



TOWN OF
COMOX

PUBLIC HEARING MEETING
AGENDA FOR WEDNESDAY DECEMBER 10, 2025

*We respectfully acknowledge that the land on which we gather and work is on the Unceded Traditional Territory of the
K'ómoks First Nation, the traditional keepers of this land.*

Meeting Location: d'Esterre Centre, 1801 Beaufort Avenue, Comox

Call to Order: 5:00 P.M.

Adoption of the Agenda

**PUBLIC HEARING TO CONSIDER THE FOLLOWING
AGENDA ITEMS:**

1. ZONING BYLAW::

- (5) a. [Proposed Zoning Bylaw No. 2056](#)

CLOSE OF PUBLIC HEARING

CORPORATE OFFICER

PUBLIC HEARING – Opening Statement

This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations those persons who believe that their interest is affected by the proposed:

ZONING BYLAW NO. 2056

Proposed *Zoning Bylaw No. 2056* has received first and second readings but has not passed third reading or been adopted by Council.

Notices of this Public Hearing have been published in accordance with the requirements of the Local Government Act. Also, a copy of the proposed bylaw, supporting documentation and any submissions to Council received from the public have been available for inspection at Comox Town Hall as required by the Local Government Act. Copies are also available for review at the desk of the clerk.

At this public hearing, everyone who believes that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions. To maintain order and to ensure everyone speaking has a reasonable opportunity to be heard, I ask that each person wishing to speak first add their full name and address to the Speaker's List, located at the desk of the Clerk. Note that your full name and address will become part of the public record and published in the Public Hearing Report. All speakers will be asked to speak by the Chair. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please limit your presentation to five minutes.

After all have had an opportunity to be heard, anyone wishing to have further

input may once again sign the Speaker's List.

Council will not debate with each other or members of the public. Council will not answer questions; we are here to hear from you. Technical questions may be directed by the Chair to the staff.

Everyone will be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel, discouraged or prevented from making his or her views heard. Please refrain from any conduct that would intimidate others or discourage them from speaking.

In addition, if you wish to provide a written submission during this Public Hearing, you may do so by leaving a copy at the desk of the Clerk or by sending an email to council@comox.ca. Note that written submissions (including emails to Council) must be received before the end of the Public Hearing and must include your full name and address in order to be considered as a Public Hearing submission.

SUMMARY OF ZONING BYLAW NO. 2056:

In general terms, the purpose of proposed Zoning Bylaw No. 2056 is to regulate how land, buildings, and structures may be used and developed within the Town.

Public Hearing Submissions

To ensure that written submissions are included in the minutes of the meeting, please ensure that all are submitted to the desk of the Clerk or via email to council@comox.ca before the end of the meeting.

The proposed bylaw is now open for discussion.

Close of Public Hearing

I remind those present that legal considerations prevent the members of Council from considering any representation made after the close of this Public Hearing.

Before closing the Public Hearing, I am going to call three times for any further speakers on any of the matters contained in the proposed bylaw.

For the first time, is there anyone who wishes to make any further representation?

For the second time, is there anyone who wishes to make any further representation?

For the third time, is there anyone who wishes to make any further representation?

There being no further speakers, I declare this Public Hearing closed.

(Call for a motion to Adjourn)



TOWN OF COMOX

Zoning Bylaw No. 2056



**TOWN OF
COMOX**

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SECTION 1 | ADMINISTRATION

1.1 Title

- (1) This Bylaw may be cited as “Town of Comox Zoning Bylaw No. 2056”.

1.2 Application

- (1) The **Town** is hereby divided into zones as shown on “Schedule A – Zoning Map”, which is attached to and forms an integral part of this Bylaw.
 - (a) Any map included in this Bylaw is attached to and forms an integral part of this Bylaw.
- (2) This Bylaw applies to all land, **buildings**, and **structures**, including the surface of water, within the boundaries of the **Town**.
- (3) No land, **building**, or **structure** within the **Town** shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- (4) Lawful non-conforming uses, **buildings**, and **structures** are subject to provisions of the *Local Government Act*.
- (5) This Bylaw shall not apply in the following situations:
 - (a) the use of a **building** or part thereof, as a temporary polling station, election official’s headquarters, candidate’s campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;
 - (b) the use of a **building**, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a **Mixed-Use, Employment, or Park and Public Use** zone, subject to the signage requirements established in the Town’s *Sign Bylaw*;
 - (c) the temporary **outdoor storage** of materials which are incidental to the erection, maintenance, alteration, or sale of a **building, structure**, or utility for which a **building** or development permit has been issued provided such materials are removed within 30 days of project completion or one year following the issuance of a **building** permit, whichever is earliest;

- (d) the use of non-**Low-Density Residential**, non-**Multi-Unit Residential**, or non-**Agricultural** zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than seven days, provided a valid licence has been issued under the *Town's Business Licence Bylaw*; and
- (e) the application of development standards for:
 - i. railways, pipelines, irrigation ditches, conduits, and flumes
 - ii. **telecommunication modules**, traffic control devices, free-standing lighting poles, and flag poles; and
 - iii. **utilities**, including those which are underground or within statutory rights-of-way and **utility** poles and anchors.

1.3 Severability

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

1.4 Compliance with Other Legislation

- (1) Nothing in this Bylaw shall exempt any person from their responsibility to ascertain and comply with the requirements of all other applicable municipal bylaws, provincial statutes or regulations, and federal statutes or regulations.

1.5 Repeal

- (1) The Town of Comox Zoning Bylaw No. 1850, including all amendments, is hereby repealed.

SECTION 2 | ENFORCEMENT

2.1 General

- (1) The Director of Development Services, the [Building](#) Inspector, and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw.

2.2 Right of Entry

- (1) The Director of Development Services, the [Building](#) Inspector, and Bylaw Enforcement Officers are authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- (2) No person shall interfere with or obstruct the Director of Development Services, the [Building](#) Inspector, or a Bylaw Enforcement Officer from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 Offences

- (1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- (2) No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4 Penalties

- (1) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.
- (2) Any person who contravenes any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding \$50,000.00 and the costs of prosecution.

SECTION 3 | INTERPRETATION

3.1 General

- (1) Section headings in this Bylaw have been inserted as a matter of convenience and for reference only and in no way shall define or limit any of its provisions.
- (2) The following guidelines shall be applied in interpreting any use defined in **Section 4** of this Bylaw:
 - (a) typical uses listed in the definitions have been included as examples only and are not intended to be exclusive or restrictive; and
 - (b) where a specific use does not conform to the wording of any use defined in this Bylaw or generally conforms to the wording of two or more uses defined in this Bylaw, the use shall conform to and be included in the use class which is most appropriate in character and purpose.
- (3) Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.
- (4) Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.
- (5) A reference in this Bylaw to any provincial or federal enactment shall be a reference to the enactment as amended, revised, consolidated, or replaced from time to time.
- (6) A reference in this Bylaw to any bylaw or policy of the **Town** is a reference to the bylaw or policy as amended, revised, consolidated, or replaced from time to time.

3.2 Maps and Schedules

- (1) The Zoning Map and any other map included in this Bylaw shall be interpreted as follows:
 - (a) where a boundary is shown as approximately following a **lot line**, the **lot line** is deemed to be the boundary;
 - (b) where a boundary is shown as approximately following the **Town** boundary, the **Town** boundary is deemed to be the boundary;
 - (c) where a boundary is shown as approximately following the **natural boundary** of a **watercourse**, the **natural boundary** is deemed to be the boundary; and
 - (d) where a boundary follows a street, **lane**, railway, pipeline, power line, **utility** right-of way, or easement, the centreline of such feature is deemed to be the boundary unless otherwise clearly indicated on the map.
- (2) Where a boundary does not follow a legally defined property line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the corresponding map.
- (3) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion or erosion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted or eroded area indicated on the Zoning Map.
- (4) Where a **lot** is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate **lot** for the purpose of determining the applicable regulations of this Bylaw, including but not limited to required **setbacks**, projections, and screening.

3.3 Figures

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

3.4 Units of Measurement

- (1) Metric units are used for all dimensions and measurements in this Bylaw.
- (2) For the purpose of this Bylaw, the following units of measure are abbreviated as follows:
 - (a) hectares – ha
 - (b) metres – m
 - (c) square metres – m²
 - (d) cubic metres – m³
 - (e) centimetres – cm
- (3) Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.
- (4) Where a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half or greater (≥ 0.5) shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

SECTION 4 | DEFINITIONS

4.1 In this Bylaw:

Accessory means clearly incidental and subordinate to a [principal](#) or [secondary building, structure,](#) or use, on the same [lot](#).

Accommodation, Bed and Breakfast means the use of one or more [sleeping units](#) within a [principal dwelling unit](#) to provide temporary accommodation for remuneration, and may include the provision of meals.

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

Accommodation, Hotel means a [building](#) or group of [buildings](#) with a common entrance lobby and shared corridors, divided into self-contained [sleeping units](#) which may include [cooking facilities](#), used or intended to be used as accommodation for transient visitors. This use may also include other associated uses such as [food services](#), banquet halls, meeting and convention rooms, recreation facilities, and [personal service](#) establishments for the convenience of guests, but specifically excludes [motel accommodation](#).

Accommodation, Motel means a [building](#) or group of [buildings](#) divided into self-contained [sleeping units](#) used or intended to be used as accommodation for transient visitors, each with a separate exterior entrance and access to on-site parking, and which may include [cooking facilities](#). This use may also include other associated uses such as [food services](#), banquet halls, meeting and convention rooms, and [personal service](#) establishments for the convenience of guests.

Accommodation, Vacation Rental means the use of a [dwelling unit](#) to provide temporary accommodation for remuneration, and may include the provision of meals.

Agriculture means a farm use as defined by the *Agricultural Land Commission Act*. Typical uses include but are not limited to farming, horticulture, or the keeping of bees, poultry, dairy livestock, and horses.

Agriculture, Urban means the small-scale growing of crops or production of farm products and the keeping of bees and hens within an urban or suburban environment. This use may include a [farm stand](#) but specifically excludes the production or sale of cannabis products.

Airport means premises used for the arrival, departure, movement, or servicing of aircraft, including associated [buildings](#), installations, hangars, open space, parking, and equipment.

Amenity Area, Private means an unenclosed area accessible only to the residents of an individual dwelling unit, typically in the form of a balcony, patio, or other such areas.

Amenity Area, Shared means common space accessible to all residents of a site, specifically designed and used for cultural, social, or recreational activities. Shared amenity areas located outdoors may include features that support urban agriculture activities, garden plots, tables, benches, playground equipment, fountains, pools, or outdoor cooking facilities, whereas shared amenity areas located indoors may include a sleeping unit for guest use, recreation and fitness equipment/facilities, cooking facilities, communal dining space, or meeting rooms.

See Section 6.2 for additional amenity area regulations.

Animal Shelter means premises used for the care and shelter of domesticated animals which have been lost, abandoned, or seized, but specifically excludes a kennel.

Aquaculture, Land-Based means the non-mechanized cultivation, rearing, and harvesting of fish, finfish, mollusks, crustaceans, aquatic plants, and any other aquatic organisms within the foreshore, but specifically excludes the processing of such organisms.

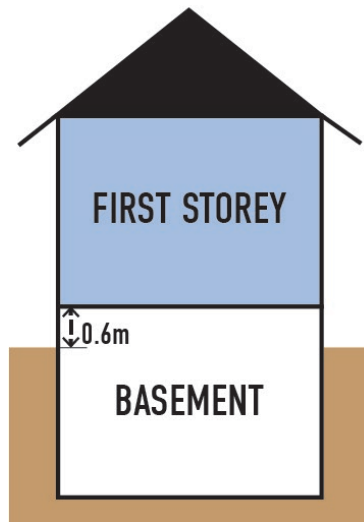
Aquaculture, Marine-Based means the cultivation, rearing, and harvesting of fish, finfish, mollusks, crustaceans, aquatic plants, and any other aquatic organisms, but specifically excludes the processing of such organisms.

Automotive and Equipment Services, Light means the provision of services associated with new or used automobiles, motorcycles, bicycles, snowmobiles, tent trailers, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sales, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of parts and accessories that are associated with the primary automotive and equipment service.

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

Basement means a portion of a **building** that is partially or completely underground and has a finished ceiling 0.6 metres or less above **finished grade**.

Figure 4-1. Basements



Breezeway means a roofed, unenclosed, single-storey connection between **buildings**, but specifically excludes underground connections.

Building means a **structure** having a non-fabric roof supported by columns or walls, used for the shelter, enclosure, or accommodation of persons and/or property.

Boat Launch means a permanent **structure** that extends from or near the **natural boundary** into the water for the purpose of launching or receiving docks, navigational devices, boats, and other such floating vessels in and out of the water.

Breakwater means a permanent **structure** constructed using stone or concrete that extends from or near the **natural boundary** into the water for the purpose of protecting a harbour or shoreline from tides, currents, waves, and storm surges.

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

Caretaker Suite means a **dwelling unit** used to provide on-site accommodation for a single-person household employed on the property.

See Section 6.3 for additional caretaker suite regulations.

Carport means a [structure](#) used to shelter one or more parked vehicles that is enclosed on no more than three sides.

Care Facility, Child means premises licensed under the *Community Care and Assisted Living Act* to provide care or supervision for three or more children.

Care Facility, Community means premises licensed as required under the *Community Care and Assisted Living Act* to provide care or supervision for three or more persons, and may include the provision of physical or mental [health services](#), emergency or transitional care, and the short- and long-term prevention and treatment of illness, injury, or disability. Community care facilities may comprise individual [dwelling units](#) or [sleeping units](#), and may include other associated uses such as standard administrative and operational support functions, temporary staff accommodation, provision of compassionate religious services, a lawfully operated helipad, and [food services](#).

