shall be as follows: 6 Long-Term parking spaces.

1.17 LIGHT INDUSTRY ZONE (LI)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Autobody Repair Automotive Repair Crematorium Film and Television Production Food and Beverage Processing Intensive Retail Laboratory Light Cannabis Processing Light Manufacturing Log Home Manufacturing Transportation Service	Dwelling Unit Mobile Vending

Dwelling Units

2. The maximum number of dwelling units per parcel is one.

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Any Structure	5 m	2 m	2 m	5 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	12 m
Fence	2 m

Parcel Coverage

5. The maximum parcel coverage per parcel is 60%.

1.18 AGRICULTURE ZONE (A)

AGRICULTURAL LAND RESERVE

1. Any use or activity that is regulated under the *Agricultural Land Commission Act* must comply with the *Act*, and any use or activity that does not comply with the *Act* is strictly prohibited.

Permitted Uses

2. The permitted primary and secondary uses are as follows:

Primary	Secondary
Agriculture Aquaculture Equestrian Facility House	Agri-Tourism Carriage House Craft Beverage Processing Farmgate Sales Gathering for an Event Home Business Secondary Suite

Dwelling Units

3. The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.

House Size

4. The maximum gross floor area of a house is 500 m^2.

Siting

5. Cannabis production must not take place within 150 m from any school or park.

6. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Cannabis Production	30 m	30 m	30 m	30 m
Intensive Agriculture (≤50 m^2 GFA)	30 m	30 m	30 m	30 m
Intensive Agriculture (>50 m^2 GFA)	15 m	15 m	15 m	15 m
Any Other Structure	8 m	8 m	8 m	8 m

7. The minimum interior side parcel line setback for a house from a parcel line adjoining a Residential zoned parcel is 2 m.

Height

8. The maximum heights are as follows:

Structure	Maximum Height
House	9 m
Secondary Structure (for House, including shop, shed, garage, carport, carriage house)	9 m
Any Other Structure	15 m

Parcel Coverage

9. The maximum parcel coverages are as follows:

Parcel Area	Maximum Parcel Coverage	Additional Parcel Coverage for Greenhouses	Total Maximum Parcel Coverage
Less than 0.4 ha	30%	+45%	75%
0.4 ha or larger	20%	+55%	75%

Subdivision

10. The minimum parcel area is 12 ha.

1.19 GOLF COURSE ZONE (G)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Golf Course	Assembly Dwelling Unit Golf Retail Indoor Recreation Food and Beverage Service

Dwelling Units

2. The maximum number of dwelling units per parcel is one.

Siting

3. The minimum setback from parcel lines for any structure is 5 m.

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Any Structure	8 m
Fence (Excluding Safety Nets)	2 m
Safety Nets	No Maximum

Parcel Coverage

5. The maximum parcel coverage per parcel is 10%

Subdivision

6. The minimum parcel area is 8 ha.

1.20 FORESTRY ZONE (F)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House Natural Resource Management	Nature Viewing Outdoor Recreation

Dwelling Units

2. The maximum number of dwelling units per parcel is one.

Siting

3. The minimum setback from parcel lines for any structure is 8 m.

Height

4. The maximum height is 9 m.

Parcel Coverage

5. The maximum parcel coverage is 10%

Subdivision

6. The minimum parcel area is 50 ha.

1.21 MARINE ZONE (M)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Short Term Moorage	Mooring Buoy

1.22 TRANSPORTATION ZONE (T)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Transportation Infrastructure	-

1.23 PARK ZONE (P)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Assembly Market Nature Viewing Outdoor Recreation	Mobile Vending

1.24 FUTURE OLD GROWTH ZONE (FOG)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
Grow a permanent Old Growth Forest Nature Viewing	

2. Despite the foregoing, the following specific regulations apply:
    a. Trees that are identified as dangerous by a Certified Arborist or Registered Professional Forester may be removed or cut by a Certified Arborist.
    b. Nature Viewing facilities must not cause damage to or disturb the growth of existing trees and require approval by the property owner.

2.1 SECONDARY SUITES AND CARRIAGE HOUSES

1. A secondary suite is permitted only on a parcel at least 600 m^2 in area.
2. A carriage house is permitted only on a parcel at least 1,300 m^2 in area.
3. The maximum gross floor area of a secondary suite or a carriage house, excluding the area of the garage, is 90 m^2.
4. A secondary suite or carriage house is permitted only on a parcel with direct vehicle access to a highway, strata road or shared driveway constructed and maintained in accordance with Municipal standards and, in the case of a shared driveway, the driveway must provide access to no more than three parcels, be paved, and be at least 6 m wide.
5. Onsite parking for a secondary suite or a carriage house must include signage that states "secondary suite parking only" or "carriage house parking only".
6. Onsite parking for a secondary suite or carriage house must remain free and clear of any encumbrance or other parked vehicles that would prevent parking in those spaces or access to and egress from the spaces.
7. A secondary suite or carriage house must not be divided from the primary dwelling unit to create two separate parcels within a building strata.
8. A secondary suite or carriage house is limited to a maximum of two bedrooms and one kitchen.
9. A secondary suite is permitted only within a house.
10. A carriage house must not be a mobile home, except on a parcel zoned Rural or Estate.
11. A secondary suite or carriage must be connected to the Municipal water and sewer system or, where the Municipal water and system is unavailable, connected to a well that meets Municipal standards and a sewage disposal system approved by a Registered Onsite Wastewater Management Practitioner to accommodate the additional load from the secondary suite or carriage house.

2.2 HOME BUSINESSES

General Home Business Regulations

1. A home business must be authorized by the property owner and operated by a resident of the parcel on which the home business is taking place.
2. A home business is only permitted if the operator has a valid business licence issued by the Municipality for the home business.
3. All activities and vehicles associated with a home business must only take place onsite and must not encroach onto a highway or other public property.
4. With the exception of market gardening and child care, a home business must only take place within a house or permitted secondary building.
5. A home business must not produce odours, vapours, heat, glare, electrical interference, ground vibration or noise that is audible or detectible from beyond the parcel where the home business is taking place to an extent greater than that usually experienced in the applicable zone.
6. Signage associated with the home business must not be sited on a highway or other public property and must be in accordance with the Municipal Sign Bylaw.
7. The maximum number of non-resident employees for all home businesses on a parcel smaller than 4,000 m^2 is limited to one at any given time, and on a parcel equal to or greater than 4,000 m^2 is limited to two at any given time.
8. The maximum number of signs per home business is one and is limited to a non-illuminated sign that does not exceed 1.5 m in height and 1 m^2 in area.
9. The maximum area dedicated to all home businesses on a parcel, including storage, is 100 m^2, except for bed and breakfast or short-term rental.
10. The maximum area dedicated to the sale of goods is 20 m^2 for parcels less than 4,000 m^2 and 50 m^2 for parcels equal to or greater than 4,000 m^2, and is limited to goods primarily produced onsite or, in the case of personal service, goods associated with the home business.

Business-Specific Regulations

11. The following regulations must be met and maintained by an operator of a parcel for a home business to be permitted on a parcel:

Automotive Repair
Permitted only on a parcel at least 0.8 ha in area. Automotive repair, including storage of materials and parts, must be located fully within permitted buildings.

Bed and Breakfast
A bed and breakfast is limited to a maximum of four guest rooms. The property on which a bed and breakfast is operated must be occupied by the owner of the property.
Child Care
Child care is limited to a maximum of eight children in care at any given time.
Craft Kitchen
Goods produced in a craft kitchen must not be sold onsite.
Fine Wood or Metal Working [BL290]
Fine wood or metal working is permitted only in the Rural Zone, Estate Zone, Agriculture Zone, or Residential Zone where the parcel is 1000 m^2 or larger.
Office
Unless otherwise permitted as a home business, all other activities associated with the business including, but not limited to, repairs, materials storage, machine storage, parts storage, vehicle storage and marshalling of vehicles, are prohibited onsite, except where a) fully contained in a dwelling unit, garage or secondary building, or b) on parcels less than 4,000 m^2, are substantially screened from public or neighbours view.
Short Term Rental
The property on which a short term rental is taking place must be occupied by the owner of the property. A short term rental must not be operated on the same property on which a bed and breakfast is being operated. A short term rental must not be operated in a dwelling unit that contains more than three sleeping units. The maximum number of guests in a short term rental at any given time is 6.
Market Gardening
With the exception of buildings and structures associated with the market gardening, including greenhouses, outdoor gardening areas are excluded from the maximum 50 m^2. Compost piles, bins and structures must be covered and must be a minimum of 10 m from parcel lines adjoining Residential zoned parcel and 30 m from wells or streams. Spreading of un-composted manure, the use of noise-scaring devices, and the use of artificial lighting or mechanized ventilation systems that produce noise are prohibited. The use of mechanized equipment is limited to equipment of the same scale as that which is designed for household outdoor use.

2.3 FARM ANIMALS

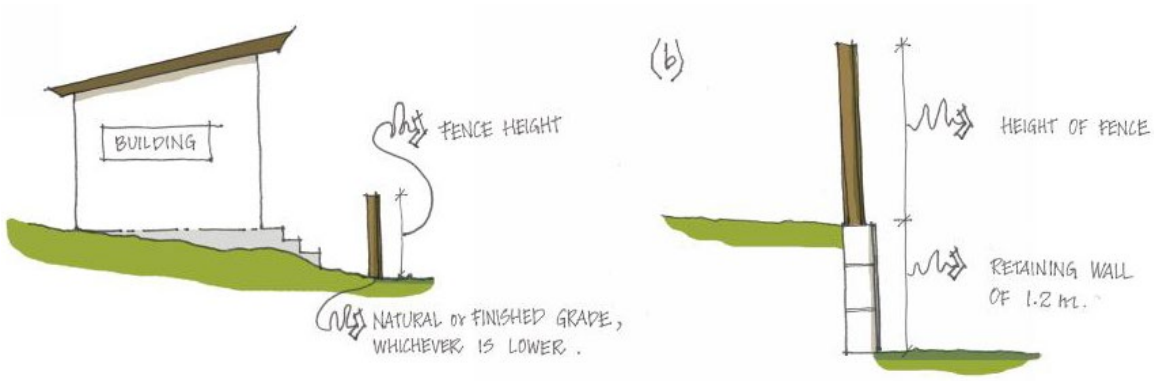
1. Outside of the Agricultural Land Reserve, the keeping of farm animals is permitted only as follows:

Parcel Area	Maximum Number of Poultry	Maximum Number of Other Farm Animals
< 1,000 m^2	0	0
1,000 ≥ 2,500 m^2	6	0
2,500 > 8,000 m^2	10	0
≥ 8,000 m^2	15	2

2. Farm animals are permitted only if all the following requirements are met and maintained:
   (a) a minimum of 1 m^2 of space is provided for each poultry animal in an enclosure,
   (b) structures housing farm animals are kept clean, free of odours and free of vermin,
   (c) diseased poultry are disposed of in accordance with Provincial and Federal legislation,
   (d) Farm animals are not slaughtered on the parcel on which they are kept,
   (e) Roosters, cocks, cockerels, peacocks and the like are prohibited,
   (f) manure and waste products are composted or disposed of to prevent odours,
   (g) manure must be stored at least 15 m from any parcel line,
   (h) a structure that houses poultry must be at least 4 m from any parcel line, or in accordance with the setbacks established in the zone, whichever is greater, and
   (i) a structure that houses a farm animal must be at least 15 m from any parcel line, or in accordance with the setbacks established in the zone, whichever is greater.

2.4 FENCES

1. Fences may be sited within the minimum setbacks established in a zone.
2. Fence 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.
3. Where a fence is located on a retaining wall that is at least 1.2 m in height, fence height is measured from finished grade at the top of the retaining wall.



4. Where deemed necessary for the construction of a building, as determined by the Building Official, a guardrail up to 1.2 m in height is not included in the total calculation of fence height.
5. Except for fences in the Agriculture Zone, Light Industry Zone, or a parcel lawfully used for the enclosure of a farm animal, a fence must not include barbed wire, razor wire, electric wire, ultra-barrier, or any other material intended to deter trespass by threat or cause of personal injury to any animal or person who may come into contact with the fence.
6. Swimming pools must be fully enclosed by a perimeter fence at least 1.2 m in height and designed so that it does not facilitate climbing
7. Swimming pools must be equipped with self-closing gates and be operated by hinges and a lock and be able to be opened freely only from the inside.

2.5 RETAINING WALLS

1. Except as required to support the foundation of a house, as determined by a Professional Engineer and approved by the Building Official, or as approved through a Development Permit issued by the Municipality, the maximum height of a single retaining wall is 1.2 m.
2. Where a retaining wall is within 1.2 m of another retaining wall, both retaining walls are considered a single retaining wall for the purpose of determining maximum height.