Care Facility, Licence-Not-Required means a [home occupation](#) for the provision of care or supervision, in accordance with the *Community Care and Assisted Living Act*, for:

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

Chicken Coop means an enclosed, weatherproof [structure](#) used to house hens, including but not limited to roosting areas, nesting boxes, and feeding areas.

Coach House means a self-contained [dwelling unit](#) that is detached from and clearly [secondary](#) to a [principal](#) residential [building](#) on the same lot.

See **Section 6.4** for additional coach house regulations.

Commercial Unit means a [building](#) or portion thereof that is accessible by one or more common entrances and used by one business.

Commercial Vehicle means a commercial vehicle as defined by and licensed under the Commercial Transport Act, or any other such vehicle used for the collection, transport, or delivery of people or goods in the ordinary course of business.

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

Cooking Facility means an area within a [building](#) or [structure](#) used for the storage, preparation, or cooking of food, including any fixtures or appliances reliant on a 220V electrical outlet or a permanent gas line.

Cultural and Community Services means premises used for cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, community halls, social clubs, libraries, museums, galleries, and theatres.

Data Centre means a [building](#) or group of [buildings](#) used for the storage and operation of networked computers or data and transaction processing equipment, and may include [telecommunication modules](#) and associated components.

Density means a measure of the development intensity of a [lot](#), including the number of [dwelling units](#) permitted on a [lot](#) measured in units per [lot](#), units per hectare, or [floor area ratio](#).

DND Facilities means any land, [building](#), or [structure](#) used or intended to be used by the Department of National Defence.

Drive-Through Services means the provision of goods or services through a window by an attendant or automated machine, to persons remaining in vehicles in a designated queuing space. This use specifically excludes [gas stations](#) and [light automotive and equipment services](#).

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

Dwelling Unit means a [building](#) or self-contained portion thereof containing sleeping, sanitary, and [cooking facilities](#), used or intended to be used as a residence for one household, but specifically excludes [hotel](#) and [motel accommodations](#) or recreational vehicles.

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

Emergency and Protective Services means premises used as a base of operations for fire protection, police, ambulance, or other such services.

End-Of-Trip Facilities means amenities necessary to support cyclists, joggers, walkers, and other active commuters at the end of their trip, including but not limited to common clothing lockers, changeroom, washroom, and shower facilities, bicycle repair space, and bicycle wash stations.

Entertainment Facility means premises used to provide entertainment and amusement to patrons for remuneration, including but not limited to arcades, billiard and pool halls, bowling alleys, cinemas, miniature golf, and movie theaters, but specifically excludes nightclubs and gaming facilities such as video lottery terminals, slot machines, or teletheatre outlets.

Environmentally Sensitive Area means an area of ecological significance that has, or with restoration or enhancement could have, natural features which contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover, or similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features, and can include rare or common habitats, plants, and animals.

Farm Stand means a [building](#) or [structure](#) used for the sale of crops and farm products grown or produced on-site.

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

Fence means a vertical [structure](#) used as a physical barrier or enclosure, or for screening purposes, including any moveable components such as a gate or door.

*See **Section 7.4** for additional fence regulations.*

Fleet Services Facility means premises used to dispatch, store, repair, clean, and otherwise maintain three or more [commercial vehicles](#) used for the transport of people, goods, or services, but specifically excludes the production, display, sale, or rental of such vehicles. Typical uses include but are not limited to buses, couriers, limousines, taxis, or roadside assistance vehicles.

Floor Area means the sum of all horizontal area with a clear ceiling [height](#) of 1.8 metres or more for each [storey](#) within a [building](#) measured to the interior face of exterior walls.

Floor Area Ratio (FAR) means the figure obtained when the [gross floor area](#) of a [lot](#) is divided by the [lot area](#).

*See **Section 5.4.1** for additional floor area ratio regulations.*

Floor Area, Gross (GFA) means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each storey of all buildings on a lot, measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate required parking areas and any associated ramps used for vehicular access/egress.

Food Services means premises used for the preparation, service, and sale of food and beverages to the public. Typical uses include but are not limited to licensed restaurants, brewpubs, banquet facilities, cafes, and take-out restaurants.

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

Grade, Finished means the elevation of the ground following construction or land altering activities.

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

Greenway means a linear open space, often established along a highway or adjacent to existing natural features, that is 6.0 metres or more in width and restricted to pedestrian and cyclist use or used for stormwater retention and detention pond maintenance access.

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

Height means the maximum vertical distance between the highest point of a structure or building and the lesser of natural grade or finished grade.

See Section 5.3.1 and Figure 5-1 for additional height regulations.

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

Home Occupation means the use of a portion of a [dwelling unit](#) or [accessory building](#), by a resident of the premises, to operate a business.

See Section 6.5 for additional home occupation regulations.

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

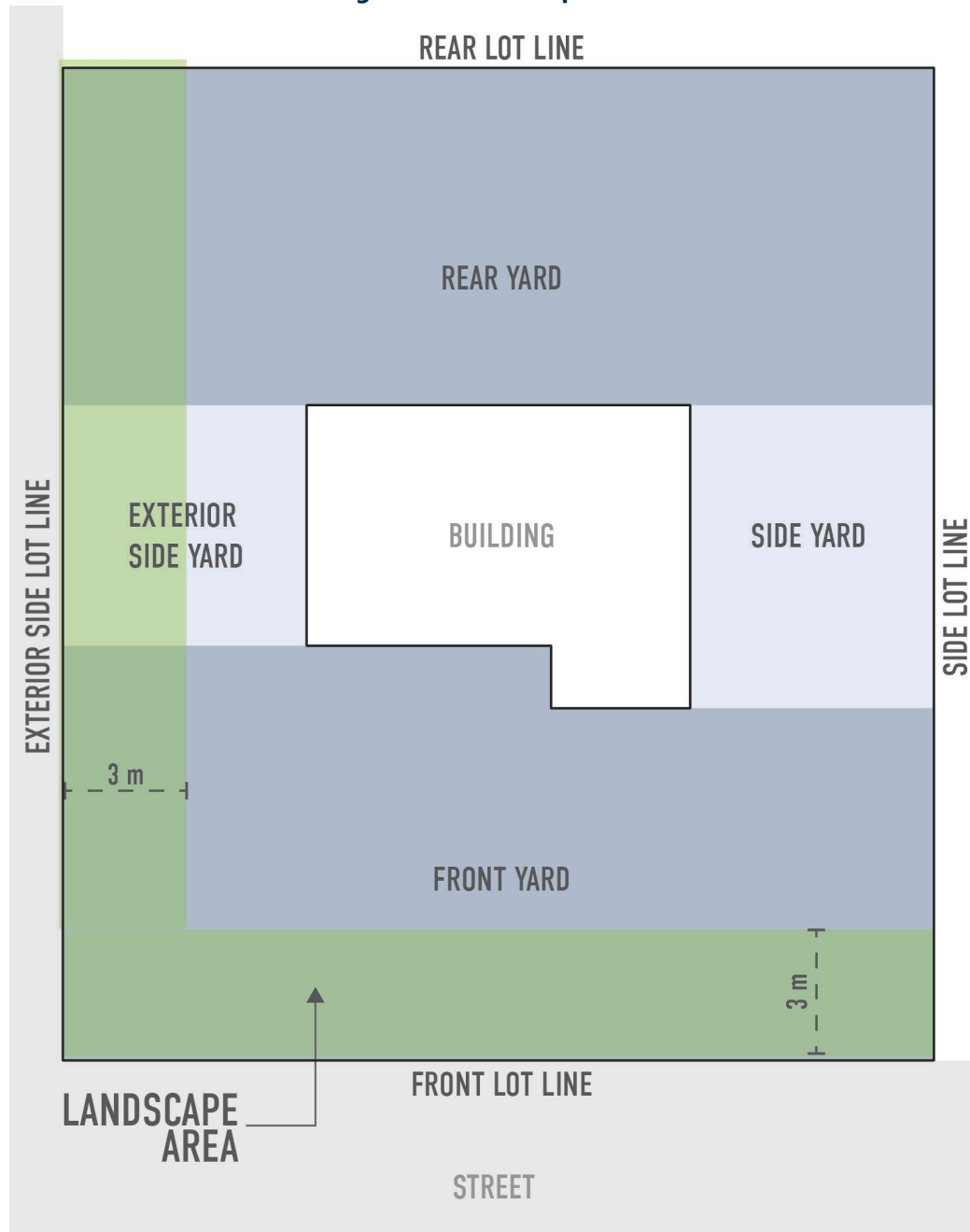
Industrial, Heavy means the assembly, fabrication, manufacturing, processing, storage, and testing of materials or products predominantly from extracted, bulk, or raw materials, including the processing of animal products and byproducts and processes using hazardous materials or processes which may create hazardous or commonly recognized offensive conditions, as well as the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including furniture, scrap metal, vehicles, machinery, and other discarded goods.

Industrial, Light means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed [building](#) or structure, including processes using hazardous materials, or processes that may create hazardous or commonly recognized offensive conditions, and may include the sale of such goods or materials but specifically excludes the storage, processing, or handling of hazardous waste.

Kennel Facility means premises used for the care, training, and overnight boarding of domesticated animals for remuneration, but specifically excludes livestock.

Landscape Area means the horizontal area of any yard abutting a highway that must be landscaped.

Figure 4-2. Landscape Area



See **Section 7.2** for landscape area requirements.

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

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

Lane means a highway 7.0 metres or less in width that provides rear or side yard access to abutting lots, or any other public highway that is otherwise undesignated.

Licensed Premises means premises licensed pursuant to the *Liquor Control and Licensing Act* to serve alcoholic beverages to the public, where such premises may also serve food and non-alcoholic beverages and provide forms of live entertainment. Typical uses include but are not limited to bars, lounges, and taprooms, but specifically excludes nightclubs, cabarets, discotheques, or other such premises.

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

Lot means a separate and distinct parcel of land that is legally defined by a recorded subdivision plan or description of land registered in the Provincial Land Title Office.

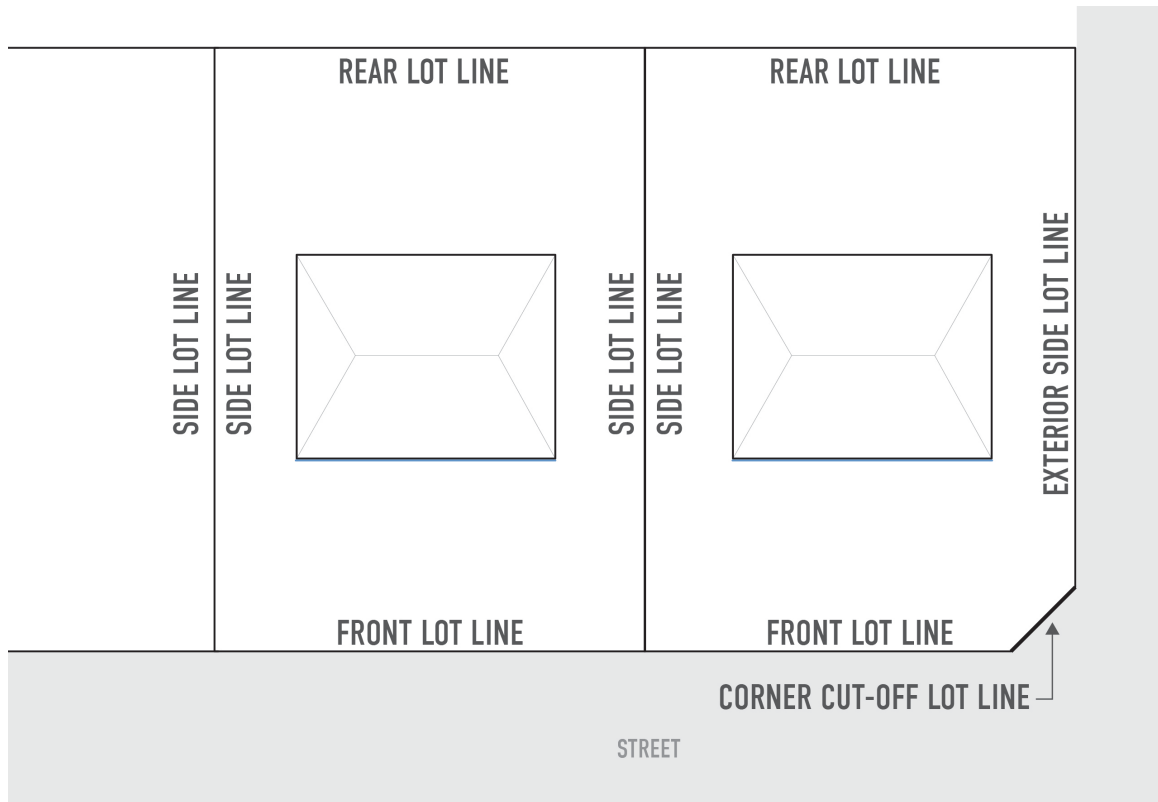
Lot Area means the total horizontal area within the lot line of a lot. In the case of a panhandle lot, the access strip shall be excluded from the calculation of total lot area for the purpose of determining compliance with a minimum lot area requirement of this Bylaw.

Lot Coverage means the total horizontal area of a lot that is built upon, expressed as a percentage of lot area.

See Section 5.4.2 for additional lot coverage regulations.

Lot Line means any line that forms the legally defined boundary of a lot.

Figure 4-3. Lot Lines



Lot Line, Corner Cut-Off means a lot line that is common to a lot and the intersection of two highways.

Lot Line, Exterior Side means a lot line abutting a highway other than a lane, which is not the front lot line or corner cut-off lot line.