2.6 PARKING AND LOADING

Minimum Vehicle Parking Requirements

1. The minimum number of onsite vehicle parking spaces is as follows:

Use	Minimum Number of Long Term Parking Spaces	Minimum Number of Short Term Parking Spaces
Housing		
Apartment	1 per bedroom, up to a maximum of 2 per unit	0.25 per dwelling unit
Assisted Living	0.5 per sleeping unit	0.15 per dwelling unit
Carriage House	1 per bedroom	-
Community Care	0.3 per sleeping unit	0.15 per dwelling unit
Duplex	2 per unit	-
House, 1-3 bedrooms	2	-
House, 4 or more bedrooms	4	-
Manufactured Home	2	-
Recreational Vehicle (Mobile Home Park)	1	-
Rowhouse	2 per unit	0.15 per dwelling unit
Secondary Suite	1 per bedroom	-
Townhouse	2 per unit	0.15 per dwelling unit
Commercial		
Artisan Studio (excluding Home Business)	1 per employee	1 per 30 m^2 GFA
Bed and Breakfast	-	1 per sleeping unit
Child Care	1 per employee	3
Commercial Training	1 per employee or work station, whichever is greater	1 per 30 m^2 GFA
Craft Beverage Processing	1 per employee	1 per 10 m^2 GFA of the sales and tasting area
Farmgate Sales	-	2
Financial Service	1 per employee or work station, whichever is greater	1 per 20 m^2 GFA
Food and Beverage Service	1 per employee	1 per 4 seats

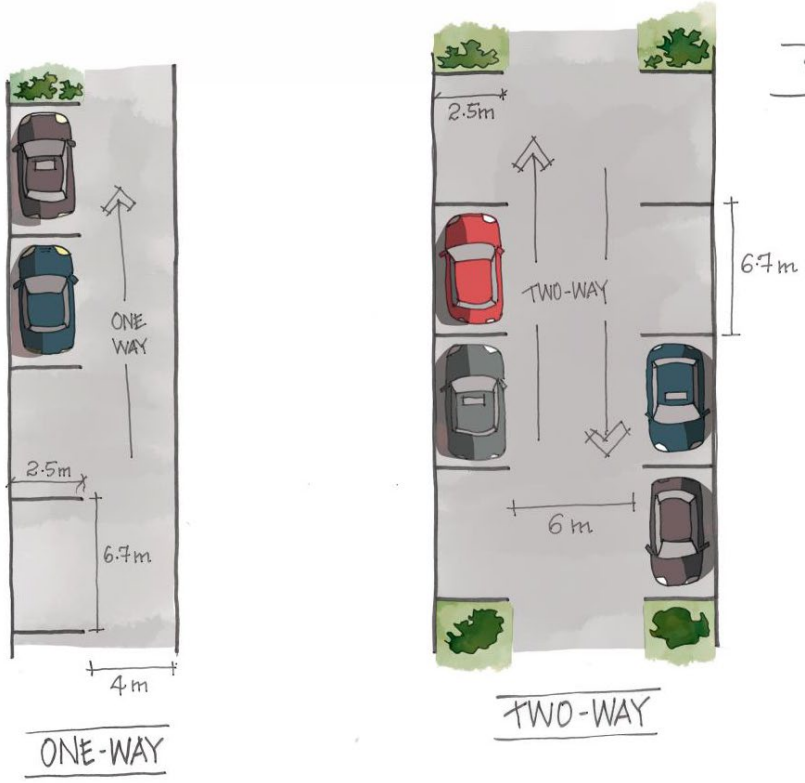
Use	Minimum Number of Long Term Parking Spaces	Minimum Number of Short Term Parking Spaces
Funeral Service	1 per employee	1 per 4 seats in the seating area
Health Service	1 per employee or work station, whichever is greater	1 per 20 m^2 GFA
Home Business (excluding Bed and Breakfast and Short Term Rental)	-	2 per home business that involves members of the public entering the parcel
Hotel	2, plus 1 per room	2
Household Service	1 per employee or work station, whichever is greater	1 per 20 m^2 GFA
Market	1 per vendor	1 per vendor
Office (excluding Home Business)	1 per employee or work station, whichever is greater	1 per 20 m^2 GFA
Personal Service	1 per employee or work station, whichever is greater	1 per 20 m^2 GFA
Retail	1 per employee	1 per 20 m^2 GFA
Short Term Rental	-	1 per sleeping unit
Veterinarian Clinic	1 per employee	1 per 20 m^2 GFA
Community		
Assembly	-	1 per 20 m^2 GFA
Cultural Service	1 per employee	1 per seat or 1 per 30 m^2 GFA, whichever is greater
Place of Worship	-	1 per seat or 10 m^2 GFA, whichever is greater
School, Elementary	1.25 per classroom	0.5 per classroom
School, Secondary	2.5 per classroom	0.5 per classroom
Social Service	1 per employee or work station, whichever is greater	1 per 20 m^2 GFA

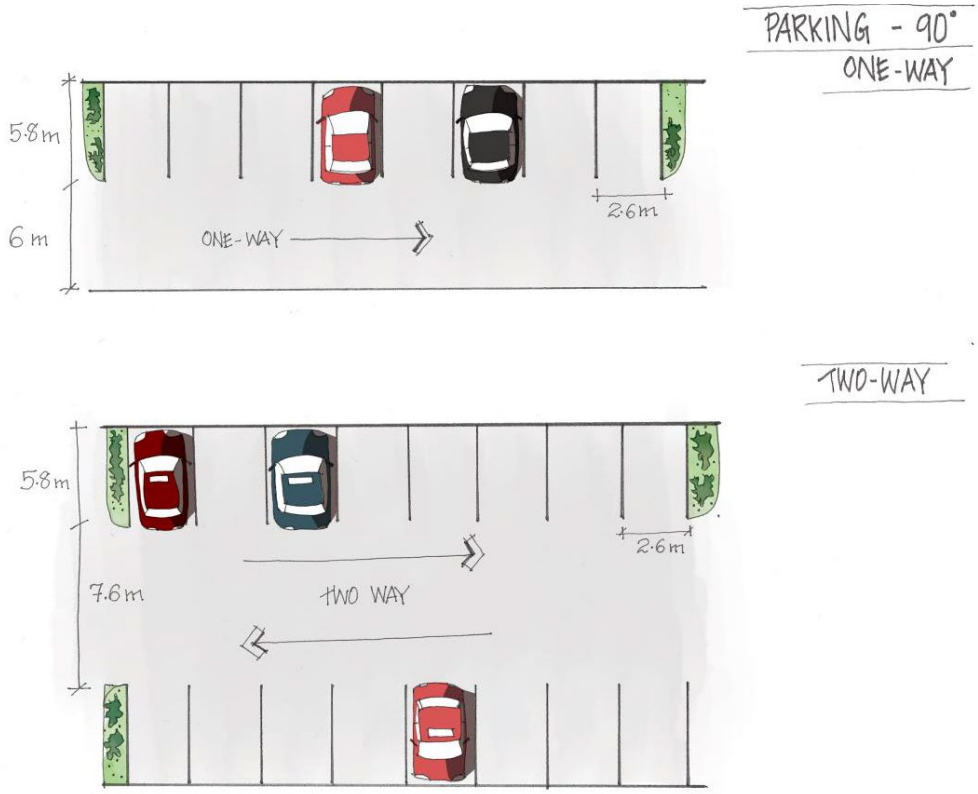
Use	Minimum Number of Long Term Parking Spaces	Minimum Number of Short Term Parking Spaces
Recreation		
Golf Course	1 per employee	80 per 9 holes 1 per tee for driving range
Indoor Recreation	1 per employee	1 per 20 m^2 GFA
Outdoor Recreation	1 per 200 m^2 site area	1 per 200 m^2 site area
Industry		
Autobody Repair	1 per service bay	1 per service bay
Automotive Repair	1 per service bay	1 per service bay
Crematorium	1 per employee	-
Food and Beverage Processing	1 per employee	-
Intensive Retail	1 per 50 m^2 GFA or site area	1 per 50 m^2 GFA or site area
Laboratory	1 per employee	-
Light Cannabis Processing	1 per employee	-
Light Manufacturing	1 per employee	-
Log Home Manufacturing	1 per employee	-
Transportation Service	1 per employee	-
Warehouse	1 per 200 m^2 GFA	1 per 200 m^2 GFA

Parking Dimensions

2. The minimum dimensions of required onsite parking spaces and drive aisles are as follows:

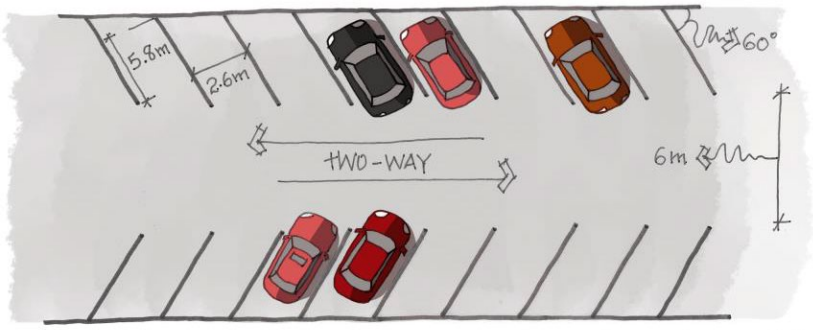
Dimension	Parallel	45° Angle	60° Angle	90° Angle
Space Width	2.5 m	2.6 m	2.6 m	2.6 m
Space Length	6.7 m	5.8 m	5.8 m	5.8 m
Aisle Width (1-way)	4 m	4 m	5.2 m	6 m
Aisle Width (2-way)	6 m	7.6 m	7.6 m	7.6 m


PARALLEL PARKING
ONE WAY
2.5m
6.7m
4m
ONE-WAY
2.5m
TWO-WAY
6.7m
6m
TWO-WAY


PARKING - 90°
ONE-WAY
5.8m
6m
ONE-WAY
2.6m
TWO-WAY
5.8m
7.6m
TWO WAY
2.6m

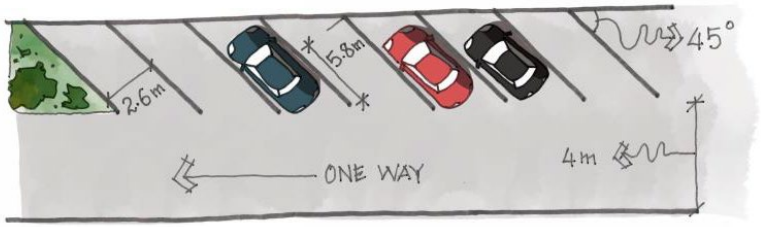
PARKING ANGLE - 60°

ONE-WAY

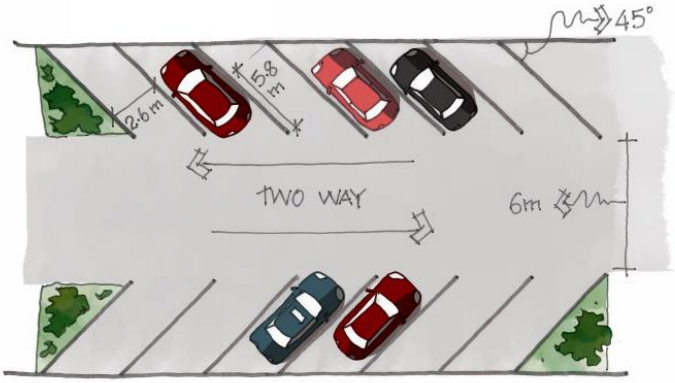


TWO-WAY

PARKING ANGLE 45°



ONE-WAY



TWO-WAY

Small Car Parking Spaces

3. The minimum space length for up to 25% of the required onsite vehicle parking spaces may be reduced to 5 m for parallel parking and 4.6 m for angled or 90-degree parking.

EV Charging Stations

4. The minimum number of electric vehicle charging stations is as follows:

Use	Minimum Number of Level-2 Electric Vehicle Charging Stations
Commercial	1 per parcel + 1 per 20 required parking spaces in excess of the first 20 parking spaces
Community	1 per parcel + 1 per 20 required parking spaces in excess of the first 20 parking spaces
Apartment Rowhouse Townhouse	1 per parcel + 1 per 10 dwelling units

Minimum Bike Parking Requirements

5. Bike parking spaces must be provided on a parcel when new buildings are developed as of the date of adoption of this Bylaw, excluding additions up to 50 m^2, as follows:

Use	Minimum Long-Term Bike Parking	Minimum Short-Term Bike Parking
Apartment Rowhouse Townhouse	1 per dwelling unit	1 per 5 dwelling units
Assembly Commercial	1 per 50 m^2 GFA	1 per 25 m^2 GFA
Assisted Living Community Care	1 per 5 sleeping units or dwelling units	1 per 5 sleeping units or dwelling units
Craft Beverage Processing	1 per 50 m^2 GFA, excluding the processing area	1 per 25 m^2 GFA, excluding the processing area
Cultural Service Place of Worship	1 per 50 m^2 GFA	1 per 25 m^2 GFA

6. Long-term bike parking must be in a secure, weather-protected bike storage area with bike racks or lockers and independently accessible only to residents or employees of the building in which it is located.