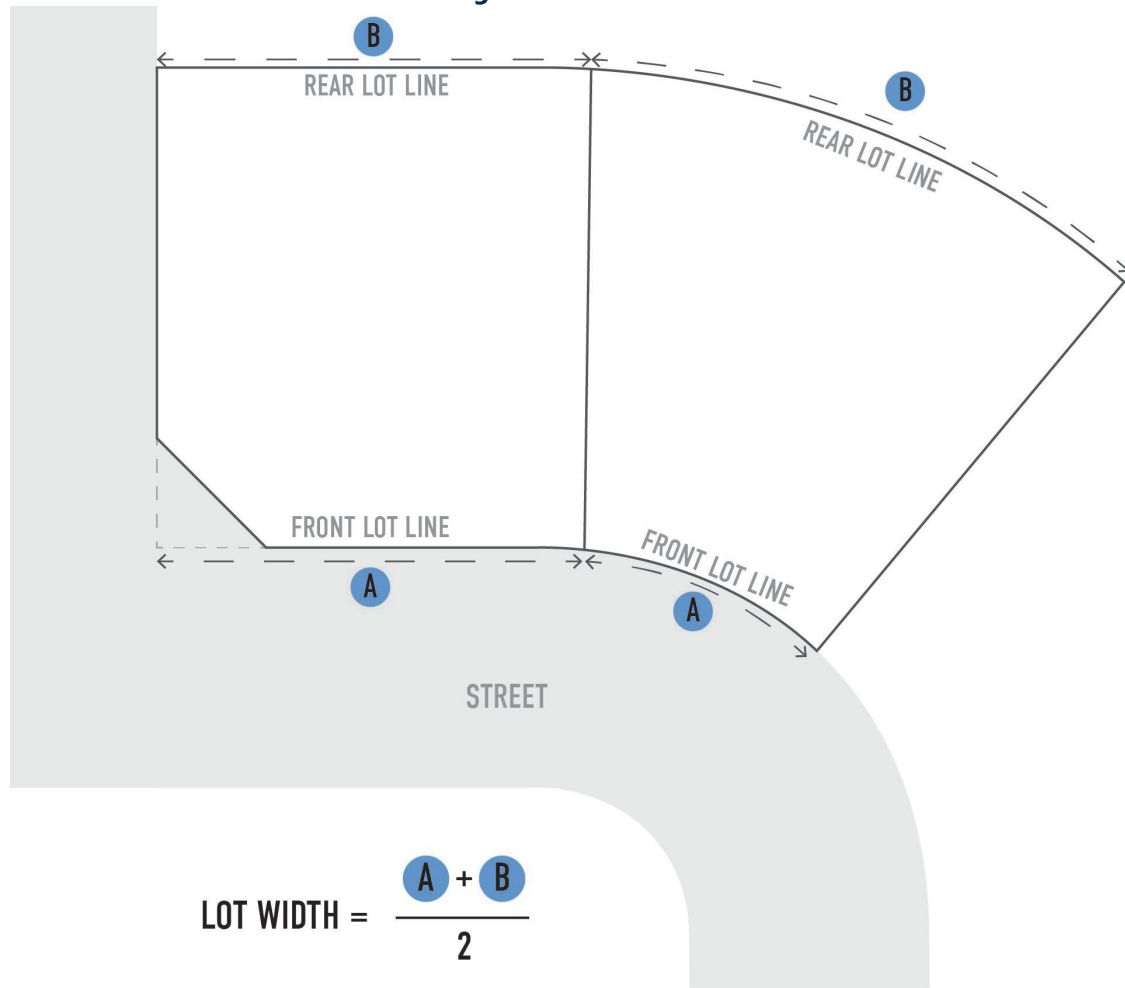
Lot Line, Front means the lot line that is common to a lot and an abutting highway, other than a lane. Where two or more lot lines abut a highway, the shortest line, excluding the corner cut-off lot line, shall be deemed to be the front lot line. Where a lot does not abut a highway, the lot line from which common vehicle access is provided shall be considered the front lot line.

Lot Line, Rear means the lot line that is opposite to and most distant from the front lot line, or, where there is no such rear lot lines, the point of intersection of any lot lines other than the front lot line that is opposite to and most distant from the front lot line.

Lot Line, Side means any lot line abutting a lane or between two or more lots other than the front, rear, corner cut-off, or exterior side lot lines.

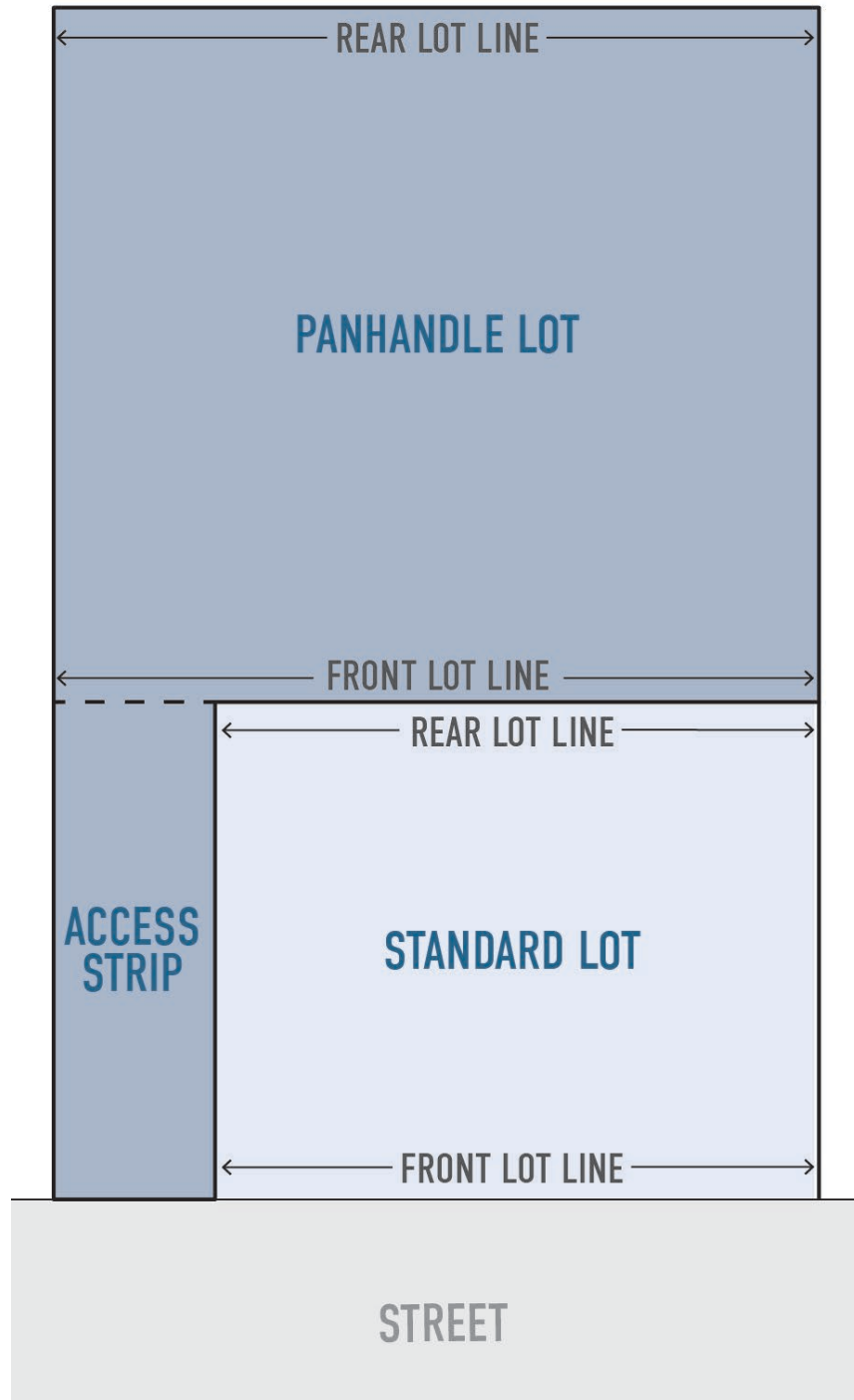
Lot Width means the average horizontal distance between the side lot lines of a lot, measured at both the front and rear lot lines.

Figure 4-4. Lot Width



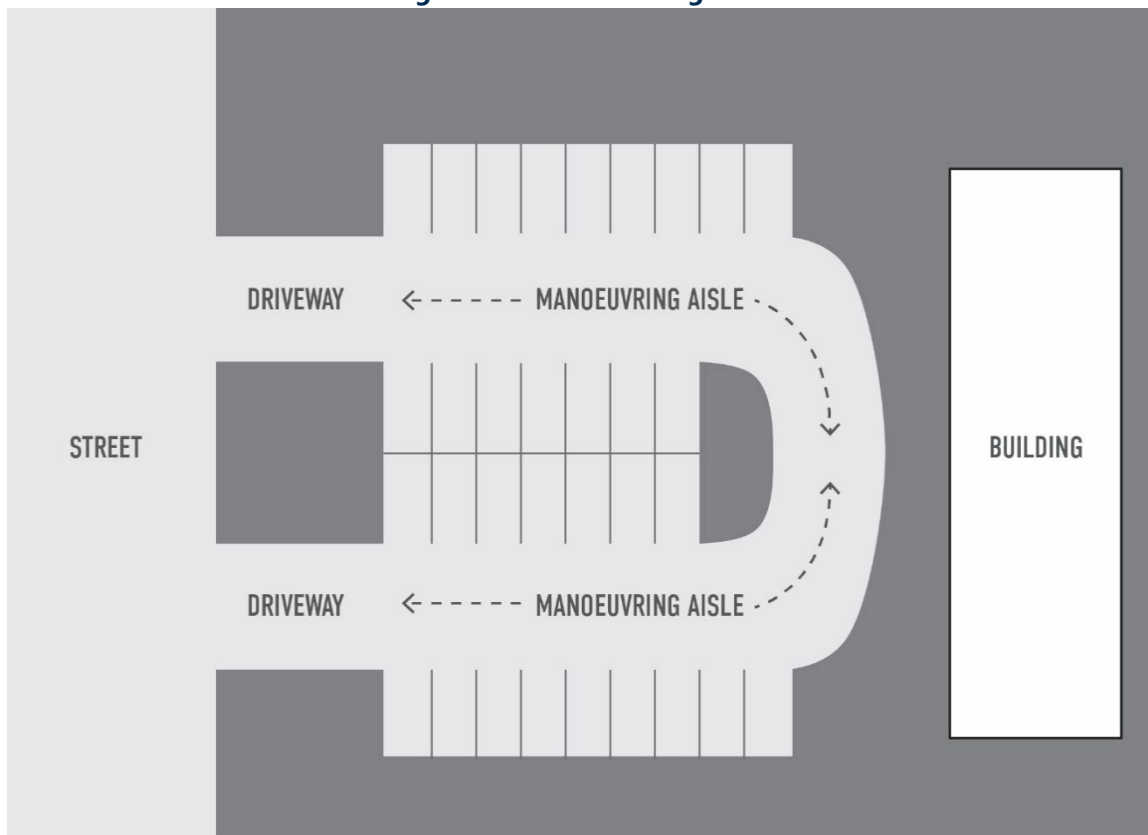
Lot, Panhandle means a [lot](#) that has its primary legal access from a [highway](#) through a narrow strip of land, referred to as the access strip, which is an integral part of the [lot](#).

Figure 4-5. Panhandle Lot



Manoeuvring Aisle means a pathway designated for use by vehicular traffic, within a [parking lot](#) or similar area, for the purpose of accessing individual parking and [loading spaces](#).

Figure 4-6. Manoeuvring Aisle



Marina means premises containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed, or kept for sale or for rent, including uses associated with the primary [marina](#) operation such as a a marine sani-dump, a marine fueling facility, marine equipment rentals, and [retail sales](#).

Mobile Home means a [dwelling unit](#) built in a factory environment that is constructed to the CAN/CSA Z-240 (Mobile Home) standard, but specifically excludes recreational vehicles.

Mobile Vending means the sale of food or beverage from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart.

Moorage Facility means a [structure](#), whether floating or affixed to piles, which does not impede the flow of water or the littoral transport of beach materials, intended to be used to secure a boat or other water vessel by means of cables, anchors, or other such contrivances, but specifically excludes storage sheds, lockers and repair facilities.

Natural Boundary means, as established by a British Columbia Land Surveyor, the visible high-water mark of any body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.

Park means land used or intended to be used for passive outdoor recreation by the public or for the protection of [environmentally sensitive](#) or ecologically significant areas.

Parking Area means the area of a [lot](#) used to accommodate [parking spaces](#) and associated [manoeuvring aisles](#).

Parking Lot means any [lot](#) or part of a [lot](#) used to temporarily park more than five vehicles, inclusive of any associated [driveways](#), [manoeuvring aisles](#), or ramps.

Parking Space means a designated area intended to be used to park one vehicle, exclusive of any [driveways](#), [manoeuvring aisles](#), or ramps.

Parking, Barrier-Free means [parking spaces](#) designated for use by persons with disabilities.

Parking, Electrical Vehicle (EV) means [parking spaces](#) designated for use by electric vehicles.

Parking, EV-Prepared means a [parking space](#) equipped with the necessary conductors, connectors, devices, apparatuses, fittings, and electrical supply to facilitate Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

Parking, Long-Term Bicycle means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for more than two consecutive hours; such facilities are easy to access for a range of users, are located in a secured or controlled area, and provide protection from inclement weather.

Parking, Short-Term Bicycle means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for less than two consecutive hours; such facilities are readily visible and accessible for a range of users and are located adjacent to the main entrance of the premises they serve.

Parking, Tandem means two [parking spaces](#), one behind the other, with a common or shared point of access to a [manoeuvring aisle](#), [driveway](#), [lane](#), or [highway](#).

Personal Services means the provision of services related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods that are associated with the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, estheticians, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes [health services](#).

Plant Nursery means premises used for the growing, harvesting, display, and wholesale or retail sale of plants, trees, sod, and similar plant materials, including the sale of goods associated with the primary nursery operation, but specifically excludes the production or sale of cannabis products.

Principal means the main or primary use of land, [buildings](#), or [structures](#) on a lot.

Production Facility, Alcohol means premises licensed under the *Liquor Control and Licensing Act* to produce, package, store, and distribute wine, beer, or spirits, and may include [retail sales](#), tours, tastings, or the service of food and beverages.

Production Facility, Cannabis means premises licensed under the *Cannabis Act* to grow, process, test, package, store, distribute, and destroy cannabis or cannabis-related products, but specifically excludes [cannabis retail](#).

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

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

Recreation Facilities, Indoor means indoor facilities used or intended to be used for recreational, cultural, or community activities, including but not limited to arenas, gymnasiums, [swimming pools](#), ice rinks, rock climbing facilities, dance, fitness, and mixed martial arts studios, and indoor athletic fields and sport courts.

Recreation Facilities, Outdoor means facilities used or intended to be used for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, [swimming pools](#), and field houses, but specifically excludes [campgrounds](#).

Recycling Facility means premises used to collect, temporarily store, and distribute recyclable materials pursuant to the Environmental Management Act, where such activities are carried out wholly within an enclosed [building](#) or [structure](#). This use specifically excludes [outdoor storage](#).

Retail, Cannabis means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes a [cannabis production facility](#).

Retail, Liquor means premises licensed under the *Liquor Control and Licensing Act* to sell alcohol or alcohol-related products, but specifically excludes an [alcohol production facility](#).

Retail Sales means the provision of goods, merchandise, and other materials for sale to the public, including uses associated with the primary retail operation such as on-site storage and/or outdoor sales. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores, but specifically excludes [gas stations](#), [light automotive and equipment services](#), [wholesale services](#), [cannabis retail](#), and [liquor retail](#).

Retaining Wall means a [structure](#) greater than 1.2 metres in [height](#) used to support, stabilize, and/or restrain existing earth or imported fill materials as a result of differences in grade.

Secondary means clearly in conjunction with and second to a [principal](#) use on the same [lot](#).

Secondary Suite means a self-contained [dwelling unit](#) located within, and [secondary](#) to, a [principal building](#) or portion of a [building](#) pursuant to the British Columbia Building Code.

Setback means the shortest horizontal distance between a [building](#) or [structure](#) and a [lot line](#).

See Section 5.3.2 for additional setback regulations.

Shipping Container means a non-combustible, portable unit used for the storage or transportation of goods, and includes sea cans and other such cargo containers.

Sleeping Unit means one or more rooms used or intended to be used, on either a temporary or permanent basis, for living and sleeping, but specifically excludes [cooking facilities](#) unless otherwise specified.

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

Soil-Based Landscape Elements means any combination of horticultural elements requiring growing medium, including natural grasses, ground covers such as perennials and natural turf, shrubs, and trees. **Soil-based landscape elements** do not include landscaped areas without growing medium and plant materials or which are predominately comprised of rock, artificial turf, rubberized surfacing, or other such hard surface treatments.

Storage Facility, Indoor means a **building** or group of **buildings** comprising lockers available for rent, used or intended to be used to store commercial, industrial, and household goods and materials of a non-hazardous nature.

Storage Facility, Warehouse means a **building** or group of **buildings**, used or intended to be used to store commercial or industrial goods and materials of a non-hazardous nature.

Storage, Outdoor means the storage of equipment, goods, materials, and merchandise in the open air where such storage does not involve the construction of permanent **structures** or the material alteration of the existing state of the land.

Storey means the portion of a **building** between the top of any floor and the top of the floor next above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it. Any portion of a **building** having its ceiling 0.6 metres or less above **finished grade** will not be counted as a **storey**.

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

Swimming Pool means a **structure** exceeding 0.6 metres in depth, used or intended to be used for swimming, bathing, or wading.

Telecommunication Module means terminals, devices, cables, and other related equipment used for the transmission, emission, reception, or exchange of information by electronic means.

Town means the Town of Comox.

Utilities means the provision of **utilities** for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, district heat, electric power, natural gas, and **telecommunication modules**.

Veterinary Services, Major means premises licensed as required under the *Veterinarians Act* to provide preventative, diagnostic, treatment, therapeutic, rehabilitative, medical, or surgical care to animals, which may include indoor or outdoor shelter facilities for animals receiving overnight medical care but specifically excludes a [kennel](#).

Veterinary Services, Minor means premises used to provide preventative, diagnostic, treatment, therapeutic, rehabilitative, medical, or surgical care to animals, where such services are carried out wholly within an enclosed [building](#) or [structure](#) which may include shelter facilities for animals receiving overnight medical care. This use also includes the grooming, training, and daytime care of animals, but specifically excludes an [animal shelter](#) or [kennel](#).

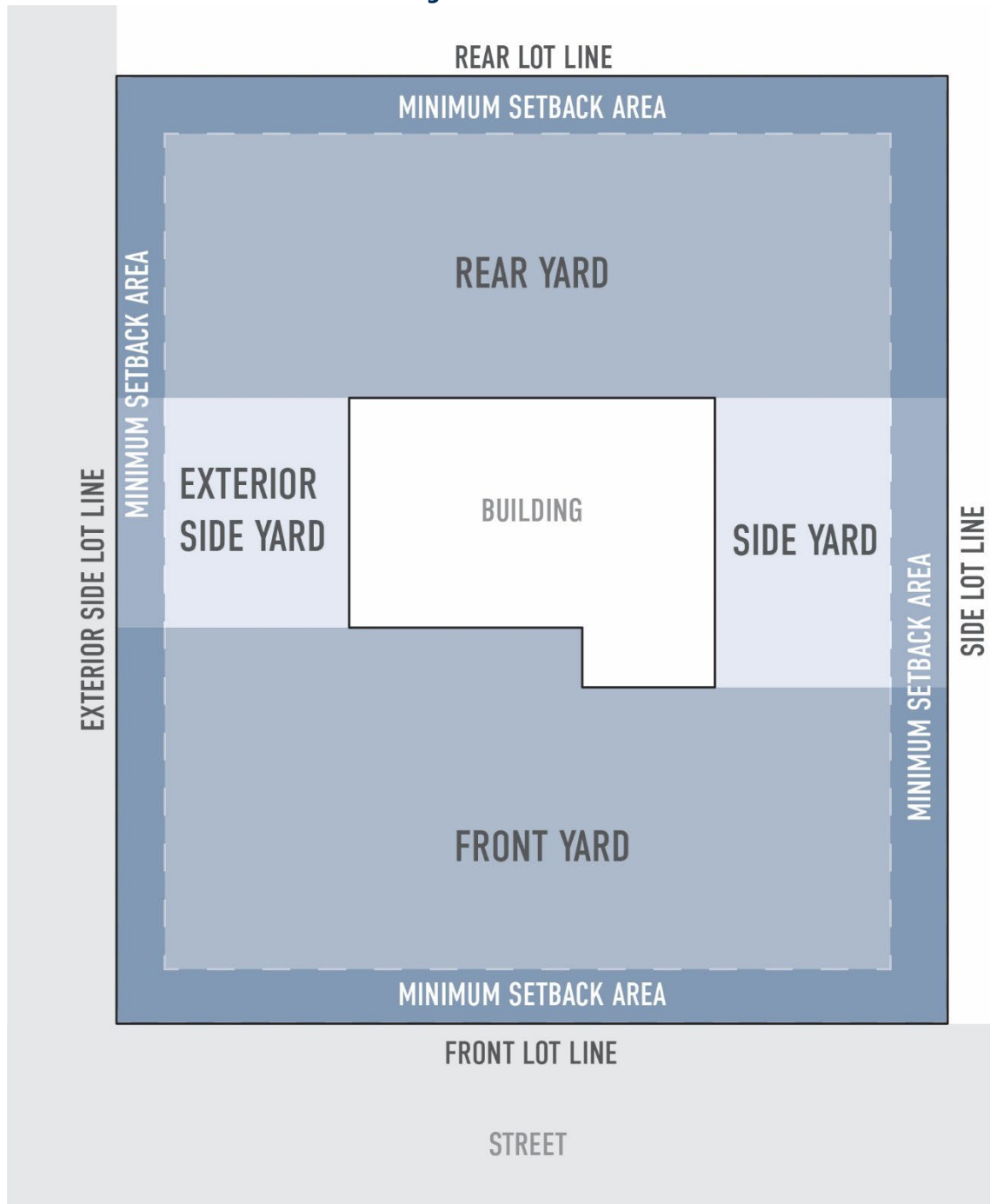
Watercraft and Equipment Services means the provision of services associated with new or used watercraft; boats, yachts, sailboats, canoes, kayaks, and similar marine vessels, including but not limited to [retail sales](#), rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of related parts and accessories that are associated with the primary [watercraft and equipment service](#).

Watercourse means any natural or man-made depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, retention/detention pond, or surface source of water, whether containing fish or not, including intermittent streams and drainage works.

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

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

Figure 4-7. Yards



SECTION 5 | GENERAL REGULATIONS

5.1 Uses Permitted in All Zones

- (1) The following uses, [buildings](#), and [structures](#) are permitted in all zones:
 - (a) [parks](#), open space, [community gardens](#), multi-use trails, and ecological reserves;
 - (b) traffic control devices, free-standing lighting poles, and flag poles; and
 - (c) [utilities](#).

5.2 Uses Prohibited in All Zones

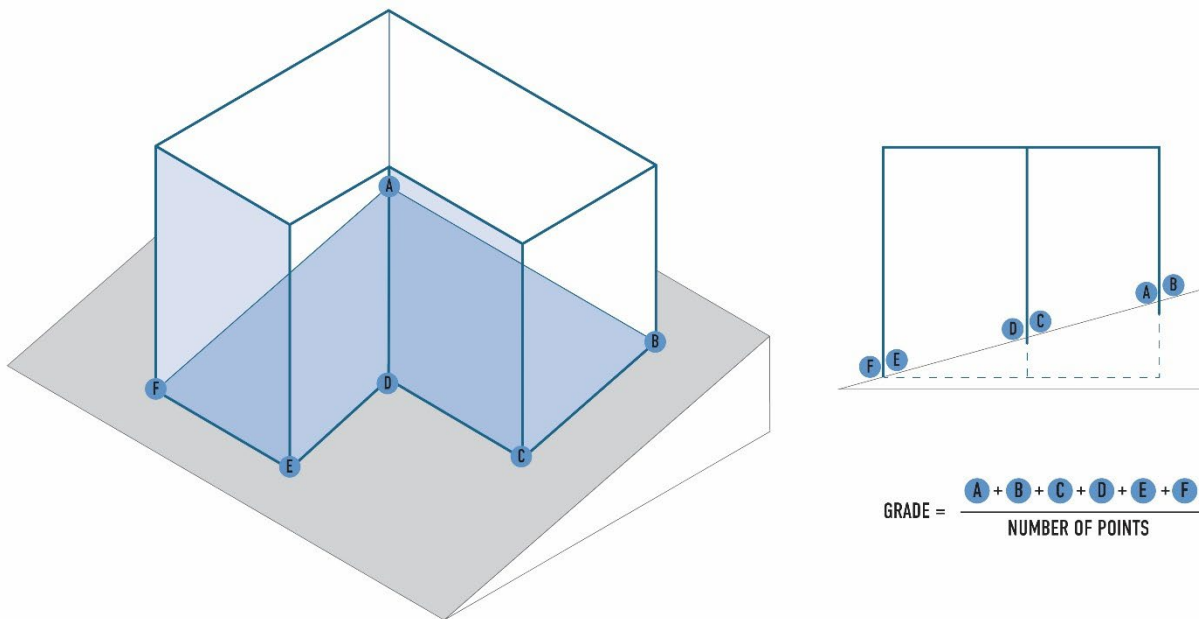
- (1) The following uses are prohibited in all zones:
 - (a) [data centres](#);
 - (b) [drive-through services](#); and
 - (c) [industrial, heavy](#).

5.3 Development Standards

5.3.1 Height

- (1) Where a zone establishes maximum [height](#) regulations, no [building](#) or [structure](#) within that zone shall exceed the [height](#) specified.
- (2) For the purposes of calculating [height](#), grade shall be measured by averaging the elevation at any point at which the corner of a [building](#) or [structure](#) comes into contact with the surface of a [lot](#), excluding any artificial mounds of earth or rocks placed at or near the face the [building](#) or [structure](#), and excluding the minimum window well width and depth required by the British Columbia Building Code (see **Figure 5-1**).

Figure 5-1. Calculating Grade



- (3) Despite **Section 5.3.1(1)**, the following features may exceed the maximum **height** regulations of this Bylaw as prescribed in **Table 5.3.1(4)**.

Table 5.3.1(4) Exceptions to Maximum Height Regulations	
Feature(s)	Maximum Height Allowance
(a) Chimneys, belfries, spires, flagpoles and other such features	150% of the applicable zone-specific height maximum
(b) Mechanical, electrical, and structural features of a building , provided such features comprise $\leq 15\%$ of the building's total roof area and are screened from view	3.0 metres above the maximum allowable height of the building or structure
(c) Telecommunication modules , including supporting structures	unlimited ¹
<p>CONDITIONS [Table 5.3.1(4)]:</p> <p>¹ Telecommunication modules shall be exempt from the maximum height regulations of this Bylaw, provided they comply with all applicable federal requirements for radiocommunication and broadcasting antenna systems.</p>	

- (4) Despite **Section 5.3.1**, in no instance shall the **height** of any **building**, **structure**, or associated feature, including temporary assemblies for construction purposes such as cranes, contravene the *Comox Airport Zoning Regulations*.