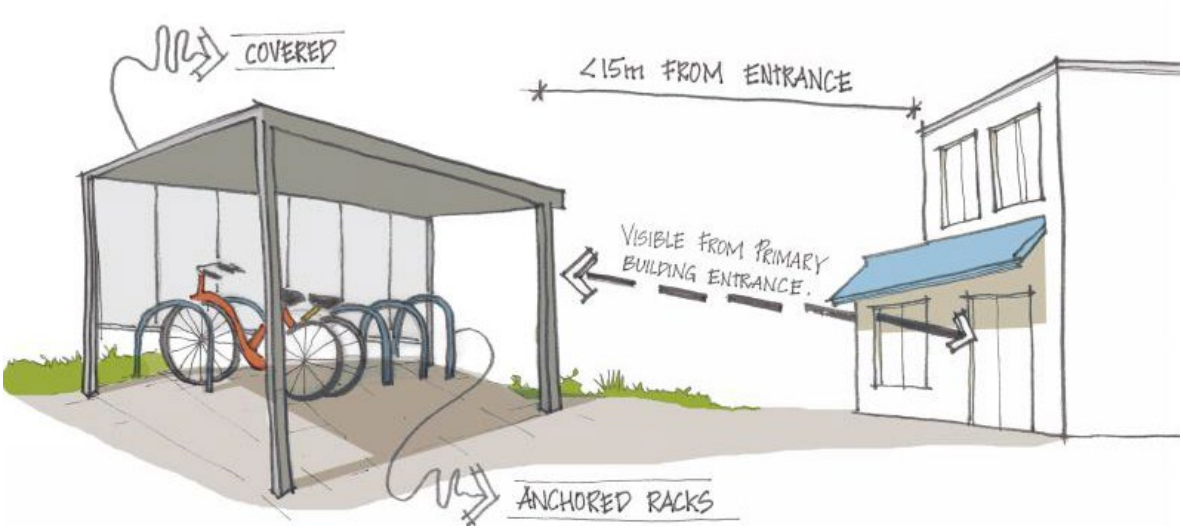
7. Short-term bike parking must:

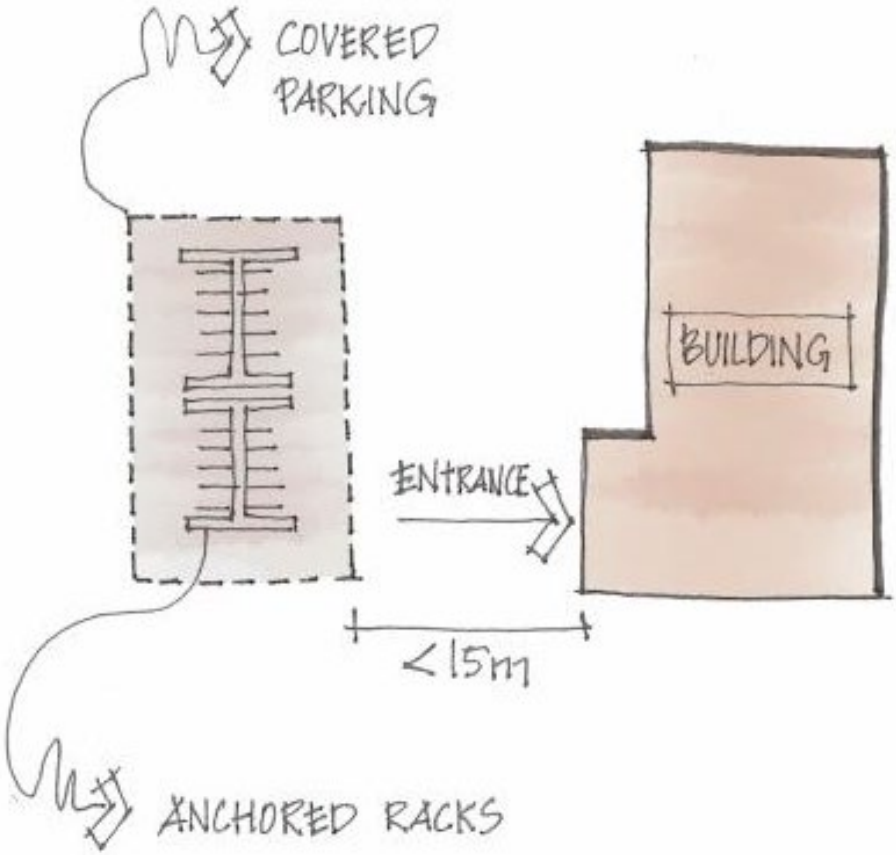
   (a) be sited less than 15 m and visible from the entrance of the primary building for which it is required,

   (b) be provided in permanently anchored racks,

   (c) be covered and well-lit, and

   (d) not obstruct pedestrian circulation.


COVERED
<15m FROM ENTRANCE
VISIBLE FROM PRIMARY BUILDING ENTRANCE.
ANCHORED RACKS


COVERED PARKING
BUILDING
ENTRANCE
<15m
ANCHORED RACKS

Parking Location, Construction and Signage

8. Onsite parking must not be obstructed in any way by garbage receptacles, structures, derelict vehicles, refuse, equipment, mobile vending or materials which interfere with the ability of the parking space to serve its function.

9. Onsite parking must be cleared and levelled.

10. Onsite parking for a duplex, house, secondary suite or carriage house may be stacked up to 2 parking spaces.

11. Onsite parking, onsite loading, drive aisles and accesses for all uses except for a house, Secondary Suite or carriage house must be hard-surfaced, painted, signed, bumpered and well-drained.

12. Onsite parking spaces designated for accessible parking, family parking, carpool parking or electric vehicle charging must have clear, gender-neutral signage indicating that such spaces are reserved for those types of parking.

13. Onsite parking and onsite loading must be provided on the same parcel as the use for which the onsite parking or onsite loading is required.

14. Where the minimum number of onsite parking spaces includes a fractional unit, that fractional unit is considered one onsite parking space.

Minimum Loading Requirements

15. The minimum number of onsite loading spaces per parcel for commercial uses is as follows:

GFA of Building	Minimum Number of Onsite Loading Spaces per Building	Minimum Width	Minimum Length
Less than 1,000 m^2	1	2.6 m	5.8 m
1,000 – 2,000 m^2	1	3 m	12 m
Greater than 2,000 m^2	2	3 m	12 m

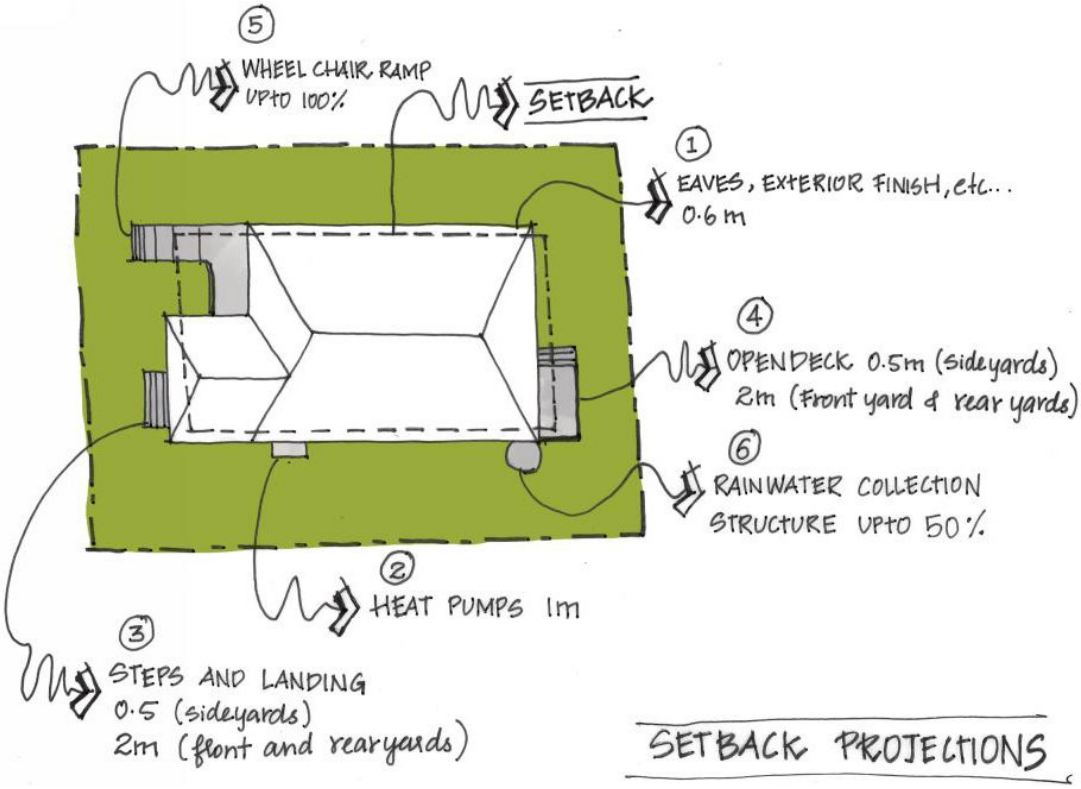
2.7 HEIGHT EXEMPTIONS

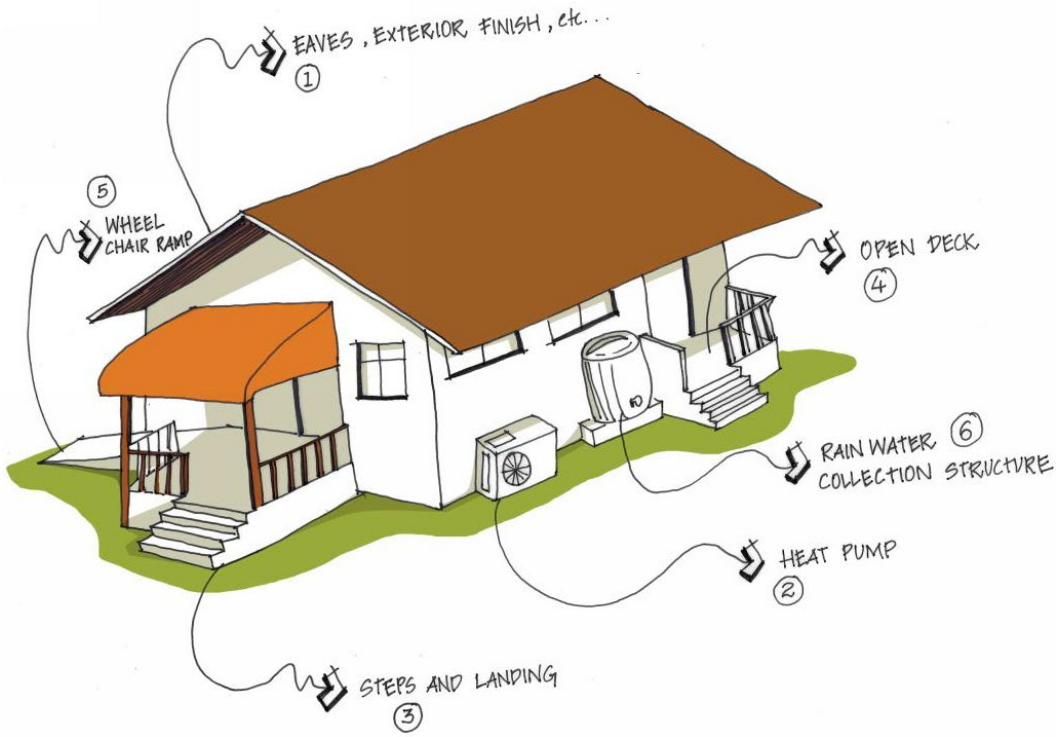
1. The maximum height regulations established in a zone do not apply to a chimney, spire, belfry, flag pole, utility, monument, satellite dish and other similar devices, mechanical devices necessary for the operation of the building on which they are located, green building system, green roof, solar collector, or small wind energy devices, provided that height extent of the blades does not exceed twice the maximum height established in the zone.
2. Garbage and recycling collection area screening is exempted from the maximum fence height specified in each zone.

2.8 SETBACK PROJECTIONS

1. The maximum permitted projections into minimum required setbacks are as follows:

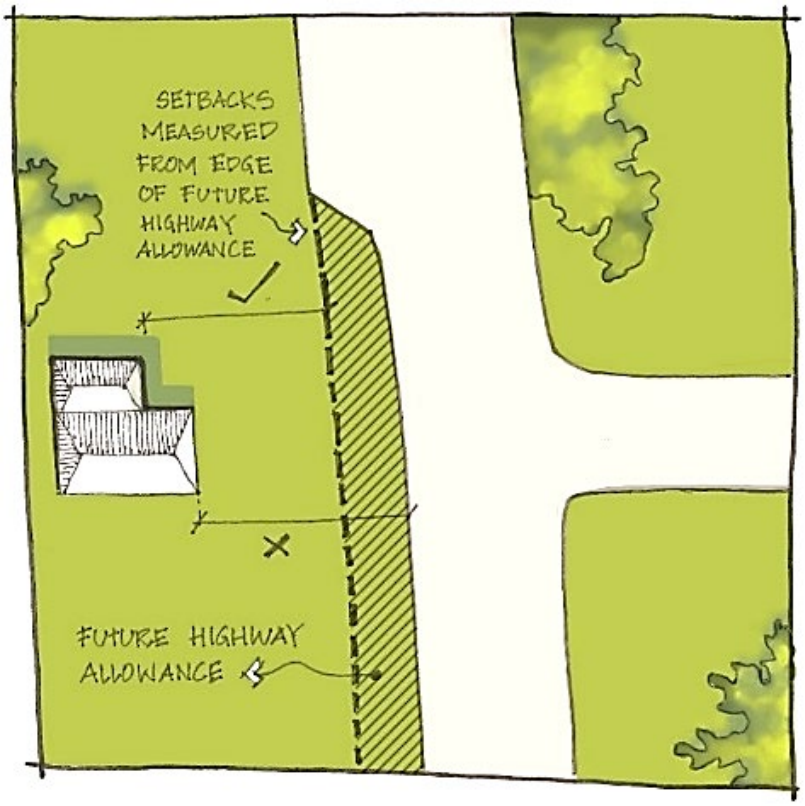
Feature or Structure	Maximum Projection into Required Setback
Eave, exterior finish, green wall, gutter, chimney, cornice, sunlight control projection	0.6 m
Heat Pumps	50%
Steps and landing	0.5 m into required side yards 2 m into required front and rear yards
Open deck, porch or veranda	0.5 m into required side yards 2 m into required front and rear yards
Wheelchair ramp	100%
Rainwater collection structures, equipment and apparatus, including rain barrels and cisterns, that do not require a building permit	50%