5.3.2 Setbacks

- (1) Where a zone establishes minimum [setback](#) regulations, no [building](#) or [structure](#) within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged nearer to the [lot line](#) than the distance specified.
- (2) For certainty, all portions of a [building](#) or [structure](#), whether located above or below [finished grade](#), shall be subject to all [setbacks](#) for the zone in which it is located.
- (3) Despite **Section 5.3.2(1)** and **Section 5.3.2(2)**, the following [structure](#) may be located anywhere on a [lot](#):
 - (a) arbours, trellises, pergolas, and other such [landscaping](#) features;
 - (b) [fences](#) and [retaining walls](#); and
 - (c) playground equipment.
- (4) Despite **Section 5.3.2(1)** and **Section 5.3.2(2)**, specific architectural and structural features may project into a required [setback](#) as prescribed in **Table 5.3.2(5)**.

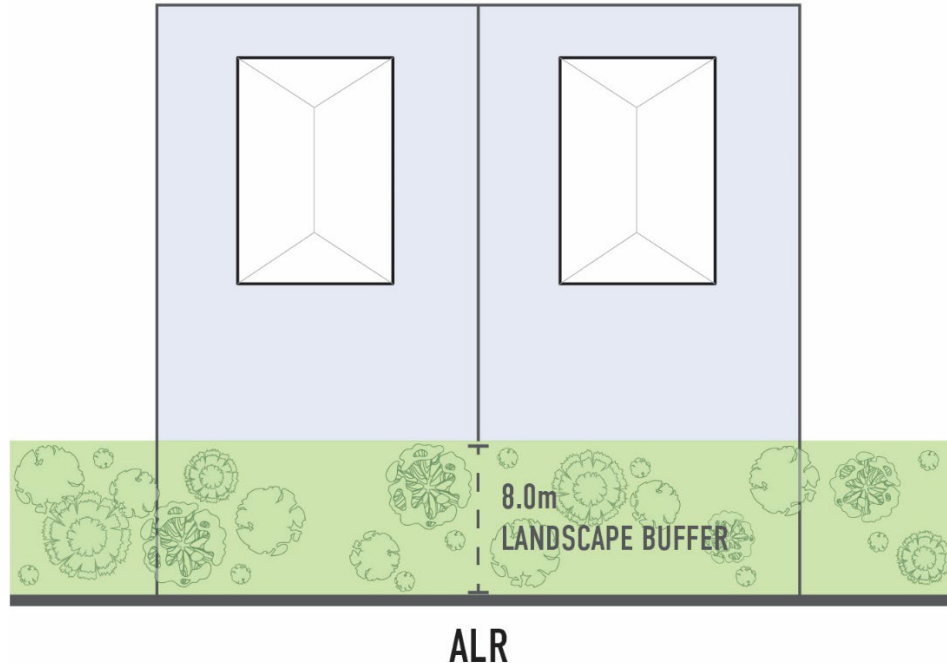
Table 5.3.2(5) Allowable Projections into Setbacks

-- = projection not permitted

Feature(s)	Required Setback	Low-Density Residential Zones	Multi-Unit Residential Zones	All Other Zones ¹
(a) PRINCIPAL BUILDINGS				
(i) Awnings, bay windows, canopies, cornices, eaves, gutter, pilasters, sills, sunshades, and other such architectural features	Front	0.6 m		1.75 m
	Rear			
	Interior side			0.6 m
	Exterior side			1.75 m
(ii) Balconies, porches, and verandas	Front	--	1.0 m	1.75 m
	Rear			
	Interior side			0.6 m
	Exterior side			1.75 m
(iii) Exterior stairs, steps, landings, ramps, and decks ≤ 0.6 metres above finished grade	Front	no setback required		
	Rear			
	Interior side			
	Exterior side			
(iv) Exterior stairs, steps, landings, ramps, and decks > 0.6 metres above finished grade	Front	--	--	1.75 m
	Rear			
	Interior side			0.6 m
	Exterior side			1.75m
(b) SECONDARY BUILDINGS				
(i) Eaves and gutters	All setbacks	0.6 m		
CONDITIONS [Table 5.3.2(5)]:				
¹ Where a Comprehensive Development zone prescribes zone-specific allowable projections into setbacks, the allowable projections into setbacks prescribed within Table 5.3.2(5) shall not apply.				

- (6) New subdivisions shall be required to provide an 8.0 metre setback, to act as a landscape buffer, from any lot line abutting a lot in the Agricultural Land Reserve (see **Figure 5-2**).

Figure 5-2. Landscape Buffer Requirement for New Lots Abutting ALR Lands



5.3.3 Future Road Dedication Setbacks

- (1) To accommodate future road dedication, the required minimum setbacks prescribed within this Bylaw shall be increased by a distance equal to the width of road dedication that would be required to establish the full required width of the abutting highway in accordance with the *Town's Subdivision and Development Servicing Bylaw*.
- (2) For the purposes of calculating floor area ratio, a required future road dedication setback area, as required by **Section 5.3.3(1)**, may be included in the total lot area used to determine the level of density permitted on a lot.
- (a) For clarity, any portion of a lot to be dedicated or transferred to the Town in accordance with the *Subdivision and Development Servicing Bylaw* may be included in the total lot area used to determine the level of density permitted on a lot.

5.4 Density

5.4.1 Floor Area Ratio

- (1) For the purposes of calculating [floor area ratio](#), the following shall be excluded from the measurement of [gross floor area](#):
 - (b) [shared amenity areas](#) and other common [utility](#) spaces, including storage, laundry, waste management, and [end-of-trip facilities](#);
 - (c) areas used to house a [building's](#) mechanical and electrical systems;
 - (d) [basements](#); and
 - (e) shared corridors, stairs, and elevator shafts.

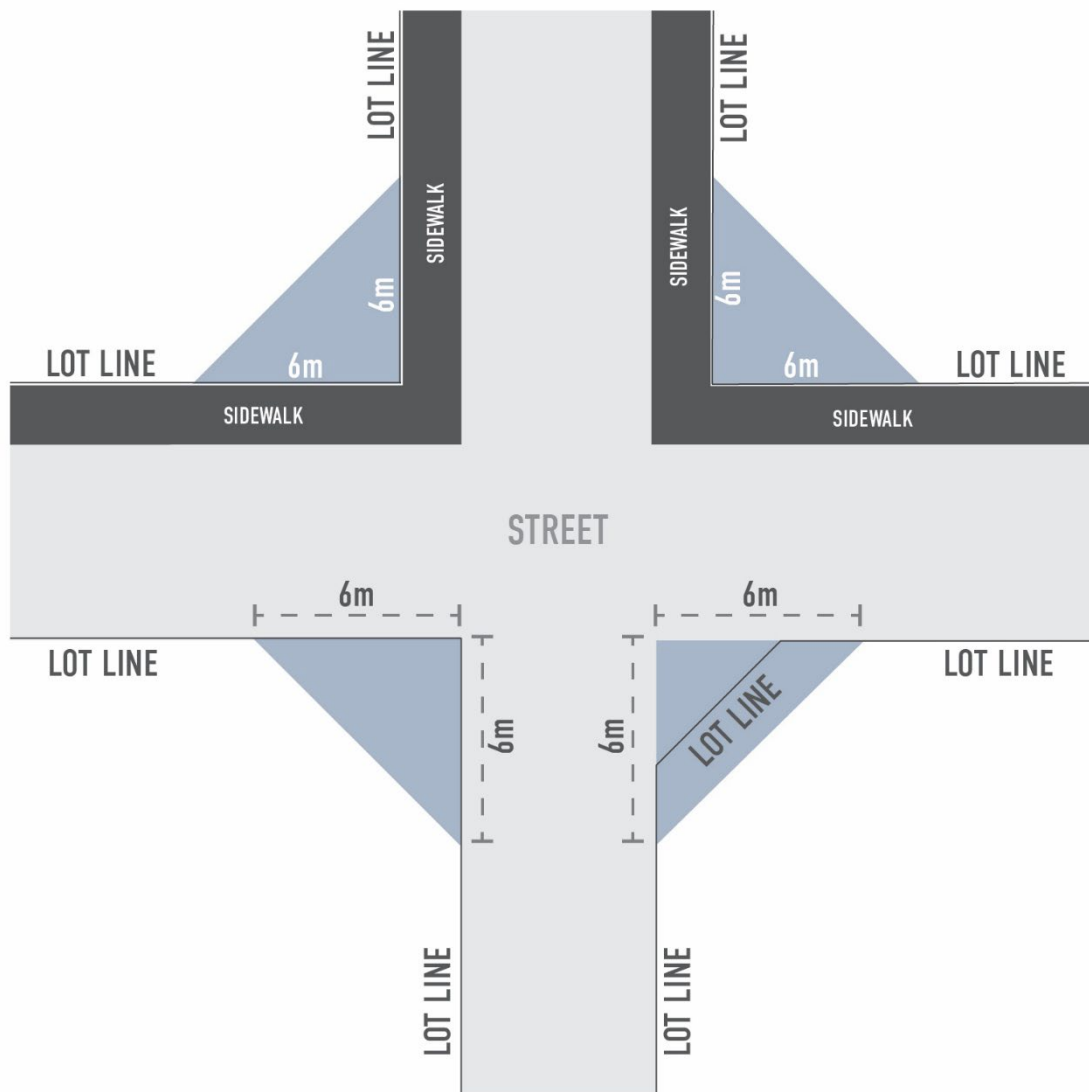
5.4.2 Lot Coverage

- (1) The following shall be excluded from the calculation of [lot coverage](#):
 - (a) one [accessory building](#) having less than 10.0 square metres of [floor area](#);
 - (b) arbours, trellises, pergolas, and other such [landscaping](#) features;
 - (c) awnings, bay windows, canopies, cornices, eaves, gutters, pilasters, sills, sunshades, and other such architectural features;
 - (d) [fences](#), [retaining walls](#), and [landscape screens](#);
 - (e) uncovered and/or unenclosed balconies, decks, porches, and verandas;
 - (f) uncovered courtyards, patios, sidewalks, [driveways](#), [parking areas](#), and other such hard surfacing;
 - (g) uncovered stairs and ramps; and
 - (h) uncovered [swimming pools](#).

5.5 Visual Clearance at Intersections

- (1) On any corner lot, no building, structure, fence, retaining wall, landscaping, screening, or other such object shall be placed, planted, erected, sunk into, or constructed to exceed a maximum height of 1.0 metre within the triangular space formed by measuring 6.0 metres along the edge of the two adjoining property boundaries and joining these points on the diagonal (see Figure 5-3).

Figure 5-3. Required Sight Triangles



SECTION 6 | USE-SPECIFIC REGULATIONS

6.1 Accessory Buildings and Structures

- (1) Where expressly permitted in a zone, an **accessory building** or **structure** shall only be permitted where a **principal** use has already been established, or is in the process of being established, on the same **lot**.
- (2) Despite **Section 6.1(1)**, one **accessory building** may be located on a **lot** where a **principal** use has not yet been established or is not yet in the process of being established, provided **gross floor area** of the **accessory building** does not exceed 10.0 square metres.
- (3) An **accessory building** or **structure** which is connected to a **principal** or **secondary building** via **breezeway** shall not be considered to comprise part of the **principal** or **secondary building**.
- (4) In no instance shall a **building** containing a **dwelling unit** be considered an **accessory building**.

6.2 Amenity Areas for Dwelling Units

Table 6.2(1) Private Amenity Area Regulations	
Criteria	Requirement
(a) Minimum Private Amenity Area	Development Comprising < 10 Dwelling Units: 10.0 square metres per dwelling unit ¹
	Development Comprising ≥ 10 Dwelling Units: 3.5 contiguous square metres per dwelling unit
	No dimension of a contiguous private amenity area shall be less than 1.25 metres.
CONDITIONS [Table 6.2(1)]	
¹ No private amenity area shall be smaller than 5.0 square metres of contiguous area.	

Table 6.2(2) Shared Amenity Area Regulations		
Criteria	Outdoor Amenities	Indoor Amenities
(a) Minimum Shared Amenity Area	<p>< 10 Dwelling Units: n/a</p> <p>≥ 10 Dwelling Units: 3.0 square metres per dwelling unit or 70.0 square metres per lot, whichever is greater</p>	<p>< 50 Dwelling Units: n/a</p> <p>≥ 50 Dwelling Units: 1.0 square metre per dwelling unit</p>
	No shared amenity area shall be smaller than 35.0 square metres of contiguous area.	
(b) Location	No shared amenity area shall be located within a front or exterior side yard.	Shared amenity areas shall be located within an accessible area of the building.
	Required amenity areas may be provided in the form of a rooftop patio.	

6.3 Caretaker Suites

- (1) Where expressly permitted in a zone, a caretaker suite shall:
 - (f) have a maximum floor area of 90.0 square metres;
 - (g) be integrated within a principal building and shall not be connected to such building via breezeway, garage, or other such unconditioned space;
 - (h) be located above or to the rear of the principal use associated with the caretaker suite; and
 - (i) have its own separate entrance.
- (2) Despite any other provision in this Bylaw, a maximum of one caretaker suite shall be permitted per lot.

6.4 Coach Houses

Table 6.4(1) Development Regulations for Coach Houses		
Criteria		Requirement
(a) Maximum GFA		100.0 m ²
(b) Maximum Height	(i) single-storey coach house	5.5 m
	(ii) two-storey coach house	7.5 m
(c) Minimum Front Setback		3.0 m
(d) Minimum Rear Setback	(i) single-storey coach house	1.5 m
	(ii) two-storey coach house	4.0 m
(e) Minimum Side Setback		1.5 m
(f) Minimum Exterior Side Setback	(i) single-storey coach house	3.0 m
	(ii) two-storey coach house	4.5 m
(g) Minimum Corner Cut-Off Setback		1.0 m
(h) Minimum Setback – lot lines fronting a garage or carport		6.0 m

6.5 Home Occupations

Table 6.5(1) Home Occupation Classifications		
Classification		Description
Minor		Minor home occupations are intended to be operated solely within a dwelling unit or accessory building by the resident of the property.
Major		Major home occupations are intended to be operated within a dwelling unit or accessory building and can employ one on-site, non-resident employee.
Accommodation	Bed and Breakfast	Bed and Breakfast Accommodation home occupations are operated solely within a principal dwelling unit and are intended to provide temporary accommodation to guests for a period of less than 90 consecutive days.
	Vacation Rental	Vacation Rental Accommodation home occupations are intended to be operated within a principal dwelling unit , secondary suite , or coach house to provide temporary accommodation to guests in accordance with provincial short-term rental regulation.