5
WHEEL CHAIR RAMP
UPTO 100%
SETBACK
1
EAVES, EXTERIOR FINISH, etc...
0.6 m
4
OPENDECK 0.5m (sideyards)
2m (Front yard & rear yards)
6
RAINWATER COLLECTION
STRUCTURE UPTO 50%
2
HEAT PUMPS 1m
3
STEPS AND LANDING
0.5 (sideyards)
2m (front and rearyards)
SETBACK PROJECTIONS


EAVES, EXTERIOR FINISH, etc...
1
5
WHEEL
CHAIR RAMP
OPEN DECK
4
RAIN WATER
COLLECTION STRUCTURE
6
HEAT PUMP
2
STEPS AND LANDING
3

2.9 FUTURE HIGHWAY ALLOWANCES

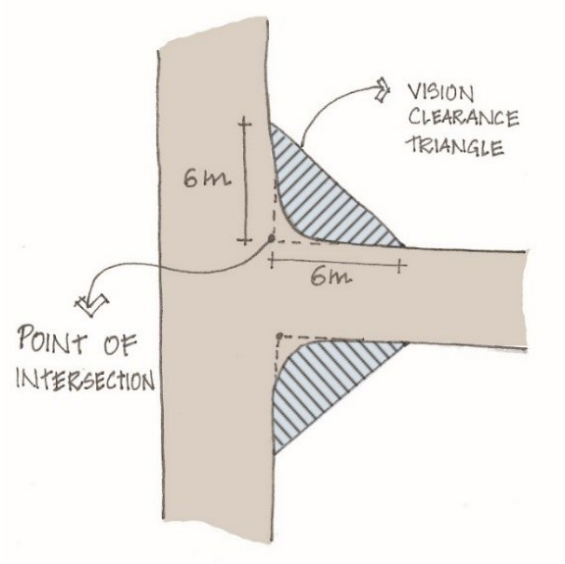
1. Buildings must not be sited on a future highway allowance, based on the future highway locations and designations identified in the Official Community Plan and the ultimate highway widths specified in the Subdivision and Development Works and Services Bylaw.

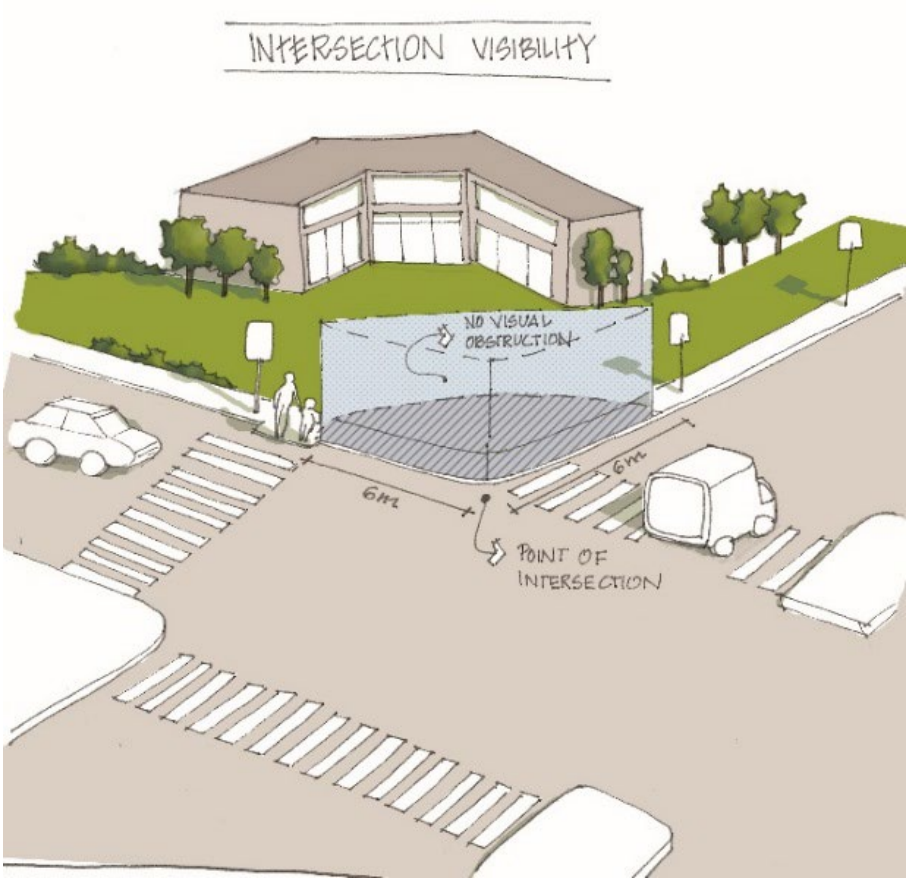


2. Setbacks must be measured from the edge of the future highway allowance, based on the future highway locations and designations identified in the Official Community Plan and the ultimate highway widths specified in the Subdivision and Development Works and Services Bylaw.

2.10 INTERSECTION VISIBILITY

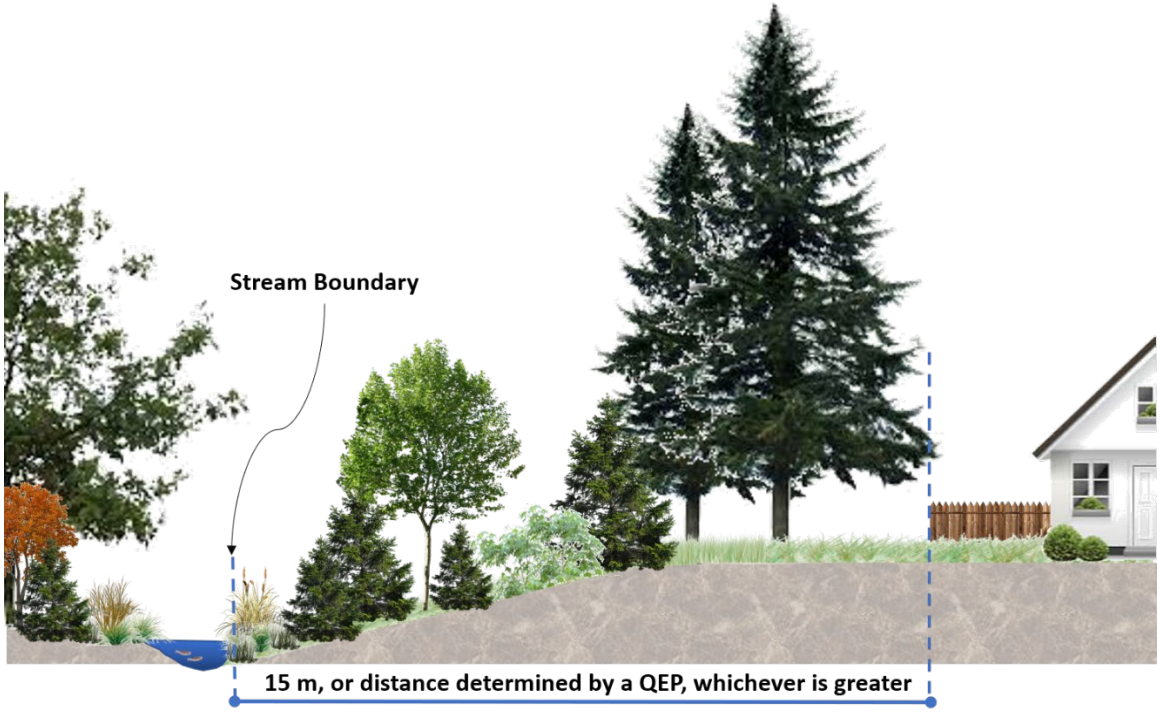
1. Where two highways intersect, there must not be any visual obstruction, either by buildings, structures or vegetation, to the line of vision in an area bounded by the centreline of intersecting parcel lines and a line adjoining each of the parcel lines 6 m from their point of intersection.





2.11 STREAMSIDE PROTECTION

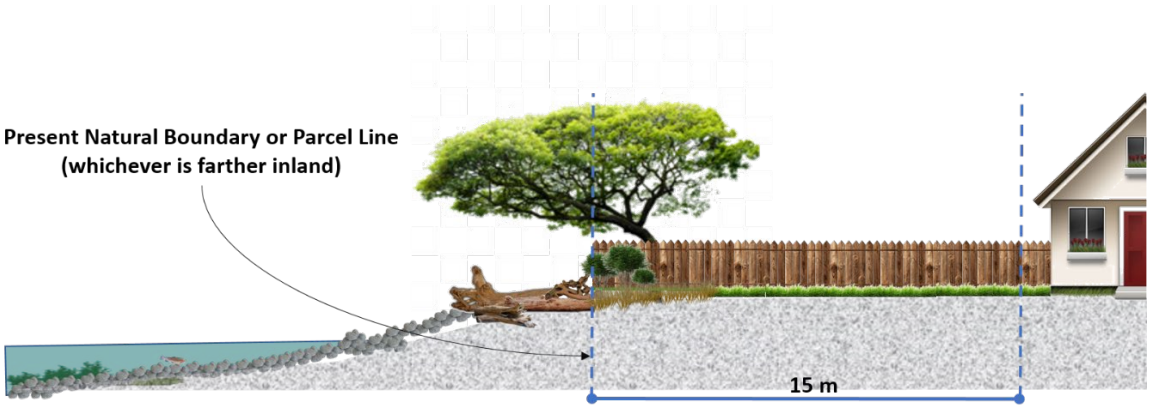
1. Development must not occur within 15 m of a stream boundary or a distance determined by a Qualified Environmental Professional, whichever is greater, in accordance with the *Riparian Area Protection Act* and the Municipality's Development Permit Area requirements.



No development of any kind, including tree and vegetation removal and land alteration

2.12 COASTAL PROTECTION

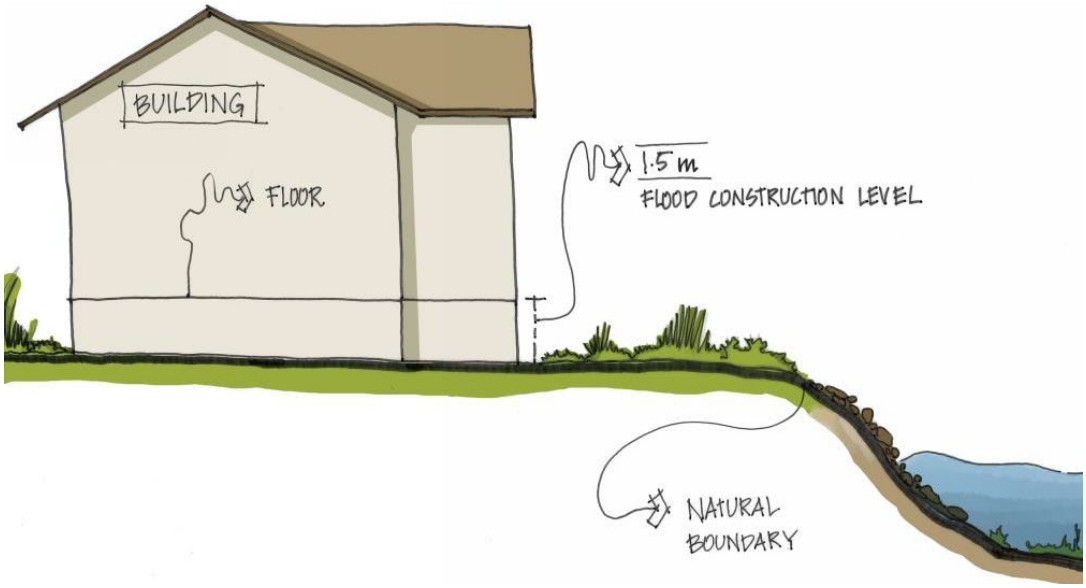
1. Buildings and structures must be sited at least 15 m from the present natural boundary of the sea, or the parcel line adjoining the sea, whichever is farther inland, except that a fence that meets the height regulations in the applicable zoning may be sited within this area, provided that no trees are removed to facilitate construction of the fence.



2.13 FLOOD PROTECTION

1. Any parcel that is adjacent to or contains a stream, excluding a ditch is designated a floodplain.

2. The minimum flood construction level within the flood plain of a stream is 1.5 m above the stream boundary.



3. Any portion of any parcel that is lower than 5 m above the present natural boundary of the sea is designated a flood plain.

4. An assessment prepared by a Professional Engineer or Professional Geoscientist to determine the applicable flood construction level is required prior to placement of fill or construction or siting of a building within the flood plain of the sea.

5. 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.

6. 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.

7. 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) wood sheds, garden sheds, gazebos, decks, carports, garages (attached or unattached to a house) and fabric or plastic coverall structures without a floor, or

   b) secondary buildings not used for sleeping or living purposes, subject to registration of a Section 219 *Land Title Act* covenant on title in favour of the Municipality to require that the building not be used or sleeping or living purposes and indemnifying the Municipality and the Building Official from any claims arising as a result of damage by flood waters.

2.14 LANDSCAPING AND BUFFERING

1. Where a commercial use is occurring on a parcel that abuts a Residential zoned parcel, a 1 m wide buffer must be established along the full length of the parcel line, including a 2 m high solid fence and a hedge or similar landscaping.

2. Where an apartment building (excluding a mixed use building), rowhouse, or townhouse use is occuring on a parcel that abuts a Residential zoned parcel, a 3 m wide buffer must be established along the full length of the parcel line, including a 2 m high solid fence and a 3 m wide landscaped area that includes trees, a hedge, and shrubs.

3. Where landscaping is required in accordance with a Development Permit issued by the Municipality, the landscaped area:

   (a) is specifically reserved for landscaping and must not be used for any other purposes unless authorized by a Development Permit Amendment issued by the Municipality, and

   (b) must be maintained to ensure the survival of any plants.

4. Recycling and garbage collection areas must be fully screened from view from public places and accessible from a driveway or lane.

2.15 SUBDIVISION

Minimum Parcel Area

1. Unless otherwise required in this Bylaw, the minimum parcel area and minimum parcel frontage are established for the purpose of regulating subdivision of land only and do not preclude use of a parcel for a use permitted in the zoning of the parcel, despite the fact that the parcel does not meet the minimum parcel area or the minimum parcel frontage regulations.

2. Parcels are exempt from the minimum parcel area specified in this bylaw in the following circumstances, provided that the subdivision is otherwise approved by the Approving Officer:

   (a) where a parcel is used solely for utilities, public infrastructure, a park, nature reserve or wildlife sanctuary,

   (b) where parcels are within the Agricultural Land Reserve and the requirements under Section 10 of the Agricultural Land Reserve General Regulation are met to the satisfaction of the Approving Officer,

   (c) where a parcel is physically separated by highway dedication or a railway corridor, in which case the parcel may be subdivided along the highway dedication or railway corridor boundary, or

   (d) where a parcel is reduced below the minimum parcel area due to required new highway dedication.

Minimum Parcel Width

3. The minimum parcel width specified in a zone must be maintained for at least 50% of the length of the parcel.

Parcel Averaging

4. Unless otherwise specified in a zone, the maximum parcel averaging is 20%.

5. Where a maximum parcel averaging regulation is specified in a zone, a parcel area or parcel width may be reduced by the maximum percentage established in the zone, provided that the average area and width of all parcels created through subdivision, including areas dedicated as parkland or public land, excluding highway dedication, meets the minimum parcel area and minimum parcel width specified in the zone.

6. Where parcel averaging provisions are used as of the date of adoption of this Bylaw, the resulting parcels created through subdivision must not be further subdivided.

2.16 RECREATIONAL VEHICLES AND WATERCRAFT

1. Storage of up to two recreational vehicles or two personal watercraft, or one of each, is permitted on each parcel unless the parcel is at least 2,000 m^2 in area, in which case not more than three recreational or personal watercraft in total may be stored on each parcel.

2. Recreational vehicles and personal watercraft that are completely contained within permit buildings are exempt from this Section 2.16.1.

3. Recreational vehicles must not be used for dwelling purposes, except as follows:

   (a) where a permitted as a primary use in a zone, or

   (b) where used for temporary accommodation during an active building permit for a new house, provided that the use for dwelling purposes discontinues prior to issuance of occupancy for the building permit.

4. Recreational vehicles and watercraft must not be stored within highway right-of-way for more than 3 consecutive days and must not encroach onto the paved surface of the highway or impede vehicular, cycling or pedestrian traffic.

2.17 SHIPPING CONTAINERS

1. Shipping containers are only permitted on a parcel as follows:

Zone	Maximum Number of Shipping Containers
Foothills Upper Lantzville Ware Road Special Area Plan [BL229] Future Special Area Plan Future Study Area Mobile Home Park Village Commercial	1 for temporary storage associated with an active building permit, but the shipping container must be removed prior to issuance of occupancy or completion of final inspection for the building that is the subject of the active building permit.
Residential	1, provided that the shipping container is screened from highways and meets all other provisions of the zone.
Community Services Agriculture Golf Course Rural Estate Transportation Park	1 for a purpose associated with the permitted primary use in the zone
Light Industry Forestry	5 for a purpose associated with the permitted primary use in the zone

2.18 GENERAL USE PROVISIONS

1. The following uses are permitted in all zones:
   (a) Parks, open space, trails, walkways and bikeways
   (b) Small wind energy systems are permitted secondary structures in all zones but must be sited at least 6 m from any parcel line.
   (c) Child care within a house, licensed in accordance with the *Community Care and Assisted Living Act,* provided that the number of persons in care does not exceed 8.
   (d) Community care within a house, licensed in accordance with the *Community Care and Assisted Living Act,* provided that the number of persons in care does not exceed 6.
   (e) Utilities
2. Secondary uses, buildings and structures are permitted in every zone if
   (a) a primary use occurs on the parcel, or
   (b) a building for a primary use has been constructed, or is in the process of being constructed, on the parcel through an active building permit.
3. Secondary buildings must be sited at least 1.2 m from a primary building, measured between the foundations of each building.
4. The entire Municipality is designated a temporary use permit area under Section 492 of the *Local Government Act* for the purpose of allowing the Municipality to consider authorizing temporary uses in any zone.
5. The following uses are prohibited in all zones:
   (a) Auto-Wrecker
   (b) Cannabis Retail
   (c) Commercial Composting
   (d) Drive Through
   (e) More than 1 Derelict Vehicle per parcel
   (f) Derelict Watercraft, including wrecked or derelict boats stored on land
   (g) Float Homes
   (h) Live-Aboard
   (i) Camping for residential purposes, including homeless encampments on private land in tents, lean-tos or any other structure.

PART 3: DEFINITIONS

4.1 In this bylaw:

A

Accessible Parking	means parking designed for persons requiring extra space and increased convenience;
Active Floodplain	means land that is adjacent to a stream, inundated by the 1 in 5-year return period flow of the stream, and capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land;
Agricultural Land Reserve	means the Agricultural Land Reserve designated under the *Agricultural Land Commission Act*;
Agriculture	means growing, producing, harvesting and processing of agricultural crops, and includes the use and storage of accessory farm machinery, implements, and agricultural supplies, and includes intensive agriculture and cannabis production;
Agri-Tourism	has the same meaning as in the *Agricultural Land Commission Act*;
Apartment	means a building containing three or more dwelling units, where each dwelling unit is accessible from an internal, common hallway, and includes dwelling units in a mixed use building;

Approving Officer	means the Approving Officer or Deputy Approving Officer appointed by the Council of the Municipality;

Aquaculture	means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in man-made containers of water, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water;
Artisan Studio	means the use of a building for the production, display, and sale of art;
Assembly	means the assembly, gathering, or meeting of persons for any non-commercial purpose;
Assisted Living	means housing licensed under the *Community Care and Assisted Living Act* that includes hospitality services and at least 1 but not more than 2 prescribed services provided through the operator to 3 or more adults who are not related by blood or marriage;
Autobody Repair	means the structural or cosmetic repair of vehicles, including painting or metal plating, but excludes the wrecking or storage of derelict motor vehicles;
Automotive Repair	means the repair of motor vehicles, recreational vehicles, or personal watercraft, but excludes autobody repair [BL290];
Auto-Wrecker	means the storage of vehicles to be disassembled and the parts removed for use in other vehicles;

B

Bed and Breakfast	means the commercial provision of temporary overnight accommodation in sleeping units up to five consecutive nights, where guests are provided only one daily meal in the morning;
Building	means a structure with a roof supported by walls, columns or posts and used or intended to be use for occupancy by people or animals, or for the storage of property;
Building Official	means a person retained by the Municipality to administer the requirements of the British Columbia Building Code;
Building Strata	means the division of a building or buildings into separate building strata parcels;

C

Cannabis Production	means the federally-licensed and provincially-approved production, manufacturing, processing, testing, packaging, and shipping of cannabis and cannabis products, but excludes retail of cannabis or cannabis products;
Cannabis Retail	means the retail sale of cannabis, cannabis products, or cannabis paraphernalia;
Carriage House	means a secondary dwelling unit located in a secondary building;
Caretaker Unit	means a self-contained living unit with one or more sleeping units, sanitary facilities and only one kitchen, located within a commercial or industrial building, or within an accessory building, and occupied by an owner or employee of a business located on the same legal parcel.
Certified Arborist	means an individual certified by the International Society of Arboriculture to prune, cut, or remove trees;
Child Care	means the provincially-licensed care of children who require supervision during the day;
Cluster Housing	means one dwelling unit or two dwelling units within the same building which are on the same lot as at least four other dwelling units.
Commercial Composting	means the commercial production of composted materials for wholesale or retail sale;
Commercial Training	means any type of training or classes offered for financial gain;
Commercial Vehicle	means any self-propelled or towed vehicle used in commerce to transport cargo or passengers;
Community Care	means housing licensed under the *Community Care and Assisted Living Act* in which a person provides care to 3 or more persons who are not related by blood or marriage to the person providing the care;
Corner Parcel	means a parcel with a front parcel line and an exterior side parcel line;

Craft Beverage Processing	means a provincially-licensed brewery, distillery, winery, meadery or cidery where the area used for manufacturing does not exceed 275 m^2, and may include a provincial-licensed tasting and lounge area;
Craft Kitchen	means the use of a standard-sized, residential kitchen in a house for the commercial production of food and beverages, including catering services;
Crematorium	means a facility used for the cremation of bodies;
Cultural Service	means a museum, artisan studio, gallery, visitor centre or theatre for the performing arts;

D

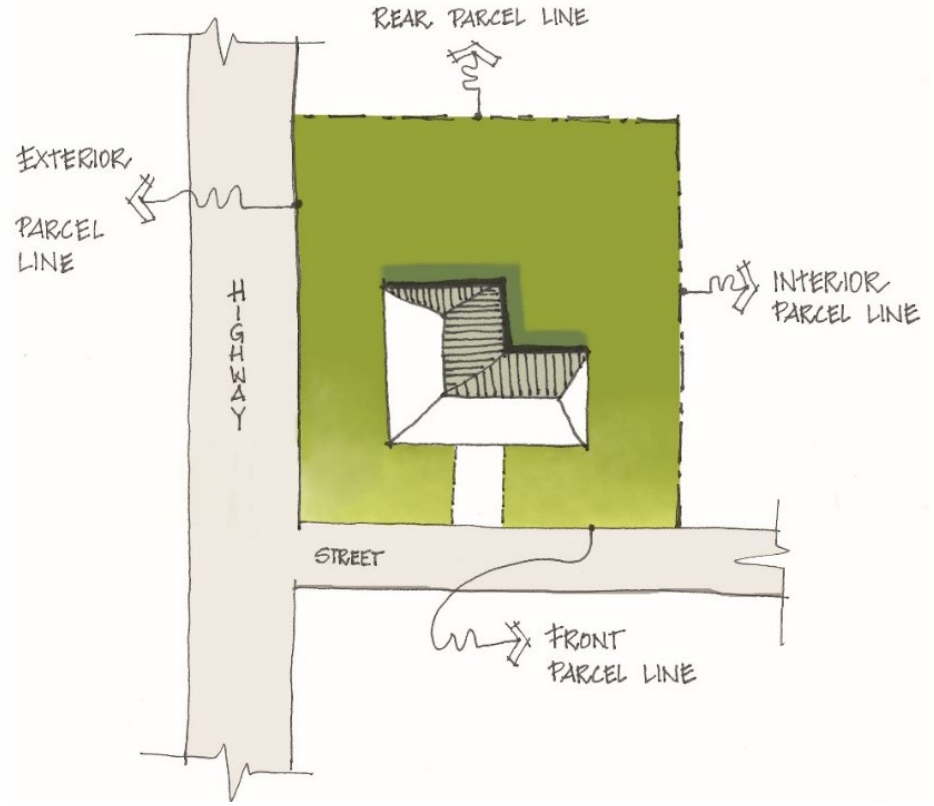
Derelict Vehicle	means all or part of any wrecked vehicle or motor vehicle which is not capable of operating under its own power and not validly registered and licensed in accordance with provincial legislation;
Derelict Watercraft	means any vessel or watercraft that has been abandoned and deserted at sea and is unable to operate under its own power;
Development	means a building or structure, subdivision, or the addition, removal or alteration of soil, vegetation or works and services;
Municipality	means the District of Lantzville;
Double-Wide Mobile Home	means a factory built dwelling unit that conforms to the CSA-Z240 MH86 Series Mobile Home standard up to 9 m in width;
Drive Through	means a drive aisle where customers order and receive food, services or retail goods, or conduct financial transactions, while remaining in their motor vehicles;
Duplex	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;

Dwelling Unit	means a self-contained living unit with one or more sleeping units, sanitary facilities, and only one kitchen;

E

Electric Vehicle Charging Station	means a parking space that is served by motor vehicle battery charging equipment;
Electric Vehicle Supply Equipment-Ready (EVSE-Ready)	means all infrastructure required for charging an electric vehicle, with the exception of charging equipment, included.
Equestrian Facilities	means a stable, riding ring or other facilities used for the commercial training or boarding of horses, or for the provision of riding lessons;

Exterior Side Parcel Line means any parcel line adjacent to a highway other than a front parcel line or rear parcel line;



Exotic Animal means an alpaca, llama, musk ox, emu, ostrich, rhea, partridge species pheasant species, quail, silkie or squab, or as prescribed in the *Farm Practices Protection (Right to Farm) Act*, Specialty Farm Operations Regulation, as amended.