Table 6.5(2) Home Occupation Regulations – Minor and Major		
Criteria	Minor	Major
(a) Licencing Requirements	All home occupations must have a valid business licence issued by the Town .	
(b) Location	The home occupation shall be conducted entirely within a dwelling unit or accessory building , except where agriculture or urban agriculture is the primary purpose of the home occupation .	
(c) Maximum Floor Area	30% of the subject dwelling unit's floor area , up to a maximum of 40.0 square metres.	
	Where a home occupation is conducted within an accessory building , the maximum floor area is 60.0 square metres.	
(d) Use of Outdoor Spaces	Home occupations shall be conducted entirely within an enclosed building ; the outside use of a side or rear yard shall be permitted for care facility home occupations only, subject to the screening requirements prescribed in Section 7 of this Bylaw.	

Table 6.5(2) Home Occupation Regulations – Minor and Major

Criteria	Minor	Major
(e) Operator Restrictions	The home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation .	
(f) Employee Restrictions ¹	No non-resident employees.	A maximum of one non-resident employee.
(g) Client / Guest Restrictions	One client at any given time with the exception of children or adults receiving care in a care facility. ²	
(h) Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance shall be produced by any home occupation . At all times, the privacy and enjoyment of adjacent properties shall be preserved and in no instance shall the home occupation adversely affect or interfere with the amenities of the surrounding neighbourhood.	
(i) Use Restrictions	In no instance shall a home occupation involve a light industrial , heavy industrial , light automotive and equipment services , , heavy automotive and equipment services , or watercraft and equipment services use.	
(j) Storage Restrictions	Outdoor storage or use of shipping containers is not permitted.	
(k) Commercial Vehicle Restrictions	On-site parking of commercial vehicles larger than 5,500 kilograms gross vehicle weight is not permitted.	
	No home occupation shall cause goods or materials to be delivered to or from the dwelling associated with the home occupation in such a quantity as to require regular or frequent delivery by a commercial vehicle .	
(l) Retail Sale Restrictions	The display and retail sale of goods shall be limited to goods that were produced or manufactured on-site incidentally to the home occupation , or goods produced or manufactured off-site which are directly related to the home occupation . In no instance shall the display and sale of a good be the primary purpose of any home occupation .	
(m) Other Restrictions	A food catering business operating lawfully within a dwelling may establish additional cooking facilities , provided the installation of such facilities is required by the Health Authority. Should the home occupation cease, the additional cooking facilities must be removed and are in no instance to be used to establish an additional dwelling.	
CONDITIONS [Table 6.5(2)]:		
¹ Employee restrictions are applicable only to those working in a home occupation conducted within the associated dwelling unit or accessory building . There is no limit on the number of off-site, non-resident employees.		

Table 6.5(2) Home Occupation Regulations – Minor and Major

Criteria	Minor	Major
2	There shall be no limit to the number of children or adults permitted at any given time for a child care facility or community care facility home occupation , respectively, provided such facility holds a valid licence from the Health Authority.	

Table 6.5(3) Home Occupation Regulations – Bed and Breakfast and Vacation Rental Accommodations

Criteria	Accommodation	
	Bed and Breakfast	Vacation Rental
(a) Licencing Requirements	All home occupations must have a valid business licence issued by the Town .	
(b) Location	The home occupation shall only be permitted where there is no more than one principal dwelling unit on a lot .	
	The home occupation shall be conducted entirely within a principal dwelling unit .	<p>The home occupation shall be conducted within a dwelling unit on the same lot as the dwelling unit in which the resident operator resides.</p> <p>No more than one dwelling unit per lot shall be used for a vacation rental accommodation home occupation.</p>
(c) Operator Restrictions	The home occupation must be operated by a resident property owner whose principal residence is the dwelling unit associated with the home occupation .	The home occupation must be operated by a resident property owner whose principal residence is on the same lot as the dwelling unit associated with the home occupation .
(d) Employee Restrictions ¹	No non-resident employees.	
(e) Client / Guest Restrictions	Two guests per sleeping unit , up to a maximum of three sleeping units .	Six guests at any given time.
(f) Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance shall be produced by any home occupation , and, at all times, the privacy and enjoyment of adjacent properties shall be	

Table 6.5(3) Home Occupation Regulations – Bed and Breakfast and Vacation Rental Accommodations

Criteria	Accommodation	
	Bed and Breakfast	Vacation Rental
	preserved and in no instance shall the home occupation adversely affect or interfere with the amenities of the surrounding neighbourhood.	
(g) Storage Restrictions	No home occupation shall cause goods or materials to be delivered to or from the dwelling associated with the home occupation in such a quantity as to require regular or frequent delivery by a commercial vehicle .	
(h) Parking Restrictions	On-site parking of recreational vehicles is not permitted.	
(i) Other Restrictions	No accommodation home occupation shall be operated on the same lot as a care facility.	
CONDITIONS [Table 6.5(3)]:		
1	Employee restrictions are applicable only to those working in a home occupation conducted within the associated dwelling unit or accessory building . There is no limit on the number of off-site, non-resident employees.	

6.6 Secondary Suites

- (1) Where expressly permitted in a zone, a **secondary suite** shall:
 - (a) be incidental to, and integrated with, a **principal dwelling unit**, and shall not be connected to the **principal dwelling unit** via **breezeway**, garage, or other such unconditioned space; and
 - (b) not be located in a **coach house**;
 - (c) have its own separate entrance.
- (2) A maximum of one **secondary suite** shall be permitted per **principal dwelling unit**.
- (3) No **secondary suite** shall be subdivided from the **principal dwelling unit** under the *Strata Property Act*.

6.7 Urban Agriculture

Table 6.7(1) Urban Agriculture Regulations		
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Chickens
(a) Minimum Lot Size	n/a	1,500.0 m ²
(b) Siting Restrictions	n/a	The keeping of chickens shall only be permitted in a rear yard .
(c) Accessory Buildings and Structures	The maximum height of an accessory building or structure used for urban agriculture is 2.5 metres.	
	Buildings and structures used for urban agriculture shall only be permitted in a rear yard . ¹	
	Buildings and structures used for urban agriculture shall conform to the setbacks for accessory buildings and structures in each zone.	Chicken coops shall be setback a minimum of 3.5 metres from a rear or interior side lot line , and a minimum of 4.0 metres from an exterior side lot line .
	Farm stands shall have maximum floor area of 3.0 square metres.	Chicken coops shall be setback a minimum of 1.0 metre from all dwelling units on the lot .

Table 6.7(1) Urban Agriculture Regulations		
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Chickens
		Chicken coops shall have a maximum floor area of 5.0 square metres.
(d) Composting	On-site composting shall be contained in a covered compost receptacle, not utilize any mechanized process, and shall consist only of plant matter.	
	Where opaque screening is provided, on-site compost receptacles may be located 0.0 metres from any lot line.	
(e) Food Processing Restrictions	Processing of food products produced on-site is prohibited unless in conjunction with an authorized home occupation. ²	
(f) Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, vermin, or visual disturbance shall be produced by any urban agriculture activity, and, at all times, the privacy and enjoyment of adjacent properties shall be preserved and in no instance shall urban agriculture adversely affect or interfere with the amenities of the surrounding neighbourhood.	
(g) Retail Sale Restrictions	The display and retail sale of goods via farm stand shall be limited to crops or farm products produced on-site.	The sale of eggs shall be limited to eggs produced on-site.
(h) Storage Restrictions	No outdoor storage shall be permitted.	
(i) Other Restrictions	n/a	A maximum of six hens and zero roosters shall be permitted per lot.
<p>CONDITIONS [Table 6.7(1)]:</p> <p>¹ One farm stand may be located within a required front or exterior side yard, provided it is setback a minimum of 1.0 metre from all lot lines.</p> <p>² On-site slaughter of chickens is prohibited. Any deceased chickens shall be disposed of at an appropriate refuse disposal facility or through the services of a veterinarian.</p>		

SECTION 7 | LANDSCAPING AND SCREENING

7.1 General

- (1) All required [landscaping](#) and screening installations, including associated irrigation systems, shall meet or exceed the Canadian Landscape Standard (CLS).
- (2) All required [landscaping](#) and screening installations shall be regularly maintained by property owners to meet or exceed the Canadian Landscape Standard to ensure a healthy, neat, and orderly appearance throughout the year.
 - (a) Required [landscaping](#) maintenance for plant material shall include watering, mulching, pruning, fertilizing, liming, and tree support, as well as weed, pest, and disease control.
 - (b) Required [landscaping](#) maintenance for lawn and grass areas shall include mowing, trimming, edging, aeration, and repairs such as regrading, reseeding, resodding, as well as weed, pest, and disease control.
- (3) All required [landscaping](#) installations shall comply with the [Town's](#) Climate Resilient Landscaping Standards, current edition, for species recommendations and planting guidelines.

7.2 Landscaping Requirements

- (1) The [landscaping](#) requirements prescribed in [Table 7.2\(1\)](#) and [Table 7.2\(2\)](#) are only applicable to development comprising one or more new [dwelling units](#), including the demolition and replacement of one or more existing [dwelling units](#).

Table 7.2(1) Landscaping Regulations – Trees		
Criteria	Low-Density Residential and Multi-Unit Residential Zones	All Other Zones
(a) Minimum Number of Trees ¹	<p>≤ Three Dwelling Units: 1 tree per dwelling unit</p> <p>≥ Four Dwelling Units: 1 tree per 15.0 linear metres of lot frontage</p>	1 tree per 15.0 linear metres of lot frontage
	A minimum of one tree is required per lot .	
(b) Minimum Tree Size	<p>Small Tree: expected mature canopy diameter of < 6.0 metres</p> <p>Medium Tree: expected mature canopy diameter of 6.0 - 10.0 metres</p>	

Table 7.2(1) Landscaping Regulations – Trees		
Criteria	Low-Density Residential and Multi-Unit Residential Zones	All Other Zones
	Large Tree: expected mature canopy diameter of > 10.0 metres	
(c) Minimum Tree Size Ratio	Medium Tree: 25% of required trees ²	
	Large Tree: 50% of required trees ²	
	Where only one tree is required, such tree must be a large tree.	
(d) Minimum Deciduous Tree Caliper	Small Tree: 4.0 cm	
	Medium Tree: 4.5 cm	
	Large Tree: 5.0 cm	
	The minimum vertical distance between grade and the tree’s lowest limb is 1.5 metres for all deciduous trees.	
(e) Minimum Coniferous Tree Height	1.4 m	
(f) Minimum Soil Volume Per Tree	35.0 m³	
(g) Tree Spacing	Minimum tree spacing shall be based on site requirements for sightlines, accessibility, and standard planting practices for the selected tree species.	
(h) Overhead Interference	Required trees shall be planted where overhead electrical power lines or other such objects will not interfere with their growth.	
	Where a required tree must be located within 2.75 metres horizontally from an overhead utility, such tree shall comprise a tree species identified as being suitable for placement adjacent to overhead utility lines in the Town's Climate Resilient Landscaping Standards.	
CONDITIONS [Table 7.2(1)]:		
1	The minimum number of required trees shall be inclusive of any existing trees on the lot that are to be retained, provided such trees meet all other landscaping regulations.	
2	The minimum number of small trees shall be equal to the total number of required trees minus the required number of large and medium trees.	

Table 7.2(2) Landscaping Regulations – All Other Requirements

Criteria	All Zones
(a) Required Landscape Areas	Where a required minimum setback for a yard abutting a highway is greater than 0.0 metres and less than 3.0 metres, the required landscape area shall be equivalent to the minimum setback area.
	Where a required minimum setback for a yard abutting a highway is greater than 3.0 metres, the required landscape area shall be a minimum of 3.0 metres into the required setback.
(b) Minimum Planting Requirements for Landscape Areas	75% of all landscape areas shall be planted with soil-based landscape elements. ¹
(c) Minimum Planting Requirements for Tiered Retaining Walls	100% of the horizontal area between each tier of a retaining wall shall be planted with soil-based landscape elements.
(d) Landscaping for Parking Areas	Parking Areas that Accommodate < 14 Vehicles: n/a
	Parking Areas that Accommodate ≥ 14 Vehicles: a contiguous, 1.5 metre wide landscape buffer planted with soil-based landscape elements shall be provided between the parking area and any abutting highway(s)
	Landscape buffers shall be planted with a minimum of one medium or one large tree per 15.0 square metres of landscape buffer area. ²
	The maximum number of consecutive parking spaces is 14. A landscape buffer or drive aisle shall separate the next 14 parking spaces.
	Landscape buffers shall be clearly delineated as separate and in addition to required parking and loading spaces.
	Landscape buffers shall be located such that loading and unloading vehicles can access the site without interference.
(e) Irrigation	All landscaping shall be equipped with a permanent, fully automatic, low-water requirement irrigation system. ³
(f) Outdoor Lighting	Outdoor lighting of unenclosed parking areas and Employment-zoned lots shall not exceed a maximum height of 4.5 metres.
	Outdoor lighting of all non-parking area and non-Employment-zoned lots shall not exceed a maximum height of 4.0 metres.
	No flashing or blinking exterior lighting shall be permitted.

Table 7.2(2) Landscaping Regulations – All Other Requirements	
Criteria	All Zones
	All direct or ambient lighting shall have a DarkSky seal and be directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.
<p>CONDITIONS [Table 7.2(2)]:</p> <ol style="list-style-type: none"> 1 Environmentally sensitive areas sited within the landscape area can be excluded from the total landscape area measurement used to calculate the minimum requirements for soil-based landscape elements. 2 The minimum number of trees required within parking islands is in addition to the minimum number of trees required for all development. 3 Areas of existing, undisturbed, native vegetation which are 100.0 square metres in area or larger and wholly or partially achieve the landscaping requirements, as well as areas specifically designed as xeriscape or with drought resistant native species may not require a permanent, fully automatic, low-water requirement irrigation system. 	