F

Family Parking means parking designed for parents or guardians of small children requiring extra space for convenience;

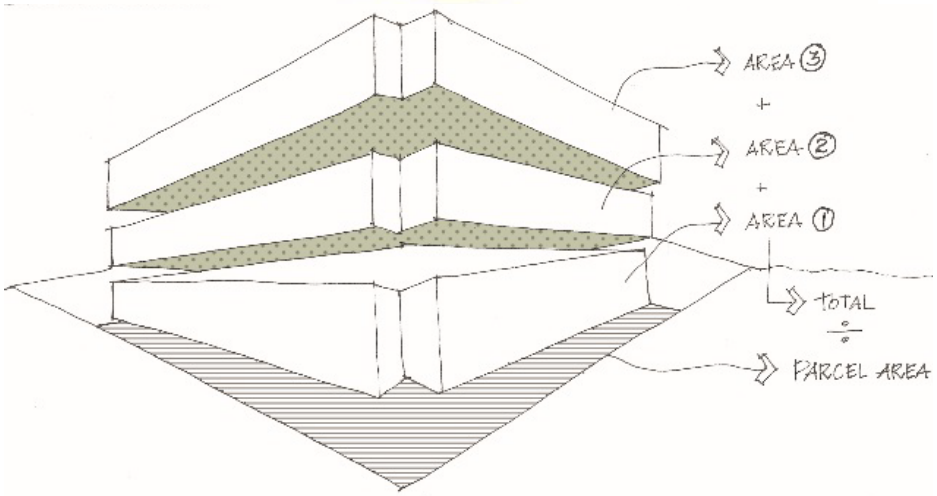
Farm Animal means livestock, poultry, or exotic animals;

Farmgate Sales means the sale of agricultural products produced on a farm;

Fence means a structure used as an enclosure, or for screening or privacy;

Film and Television Production	means the production of films and television, including studios, sound stage, construction and storage;
Financial Service	means a bank, credit union, acceptance corporation, trust company, finance company or similar establishment, but excludes a building contain a single bank machine;
Fine Wood or Metal Working	means the creation or production of wood or metal cabinetry, furniture, household item or artwork to be placed within a dwelling but excludes the milling of timber;
Finished Grade	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 and entranceways;
Fish Habitat	means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas;
Fitness Studio	means a space where equipment or instruction is provided for activities related to physical well-being, including dance, yoga, martial arts, and other forms of physical exercise, but excludes indoor recreation;
Float Home	means a house incorporating a flotation system for use and siting in a marine environment;
Flood Construction Level	means the designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height above a stream boundary or the present natural boundary of the sea.

Floor Area Ratio means the figure obtained when the total gross floor area of all storeys of a building above finished grade on a parcel is divided by the area of the parcel;

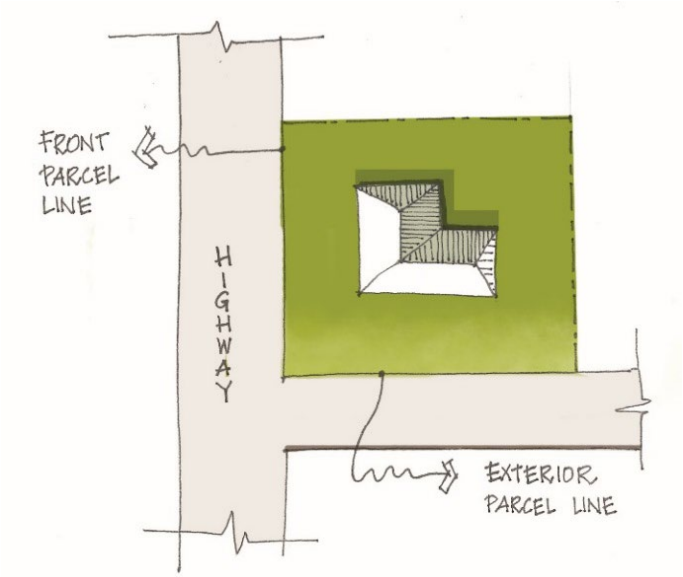


Food and Beverage Processing means processing, producing, warehousing and distributing food and beverage products and includes craft beverage processing and production bakeries, but excludes processing of seafood or farm animals;

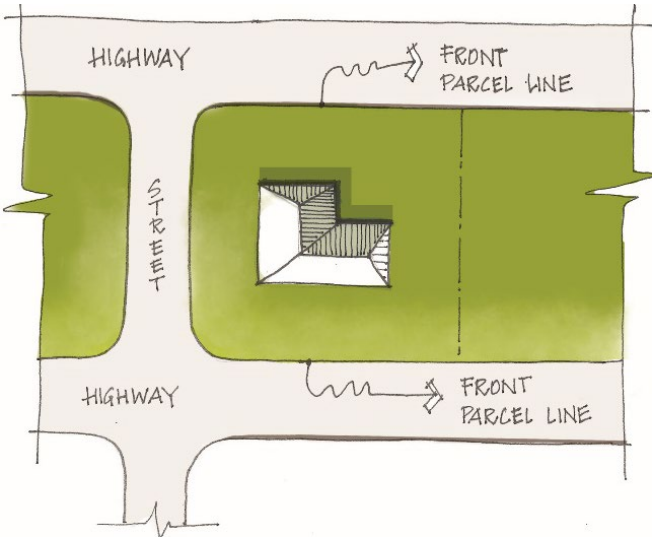
Food and Beverage Service means mixing, combining, cooking or otherwise preparing and serving food or drinks, including restaurants, cafés, pubs, brew pubs, commercial kitchens, and catering services;

Front Parcel Line means the parcel line abutting a highway or strata road, and

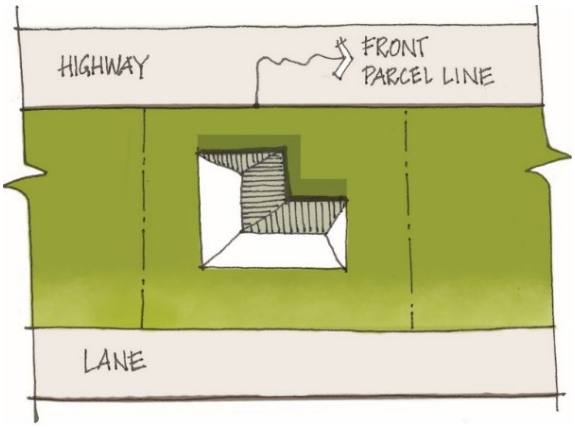
(a) in the case of a corner parcel, the shortest parcel line adjoining a highway is the front parcel line,



(b) in the case of a parcel fronting two approximately parallel highways, both parcel lines abutting the highways are considered front parcel lines,



(c) in the case of a parcel fronting a highway and a lane, the parcel line abutting the highway is the front parcel line;



(d) in the case of a parcel adjoining the sea and with no highway frontage, the parcel line most parallel to the nearest highway is the front parcel line;

Funeral Service means a facility for the preparation of the dead for burial or cremation, for viewing of bodies, or for conducting funerals, but excludes crematorium;

Future Highway Allowance means the highway allowance or right-of-way width following additional dedication to achieve the ultimate width for the class of highway, as designated in the Official Community Plan or Subdivision and Development Works and Services Bylaw;

Future Old Growth means a specific area of forest ecosystem that is designated for long-term protection from human activities, including timber harvesting, for the purpose of growing an old growth forest;

G

Gathering for an Event has the same meaning as in the *Agricultural Land Commission Act*;

Golf Course means a course for golfing, and includes a driving range, clubhouse, and golfing lessons and training;

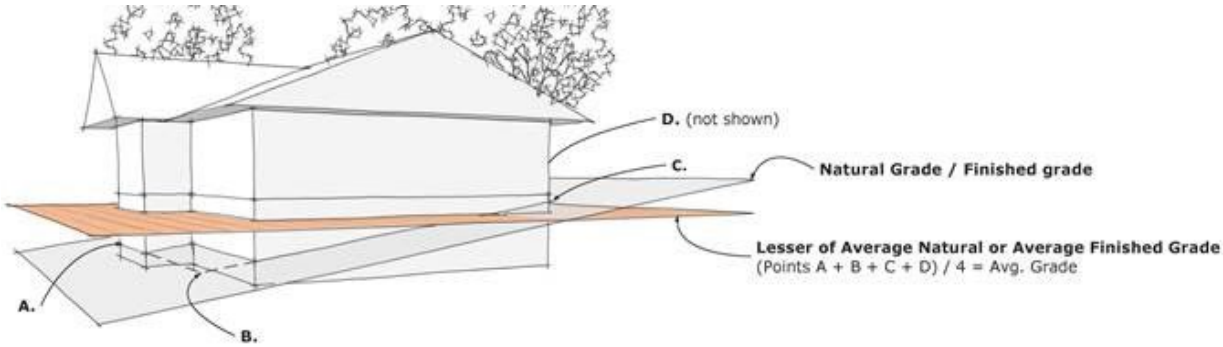
Golf Retail means the retail sale of golf equipment and products related to golfing;

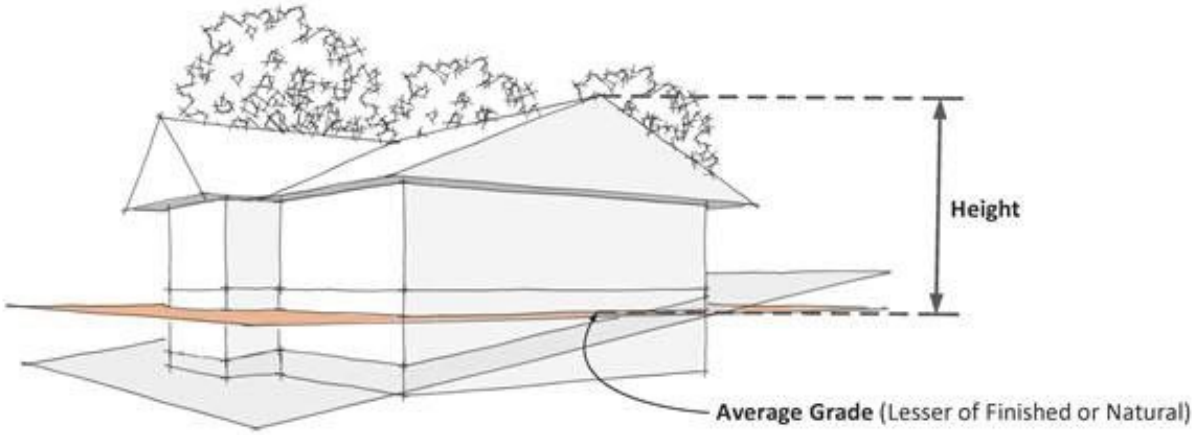
Green Building System	means equipment that converts, stores and transfers energy from a renewable energy source, including equipment used to support solar collectors, small wind energy systems, heat pump systems, waste heat recovery systems, and biomass systems, or equipment that stores and treats rainwater, grey water or both;
Green Roof	means a roofing system that utilizes vegetation over a roof membrane to minimize rainwater runoff and reduce heat absorption;
Green Wall	means a permanent or temporary structure affixed to a building wall used for growing and cultivating edible or ornamental plants;
Gross Floor Area (GFA)	means the sum of the total floor area of all floors in a building measured to the extreme outer limits of the building, but specifically excludes parking that is fully below natural or finished grade, whichever is lower;

H

Habitable Gross Floor Area	means the gross floor area of all areas used or intended for cooking, eating, sleeping, or human occupancy, but specifically excludes garages and crawl spaces;
Habitable Room	means a room used or intended for cooking, eating, sleeping, or human occupancy;
Health Service	means furnishing medical, surgical, or health-related services to individuals, including physicians, dentists, massage therapists, chiropractors, and other health practitioners;
Heavy Manufacturing	means processing raw materials and resources, lumber and pulp mills, sawmills, concrete and cement manufacturing, screening, crushing, processing and storage of gravels, fuel storage depot, asphalt manufacturing, recycling centres, scrap yards, and wrecking yards;

Height means the vertical distance measured from average natural grade or average finished grade, whichever is lower, or from the finished grade established on a grading plan approved by the Municipality at the time of subdivision or issuance of a Development Permit, recorded at the outermost corners of the building or structure, to the highest point of a building or structure;





Highway means a public road and any other public way, including the full extent of the highway dedication, but excludes the area seaward of the present natural boundary of the sea;

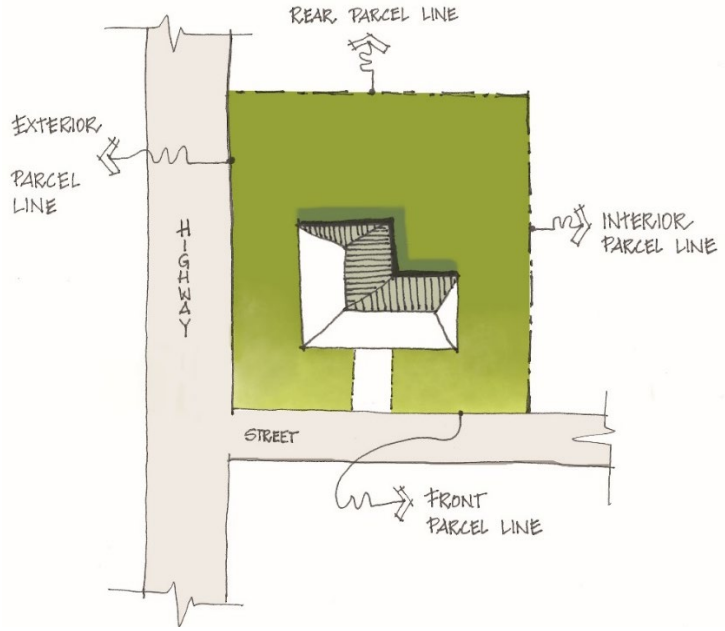
Home Business means an home occupation, business, or professional practice, and is limited to artisan studio, automotive repair, bed and breakfast, craft kitchen, child care, fitness studio, fine wood or metal working, health services limited to massage therapy, chiropractic services, acupuncture and the like, market gardening, personal service, office, including mobile businesses where the service is provided offsite and the only use onsite is the office for that mobile business, short term rental, or small equipment repair;

House means a building containing only one primary dwelling unit and up to one secondary suite, if permitted in the zoning of the parcel on which the house is located, and includes a modular home;

Household Service	means a laundromat or dry-cleaning service;

I

Indoor Recreation	means facilities for sport, leisure or entertaining activities, including fitness, ball courts, racquet courts, athletic clubs, bowling alleys, pool tables and billiards within a building;
Institutional Use	means a facility established to serve a social, recreational, educational, or other public purposes and includes but limited to assembly, community care facility, community centre, community hall, cultural service, fire hall, library, municipal office, park, place of worship, public art gallery, public museum, school or public swimming pool.
Intensive Agriculture	means the confinement, growing, producing, harvesting, slaughtering, and processing of poultry or livestock, or the growing of mushrooms;
Intensive Retail	means the sale or rental of heavy equipment, recreational vehicles, motor vehicles, watercraft, building supplies, garden supplies, manufactured homes, wholesale and warehouse;
Interior Side Parcel Line	means any parcel line other than a front parcel line, rear parcel line, and exterior side parcel line;



K

Kitchen	means any room designed or used for cooking, dishwashing, or refrigerating, or any other appliance or equipment used for preparing food, but excludes a room containing only lower cabinets and up to one single-basin sink and one small fridge;

L

Laboratory	means a facility that provides controlled conditions in which scientific or technological research, experiments, and measurement are performed;
Landscaping	means the physical arrangement and maintenance of landscaping materials on a parcel for the enhancement of the functional and aesthetic qualities of site development;
Lane	means a public way that is used for motor vehicle and non-vehicular access to the rear of a parcel;
Laundromat	means a facility with self-service machines for washing and drying clothes;
Light Manufacturing	means assembling, fabricating, processing, testing, warehousing, wholesaling or transporting of goods, but excluded heavy manufacturing;
Light Cannabis Processing	means the growing, processing, packaging, testing, destroying and shipping of cannabis, including the extraction of oils and compounds, where the growing of cannabis is limited to a gross floor area of 300 m^2, but specifically excludes the growing or production of cannabis plants to a height greater than 10 cm;
Live-Aboard	means any watercraft designed for use in navigation on water and used for residential purposes, which may or may not be dependent on shore facilities;
Live Work	means a self-contained living unit with one or more sleeping units, sanitary facilities and only one kitchen, located within a commercial or industrial building, or within an accessory building, and occupied by an owner or employee of a business located on the same legal parcel.

Livestock	means a domestic animal that is tame or kept, or that has been or is being sufficiently tamed or kept, to serve some purpose for the use of people, and designated by order of the Lieutenant Governor in Council to be a domestic animal, and is limited to rabbits, goats, sheep, swine, horses, cattle, poultry kept for the purpose of providing meat or eggs, fur bearing animals as defined in the *Fur Farm Act*, or game as defined in the *Game Farm Act*;
Log Home Manufacturing	means the manufacturing of log homes for transport offsite and construction and assembly on the intended residential parcel;
Long Term Bike Parking	means bike parking for residents or employees;
Long Term Parking	means parking for residents and employees;

M

Manufactured Home	means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, and includes mobile homes constructed to the Canadian Standards Association CSA-Z240 MH86 Series Mobile Home standard, park model mobile homes constructed to the CSA-Z241 Park Model standard, or modular homes constructed to the CAN/CS A277-M1990 Modular Home standard;
Marshalling of Vehicles	means a staging area for business vehicles, where the employees of a business travel to the staging area on the property on which a business is being operated, park their personal vehicles, and drive the business vehicles to the work site, and specifically excludes the business or commercial vehicle of the business operator or any permitted employees;
Market	means a market which predominantly sells food, beverages, arts and crafts from a selection of vendors;
Market Gardening	means growing, harvesting and selling of fruits, vegetables and flowers grown on the parcel on which the market gardening is taking place, but excludes processing of crops, intensive agriculture and cannabis production;

Mixed Use Building means a building that is at least two storeys high and where the entire ground floor use is commercial and at least one of the storeys above the ground floor contains apartments;

Mobile Home means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, and includes mobile homes constructed to the CSA-Z240 MH86 Series Mobile Home standard or park model mobile homes constructed to the CSA-Z241 Park Model standard;

Mobile Home Park means a site used or intended to be used for providing pads for the accommodation of two or more mobile homes and recreational vehicles;

Mobile Home Space means an area of land situated in a mobile home park and used for the placement of one mobile home;

Mobile Vending means a vehicle, trailer or cart equipped with facilities for cooking or selling food or beverages;

Mobile Home Park Office means an office used for the administration of the mobile home park;

Modular Home means a factory built dwelling unit that conforms to the CSA A277 standard;

Mooring Buoy means a small floating device used for watercraft moorage that fully complies with all applicable federal and provincial legislation and standards;

N

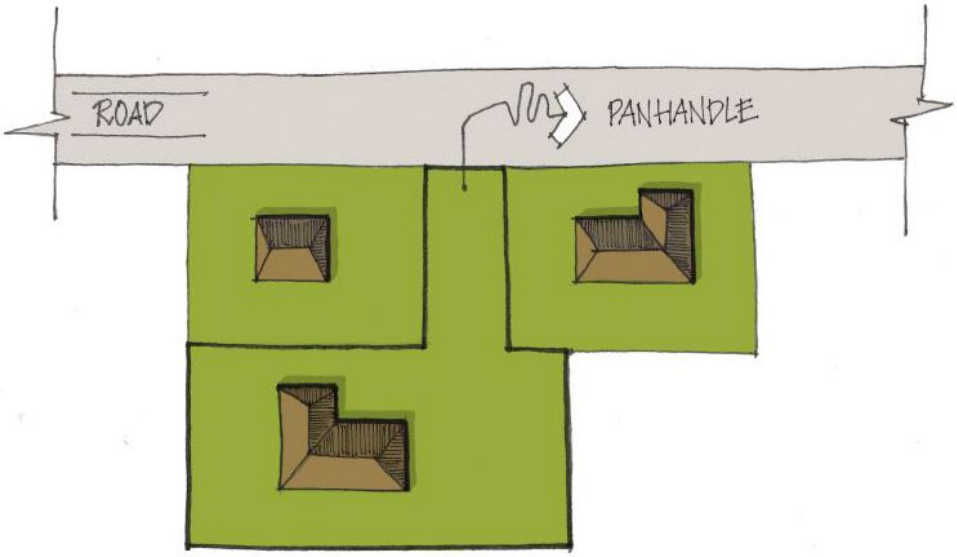
Natural Grade	means the surface elevation of a parcel in its existing state, prior to any disturbance, alteration of land, excavation or filling, as of June 16, 2018 (note: date of most recent Municipal air photo), as determined by a British Columbia Land Surveyor;
Natural Resource Management	means the management of forest ecosystems in such a way that the ecological integrity and ecological services of the forest are maintained, while still providing for sustainable human cultural and economic needs, including timber harvesting, but excludes timber processing;
Nature Viewing	means viewing wildlife or nature, including elevated walkways, viewing towers, trails and other similar facilities;

O

Occupancy	means the use or intended use of a building or part of a building for sheltering or supporting persons, animals, or property;
Office	means a place of business where the primary function includes professional services and intellectual activities, including consulting, contracting services and other mobile services, but excludes assembly, light manufacturing, repairing, or servicing of goods;
Official Community Plan	means the Official Community Plan of the Municipality;
Old Growth	means coastal trees more than 250 years old and interior trees more than 140 years old in British Columbia;
Onsite Loading	means loading and unloading zones for the use of a parcel;
Onsite Parking	means parking spaces, including internal drive aisles, required for the use on a parcel on which the parking spaces are located;
Outdoor Recreation	means walking, hiking, running, cycling, fitness facilities, tracks, sports fields ball courts, racquet courts, playgrounds, gazebos, washroom facilities, shower facilities, and watersport rentals, training and clubhouses;

P

Panhandle Parcel means a parcel connected to a highway or strata road by a strip of land narrower than the minimum parcel width specified in the zone;



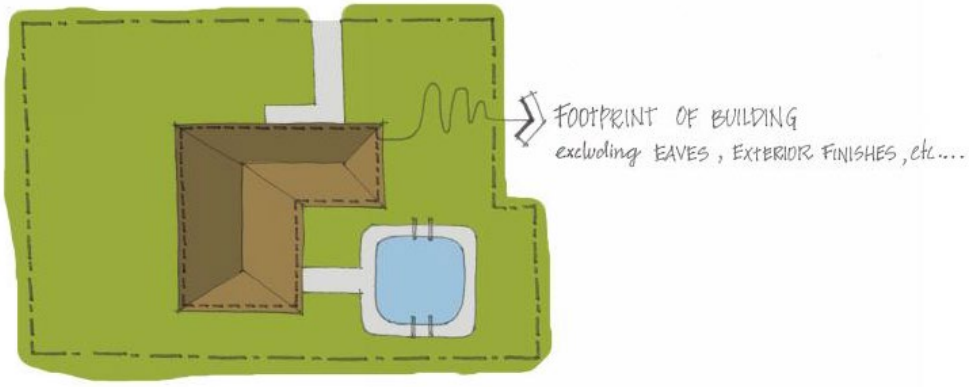
Parcel means any parcel, lot, block or other area in which land is held or into which it is subdivided under the *Land Title Act* or the *Strata Property Act* and includes a water parcel;

Parcel Area means the area of a parcel except, in the case of a panhandle parcel, the parcel area excludes the area within the panhandle portion of the parcel;

Parcel Averaging means creating new parcels with varying areas and widths through the subdivision process, where the average area and width of all parcels in the subdivision meets the minimum parcel area and minimum parcel width established in the zone;

Parcel Coverage means the footprint of every building or structure on the parcel measured from the outermost walls or posts of the building or structure, expressed as a percentage of the parcel area, or in square metres, excluding the following:

(a) eaves, exterior finishes, gutters and cornices,
(b) steps, landings and wheelchair ramps,
(c) air conditioners and heat pumps,
(d) awnings, trellises and unenclosed patio canopies,
(e) unenclosed and uncovered decks, and
(f) uncovered swimming pools;



Parcel Frontage means the length of the front parcel line;

Parcel Line means a line which marks the legal boundary of a parcel, but excludes a phased strata subdivision boundary;

Parcel Width means the distance measured from one side parcel line to another opposing side parcel line, within which the permitted uses of the parcel must be able to take place;

Park Model Mobile Home means a mobile home that conforms to the CSA-Z241 Park Model standard;

Party Wall means the wall of a building, jointly used under easement agreement or by right in law, and erected at or upon a parcel line separating two parcels or two dwelling units;

Permitted Use means the permissible purpose for which land, water, buildings or structures may be used;

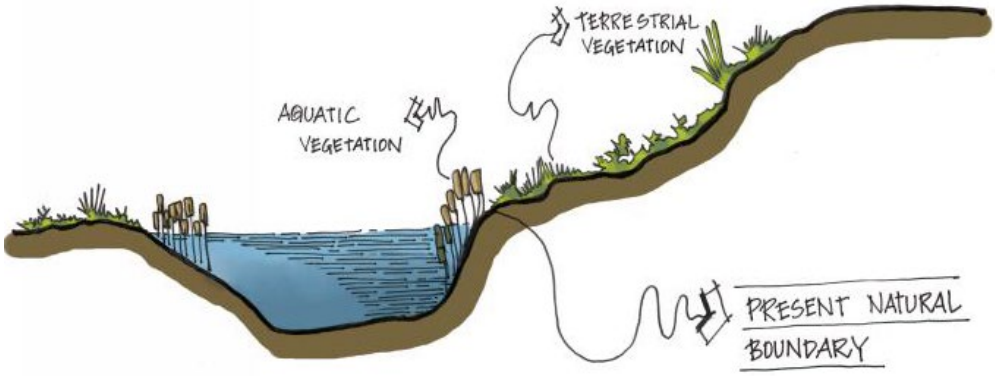
Personal Service means the provision of individualized services to a customer, including aesthetician services, barbering, hairdressing, personal training and education, salon, sewing services, shoe repair, and tailoring;

Personal Watercraft means a watercraft that can be towed on a trailer and that is used for small-scale, personal recreational use;

Place of Worship means religious worship or related educational, social, recreational or charitable activities, including a columbarium;

Poultry means domesticated birds kept for eggs, meat, feathers, hide, or cosmetic or medicinal purposes, and includes broilers, Cornish hens, layers, breeding stock, replacement pullets, roasters, ducks, geese, turkeys, game birds, and ratites;

Present Natural Boundary	means the visible high water mark of a waterbody where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the waterbody a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active flood plain;