7.3 Landscape Screens

Table 7.3(1) Minimum Standards for Required Landscape Screens	
Type	Minimum Height
(a) Existing vegetation	1.5 m
(b) Continuous row of native, drought-tolerant plants ¹	1.5 m
(c) Solid, opaque fencing	1.8 m
<p>CONDITIONS [Table 7.3(1)]:</p> <ol style="list-style-type: none"> 1 Selection and installation of plant varieties shall consider the species recommendations and planting guidelines included in the Town's Climate Resilient Landscaping Standards. 	

- (2) Except where otherwise specified in this Bylaw, all required landscape screens shall be continuous except to accommodate access/egress to or from the screened area.
- (3) No required landscape screen in any zone shall be comprised of or contain barbed wire, razor wire, electrified wire, sheet metal, plywood, or chain link fencing.

Table 7.3(4) Landscape Screen Regulations			
Criteria or Use	Subject Lot		
	Multi-Unit Residential Zones	Light Industrial (E-3) Zone	All Other Zones
(a) Screening Along Lot Lines Shared with Adjacent Lots	A landscape screen shall be provided along all lot lines abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.	A landscape screen shall be provided along all lot lines abutting a lot in any other zone.	A landscape screen shall be provided along all lot lines abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.
(b) Utility Boxes and Transformers ¹	A landscape screen shall be provided around all utility boxes and transformers. ²		
	No landscape screen shall be located within 2.5 metres of the doors of a utility box or transformer or within 0.3 metres of any other portion of a utility box or transformer.		
CONDITIONS [Table 7.3(4)]:			
¹ Screening requirements shall not apply to utility boxes and transformers which have been wrapped with a Town approved image by certified installers.			
² Despite Table 7.3(1), the minimum height of a landscape screen for a utility box or transformer shall be 1.2 metres.			

7.4 Fences

- (1) Despite any other height regulation in this Bylaw, no fence shall exceed the maximum fence height regulations prescribed in **Table 7.4(3)**.
- (2) The height of a fence shall be determined by measuring the vertical distance between the highest point of the fence and finished grade, and, where such fence is constructed within 1.0 metre of the top of a retaining wall, shall include the height of such retaining wall (see **Figure 7-1**).

Figure 7-1. Fence Height

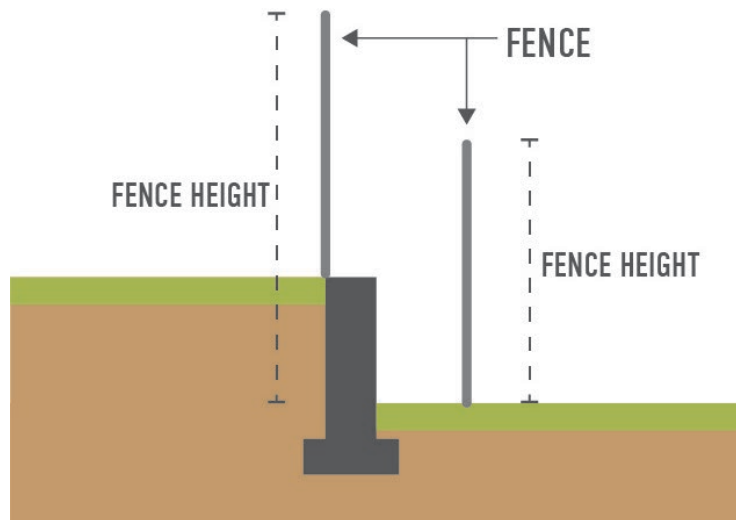


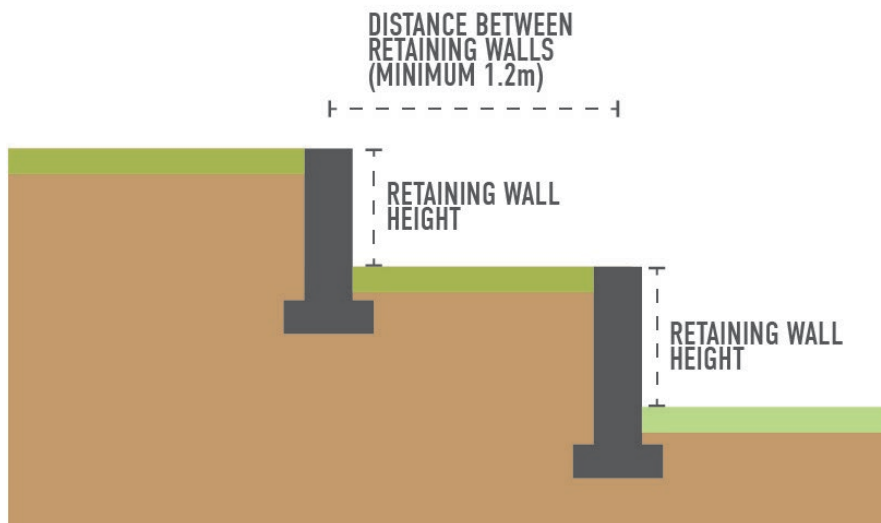
Table 7.4(3) Fence Regulations		
Zone(s)		Maximum Height
(a) Low-Density Residential and Multi-Unit Residential	(i) Front Yard	1.2 m
	(ii) Exterior Side Yard	
	(iii) All Other Yards	2.4 m ¹
(b) All Other Zones	(i) All Yards	2.4 m ^{1,2}
<p>CONDITIONS [Table 7.4(3)]:</p> <p>¹ The maximum height of a fence erected on a lot which abuts a neighbouring lot where the finished grade is higher than that of subject lot, is 3.0 metres, provided the fence does not protrude more than 2.0 metres above the finished grade of the neighbouring lot (see Figure 7-1).</p> <p>² Where a Comprehensive Development zone prescribes zone-specific fence standards, such standards shall apply.</p>		

- (4) Except in the **DND Lands (DND)** zone, no fence shall be comprised of or contain barbed wire, razor wire, electrified wire, sheet metal, or plywood.

7.5 Retaining Walls

- (1) The height of a retaining wall shall be determined by measuring the vertical distance between the highest point of the retaining wall and the natural grade immediately adjacent on the lower side.
- (2) Despite any other height regulation in this Bylaw:
 - (a) No retaining wall located within a required setback, including a tiered retaining wall, shall exceed 2.4 metres.
 - (b) No retaining wall shall be sited within 1.2 metres, measured horizontally, from another retaining wall (see **Figure 7-2**).

Figure 7-2. Retaining Walls



SECTION 8 | PARKING AND LOADING

8.1 General

- (1) Except as otherwise specified in this Bylaw, on-site parking and loading spaces shall be provided and maintained for any development, including new development, a change of use associated with an existing development, and the expansion of an existing development.
- (2) Parking spaces shall not be credited as loading spaces or vice versa.
- (3) No parking or loading space required by this Bylaw shall be used for access or egress, a driveway or other such manoeuvring aisle, commercial repair work, displays, or the sale or storage of goods of any kind.
- (4) No parking or loading spaces required by this Bylaw shall interfere with or obstruct any landscaping or screening installations required under Section 7 of this Bylaw.

8.2 Location and Siting

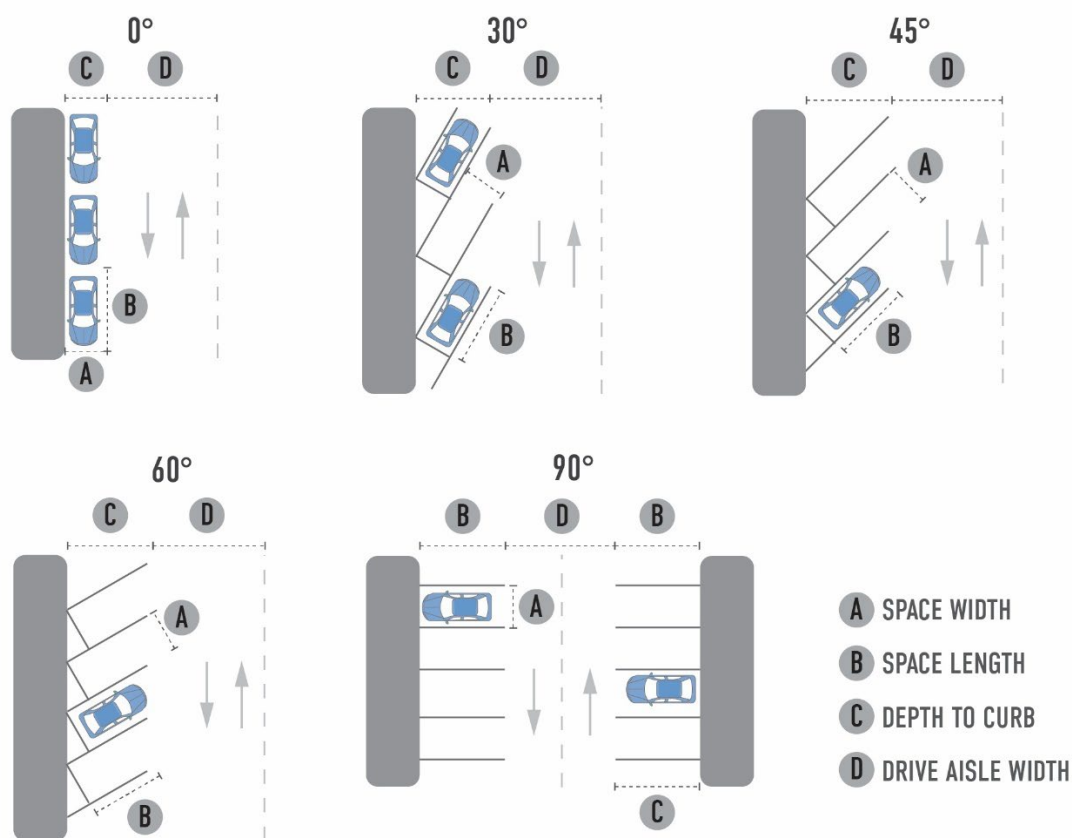
- (1) Except as otherwise specified in this Bylaw, all required parking and loading spaces shall be located on the same lot as the use that they serve.
- (2) Despite Section 8.2(1), standard or small vehicle parking spaces may be provided on a separate lot located within 120.0 metres of the use which they serve, provided the following conditions are met:
 - (a) the use requiring the parking spaces is not on a lot within a Low-Density Residential or Multi-Unit Residential zone;
 - (b) the use requiring the spaces is not residential or residential-related;
 - (c) parking lot is a permitted use on the separate lot where the parking spaces are proposed to be located; and
 - (d) pursuant to Section 219 of the Land Title Act, a restrictive covenant is registered on the title of the separate lot where the parking spaces are proposed to be located, outlining the provision of parking spaces in accordance with the requirements of this Bylaw.
- (3) All required parking and loading spaces shall have unobstructed access/egress to a highway via driveway, manoeuvring aisle, or lane.

- (4) No **parking** or **loading space** shall be located within 1.5 metres of any **lot lines** or **highway**.
- (5) In **Mixed-Use, Employment, Marine, and Park and Public Use** zones, no **parking** or loading area, including areas used for access and egress, shall be located within:
- (a) an interior side **yard** abutting a **lot** in a **Low-Density Residential** or **Multi-Unit Residential** zone; or
 - (b) an exterior side **yard**.

8.3 Dimension and Design Standards

Table 8.3(1) Minimum Dimensions for Standard Parking Spaces					
Parking Angle	Width	Length	Depth to Curb	Height Clearance	Manoeuvring Aisle Width ¹
0° (parallel parking)	2.6 m	7.0 m	2.6 m	2.2 m	3.6 m (one-way) ¹
30°		5.5 m	5.0 m		3.6 m (one-way) ¹
45°		5.5 m	5.7 m		3.9 m (one-way) ¹
60°		5.5 m	6.0 m		4.8 m (one-way) ¹
90°		5.5 m	5.5 m		7.0 m (two-way) ^{1,2}
CONDITIONS [Table 8.3(1)]:					
¹ The maximum width of any manoeuvring aisle is 7.2 metres.					
² Where parking spaces are provided in a single row, the minimum manoeuvring aisle width is 6.7 metres.					

8-1. Parking Lot Configurations

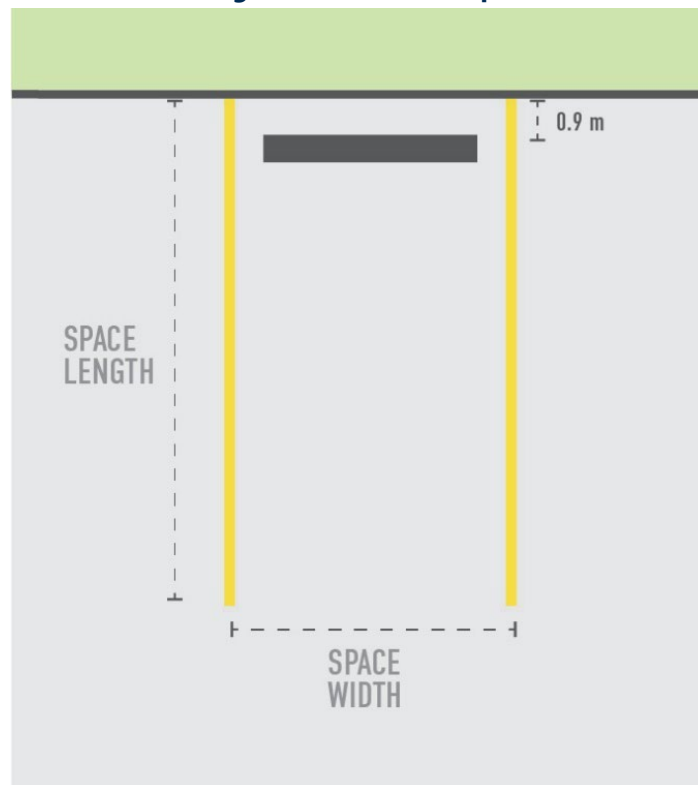


- (2) Dimensional requirements for [parking](#) and [loading spaces](#) and associated [manoeuvring aisles](#) shall be clear of obstructions, including but not limited to columns, [lot lines](#), curbs, landscape islands, walls, pipes, roof features, [fences](#), and emergency exit areas. All [parking](#)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

- (a) Where a [parking](#) or [loading space](#) abuts an obstruction, the width of such space must:
- iv. be an additional 0.3 metres where there is an obstruction abutting just one side;
 - v. be an additional 0.5 metres where there is an obstruction abutting either side; and
 - vi. be an additional 0.8 metres wider where the [parking space](#) abuts a doorway.