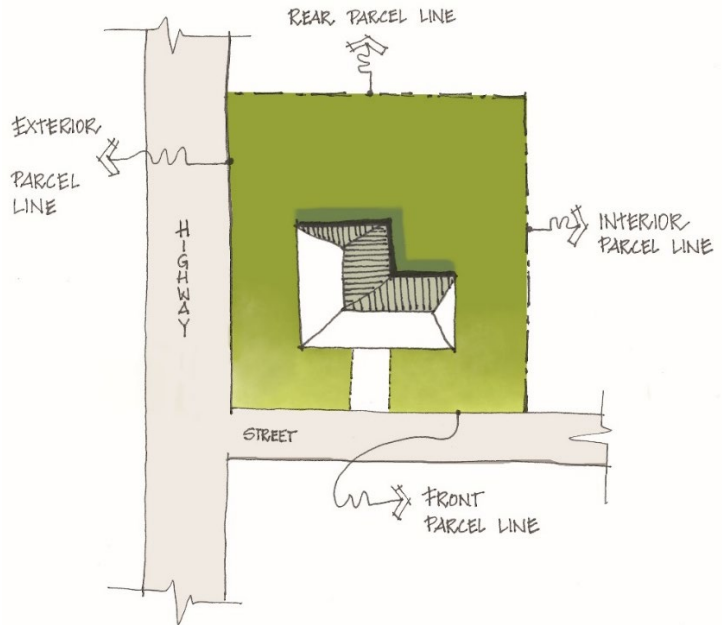
Primary Building	means a building used or intended to be used to accommodate the primary use;
Primary Use	means the primary, permissible purpose for which land, water, buildings or structures may be used;
Professional Engineer	means an engineer qualified to practice in a relevant field and registered and in good standing with Engineers and Geoscientists BC;
Professional Geoscientist	means a geoscientist qualified to practice in a relevant field and registered and in good standing with Engineers and Geoscientists BC;

Q

Qualified Environmental Professional	has the same meaning as in the *Riparian Areas Protection Act*;

R

Rear Parcel Line means the parcel line most opposite to and most distant from the front parcel line, or where the rear portion of the parcel is bounded by intersecting side parcel lines, the rear parcel line is the point of intersection of the side parcel lines;



Recreational Vehicle means any camper, travel trailer, fifth wheel or motor home constructed to applicable CSA standards with a maximum width of 2.6 m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the *Motor Vehicle Act*, but excludes a timber-framed tiny home or tiny house on a trailer bed or permanent foundation;

Retail means the retail sale of goods, wares and products, and includes bakeries, butcher shops and florists, but excludes intensive retail;

Retaining Wall means a structure intended to hold back, stabilize or support an earthen bank, regardless of the quantity of material being retained;

Rowhouse means a building containing at least three attached dwelling units sharing common party walls, whether subdivided from each other or not, where each dwelling unit has a separate ground-oriented entrance from the exterior of the building;

S

School means academic training or instruction, and includes both public schools and private schools;

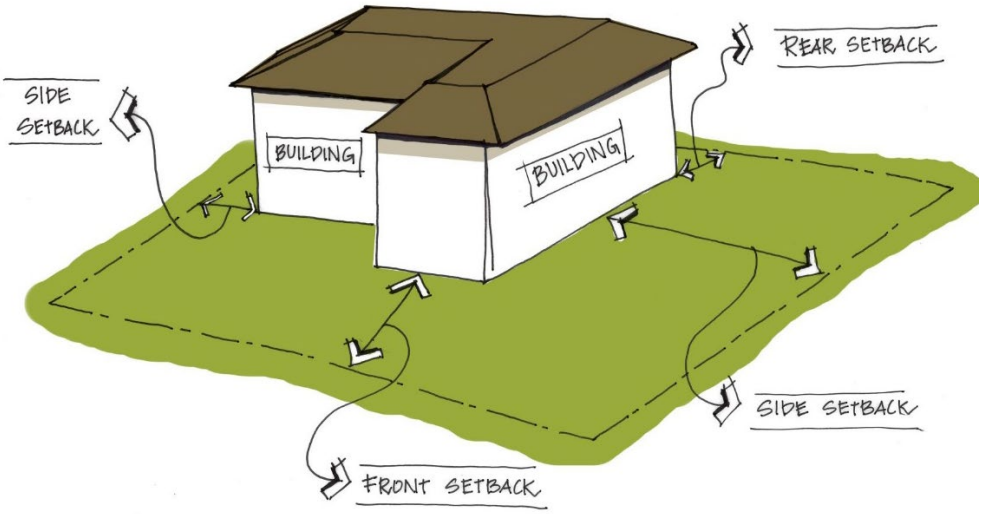
Secondary Building means a building located on the same parcel as the primary building and used for a purpose subordinate and ancillary to the primary use;

Secondary Structure means a structure located on the same parcel as the primary building and used for a purpose subordinate and ancillary to the primary use;

Secondary Suite means a secondary dwelling unit located in a house;

Secondary Use means a use which is subordinate and ancillary to the primary use;

Setback means the distance between a structure and a parcel line;



Shipping Container means a container with an assigned gross vehicle weight and designed for transportation of cargo by ship, rail, or truck;

Short Term Bike Parking means bike parking for visitors and customers;

Short Term Moorage means the temporary moorage of watercraft at a mooring buoy up to 5 days in duration;

Short Term Parking means parking for visitors and customers;

Short Term Rental means the commercial provision of temporary overnight accommodation in a dwelling unit to the travelling public for a period of less than 30 days;

Single-Wide Mobile Home means a factory built dwelling unit that conforms to the CSA-Z240 MH86 Series Mobile Home standard up to 4.5 m in width;

Small Equipment Repair means the repair or servicing of household items, property maintenance equipment, or computers and other electronics;

Small Wind Energy System means a wind energy conversion system consisting of a wind turbine, associated structures and mechanical devices with a rated capacity of not more than 5 Kilowatt hours;

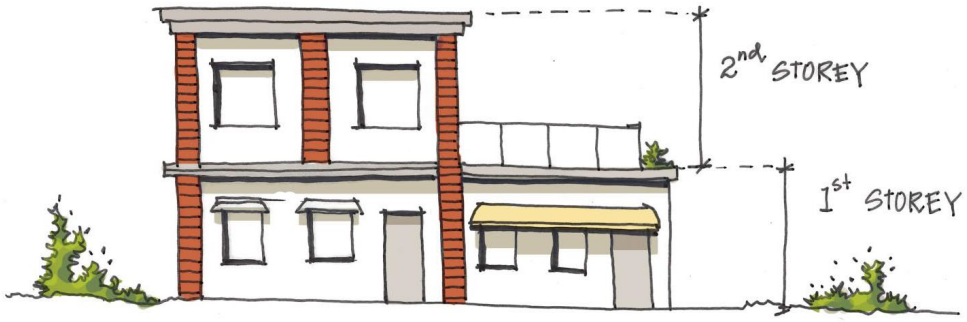
Sleeping Unit means one or more habitable rooms used for sleeping and living purposes but in which there is no kitchen or cooking facilities;

Social Service means the provision of information, referrals, counselling and advocacy services, and may also dispense aid in the nature of food or clothing and provide drop-in or activity space;

Solar Collector means a piece of equipment designed to absorb solar radiation as a source of energy for generating electricity (solar photovoltaic) or heating (solar thermal system);

Storage Facility means the commercial use of land, building, or a portion of a building, for the storage of personal property.

Storey means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;



Strata Road means a common road contained within the common property of a bare land strata or building strata;

Stream means a watercourse, creek, river, ditch, spring, wetland, marsh, or other body of freshwater water, whether or not usually containing water;

Stream Boundary the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, or the boundary of the active floodplain, if any, of the stream, whichever is farther from the centre of the stream;

Structure means anything constructed, placed, or erected on land, including retaining walls greater than 1.2 m in height and heat pumps;

Subdivision means the division of land into two or more parcels under the *Land Title Act* or the *Strata Property Act*, whether by plan, descriptive words or otherwise;

Swimming Pool means a structure used for aquatic recreation that is capable of supporting a water depth of at least 0.6 m;

T

Tourist Accommodation means a building or buildings providing temporary accommodation for the public in units, each of which has its own sanitary facilities, including a conference centre, restaurant, personal services and premises licensed under the *Liquor Control and Licensing Act.*

Townhouse means a building containing at least three attached dwelling units sharing common party walls, 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;

Transportation Infrastructure means the use of land for highways and railways;

Transportation Service means a taxi service or tow truck operation;

U

Use	means the purpose or function for which land, water, buildings or structures are used or intended to be used or occupied;
Utilities	means community utilities that facilitate the production, transmission, delivery or furnishing of water, gas, electricity or communications to the public, or facilitate the collection and disposal of sewage, refuse or other waste;

V

Vehicle Storage	means parking or storage of vehicles on a property for commercial purposes, where the commercial activity is the use, rental or lease of a portion of the property for parking or storage for commercial gain by the property owner, and specifically excludes the parking or storage of the business or commercial vehicle of the business operator or any permitted employees;
Veterinarian Clinic	means the medical, surgical and general health care treatment of animals, including indoor boarding during the period of treatment;

W

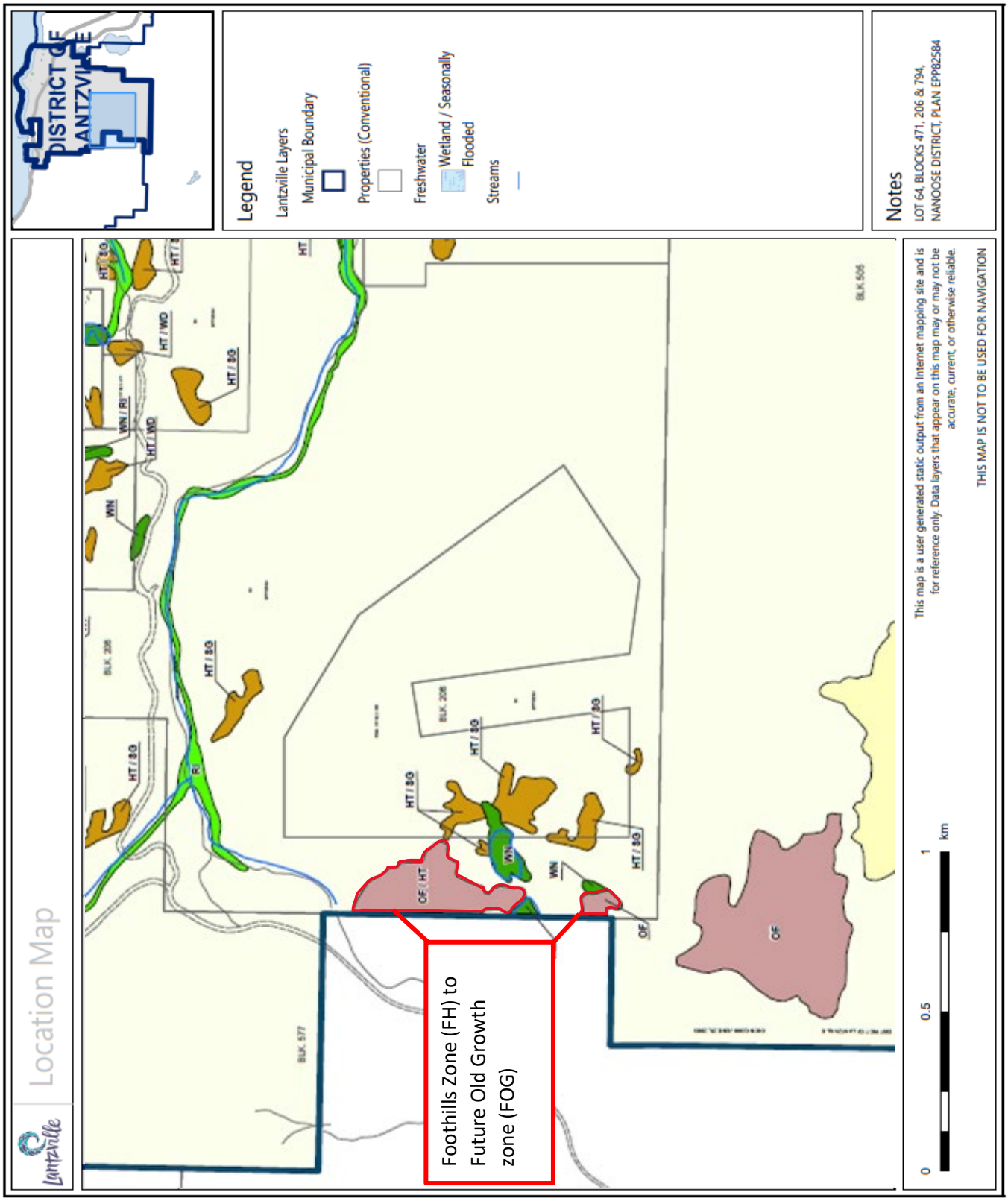
Warehouse	means the receiving, storage and distribution of goods completely contained in a building, but excludes mini-storage;
Waterbody	means any body of water, whether usually containing water or not, including any lake, pond, spring, wetland and the sea;
Work Station	means a room, desk or cubicle assigned to an individual to carry out their work as part of a commercial use;

Y

Yard	means the area between a parcel line and the minimum parcel line setback for a primary building in a zone;

Z

Zone	means the areas into which the Municipality is divided in accordance with this bylaw, and attached schedules, and for which specific regulations are outlined.

SCHEDULE 1 – ZONING MAP

SCHEDULE 2 – FUTURE OLD GROWTH ZONING MAP