- (3) Except in **Low-Density Residential** zones, every required **parking** and **loading space**, including areas used for access and egress, shall:
- (a) have a durable, dust-free hard surface of concrete, asphalt, or semi-permeable material such as cobblestones, turf block, and honeycomb grid, constructed such that surface drainage is directed to an approved on- or off-site stormwater drainage system;
 - (b) not exceed a maximum grade of 8%;
 - (c) have **fencing**, curbs, or secured wheel stops to prevent vehicles from encroaching upon **lot lines**; and
 - (d) where there is no fencing or curb between a required **parking** or **loading space** and an abutting pedestrian walkway, sidewalk, or **highway**, a secured wheel stop that is 0.15 metres in **height** shall be installed 0.9 metres from the abutting pedestrian walkway, sidewalk, or **highway** (see **Figure 8-2**).

Figure 8-2. Wheel Stops



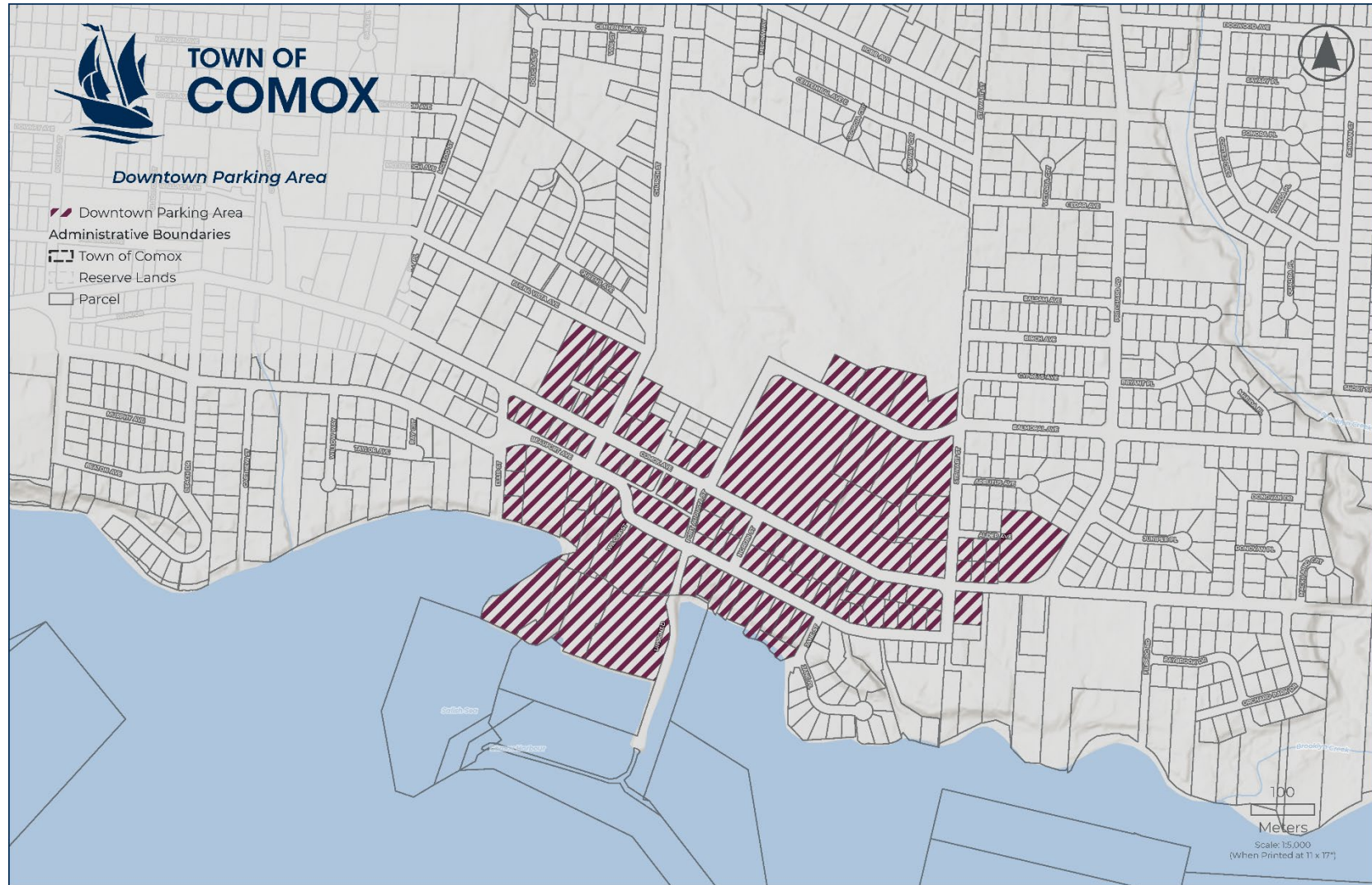
- (4) Every [parking](#) and loading area required to accommodate five or more vehicles, including areas used for access and egress, shall:
- (a) clearly delineate individual [parking spaces](#), [loading spaces](#), [barrier-free parking spaces](#), [electric vehicle parking spaces](#), manoeuvring aisles, entrances, and exits with pavement markings, signage, or other physical means in accordance with the Manual of Uniform Traffic Control Devices for Canada (MUTCDC);
 - (b) be designed to allow forward access/egress directly to an abutting [highway](#) from the [lot](#) on which the [parking](#) or loading area is located; and
 - (c) be illuminated using DarkSky compliant lighting which is directed or shielded to ensure direct light rays do not shine beyond the boundaries of the [lot](#).
- (5) No [driveway](#) shall exceed a maximum grade of 15%.

8.4 Parking and Loading Requirements

- (1) **Parking** and **loading spaces** shall be provided in accordance with the number of **parking** and **loading spaces** for a specific use as specified in **Table 8.4.1(1)** and **Table 8.4.8(3)**.
 - (a) For the purposes of calculating **parking** and **loading** requirements, the following shall be excluded from the measurement of **floor area**:
 - i. **shared amenity areas** and other common **utility** spaces, including storage, laundry, waste management, and **end-of-trip facilities**;
 - ii. areas used to house a **building's** mechanical and electrical systems; and
 - iii. shared corridors, stairs, and elevator shafts.
 - (b) **Parking** and **loading space** requirements for non-residential uses, other than **marina**, in the **Downtown** (see **Map 8-1**) shall be reduced by 50%.
 - (c) Despite **Section 8.4(1)**, where a **Comprehensive Development** zone prescribes zone-specific **parking** and **loading** requirements, such standards shall apply.
- (2) **Parking** and **loading spaces** for **secondary** uses shall be provided in addition to the **parking** and **loading spaces** required for **principal** uses.
- (3) Where multiple uses are established on a single **lot** or a **parking area** collectively serves multiple uses established on a single **lot**, the total number of required **parking** and **loading spaces** shall be the sum of the **parking** and **loading** requirements for each use calculated separately.
- (4) Where a specific use is not listed, the **parking** and **loading** requirements applicable to the use which is most comparable in character and purpose shall apply.

*See **Section 3.4** for additional information on how to calculate parking and loading requirements.*

Map 8-1. Downtown Parking Area



8.4.1 Standard Parking

Table 8.4.1(1) Parking Requirements		
Use		Minimum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES		
(a) Principal Dwelling Units	(i) One Detached Dwelling Unit	1.0 space per dwelling unit
	(ii) Two Attached Dwelling Units	
	(iii) Three or More Dwelling Units	
	(iv) Mobile Homes	
(b) Secondary Dwelling Units	(i) Secondary Suites	1.0 space per dwelling unit
	(ii) Coach Houses	
	(iii) Caretaker Suites	
(c) Care Facility, Licence-Not-Required		n/a
(d) Home Occupation	(i) Minor	n/a
	(ii) Major	1.0 space per non-resident on-site employee
	(iii) Bed and Breakfast Accommodation	0.5 spaces per sleeping unit
	(iv) Vacation Rental Accommodation	n/a
ALL OTHER USES		
(e) Accommodation, Hotel		1.0 space per sleeping unit
(f) Accommodation, Motel		1.0 space per sleeping unit
(g) Agriculture		n/a
(h) Airport		n/a
(i) Animal Shelter		1.0 space per 100.0 m ² of floor area
(j) Aquaculture, Land-Based		n/a
(k) Aquaculture, Marine-Based		n/a
(l) Automotive and Equipment Services, Light		1.0 space per 100.0 m ² of floor area

Table 8.4.1(1) Parking Requirements	
Use	Minimum Number of Parking Spaces
(m) Automotive and Equipment Services, Heavy	1.0 space per 100.0 m ² of floor area
(n) Care Facility, Child	1.0 space per 8 children of capacity or 2.0 spaces per 100.0 m ² of floor area, whichever is greater
(o) Care Facility, Community	0.5 spaces per sleeping unit or 1.0 space per 8 persons of capacity, whichever is greater
(p) Cultural and Community Services	2.5 spaces per 100.0 m ² of floor area
(q) DND Facilities	n/a
(r) Education Services	1.5 spaces per 100.0 m ² of floor area
(s) Emergency and Protective Services	3.5 spaces per 100.0 m ² of floor area
(t) Entertainment Facility	2.5 spaces per 100.0 m ² of floor area
(u) Farmer's Market	n/a
(v) Fleet Services Facility	1.0 space per 100.0 m ² of floor area, plus 1.0 space per fleet vehicle
(w) Food Services	4.0 spaces per 100.0 m ² of floor area
(x) Gas Station	2.0 spaces per 100.0 m ² of floor area
(y) Health Services	4.0 spaces per 100.0 m ² of floor area
(z) Industrial, Light	0.5 spaces per 100.0 m ² of floor area
(aa) Kennel Facility	1.0 space per 100.0 m ² of floor area
(bb) Licensed Premises	4.0 spaces per 100.0 m ² of floor area
(cc) Marina	1.0 spaces per 3 berths
(dd) Mobile Vending	n/a
(ee) Personal Services	2.5 spaces per 100.0 m ² of floor area
(ff) Plant Nursery	2.5 spaces per 100.0 m ² of floor area
(gg) Production Facility, Alcohol	0.5 spaces per 100.0 m ² of floor area
(hh) Production Facility, Cannabis	0.5 spaces per 100.0 m ² of floor area
(ii) Professional Services, Internal-Facing	1.0 space per 100.0 m ² of floor area
(jj) Professional Services, Public-Facing	2.5 spaces per 100.0 m ² of floor area
(kk) Recreation Facilities, Indoor	4.0 spaces per 100.0 m ² of floor area

Table 8.4.1(1) Parking Requirements	
Use	Minimum Number of Parking Spaces
(ll) Recreation Facilities, Outdoor	n/a
(mm) Recycling Facility	0.5 spaces per 100.0 m ² of floor area
(nn) Retail, Cannabis	2.5 spaces per 100.0 m ² of floor area
(oo) Retail, Liquor	2.5 spaces per 100.0 m ² of floor area
(pp) Retail Sales	2.5 spaces per 100.0 m ² of floor area
(qq) Storage Facility, Indoor	1.0 space per 100.0 m ² of floor area
(rr) Storage Facility, Warehouse	0.5 spaces per 100.0 m ² of floor area
(ss) Storage, Outdoor	n/a
(tt) Veterinary Services, Major	0.5 spaces per 100.0 m ² of floor area
(uu) Veterinary Services, Minor	2.5 spaces per 100.0 m ² of floor area
(vv) Watercraft and Equipment Services	1.0 space per 100.0 m ² of floor area
(ww) Wholesale Services	1.0 space per 100.0 m ² of floor area

8.4.2 Barrier-Free Parking

- (1) Despite **Section 8.3**, every required **barrier-free parking** space must achieve the minimum dimensions prescribed in **Table 8.4.2(2)**.

Table 8.4.2(2) Minimum Dimensions for Barrier-Free Parking Spaces				
Type of Barrier-Free Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Standard	3.1 m	5.5 m	2.75 m	1.5 m ²
Van-Accessible		5.8 m		

CONDITIONS [Table 8.4.2(2)]:

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

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

- (3) **Barrier-free parking** spaces must be provided as a function of the total number of required **parking spaces** prescribed in **Table 8.4.1(1)**.

Table 8.4.2(4) Barrier-Free Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Barrier-Free Parking Spaces ¹
1 – 10	0
11 - 50	1
≥ 50	1% of all spaces ²
<p>CONDITIONS [Table 8.4.2(4)]:</p> <p>¹ Barrier-free parking spaces shall be included in the total number of required parking spaces. For example: where a development must provide twenty-five parking spaces, the total number of required parking spaces is twenty-five, one of which must be a barrier-free parking space.</p> <p>² Where three or more barrier-free parking spaces are required, at least one space must achieve the minimum dimensions of a van-accessible barrier-free parking space as prescribed in Table 8.4.2(2).</p>	

- (5) Despite **Section 8.3**, every required **barrier-free parking** space must:
- (a) have a firm and slip-resistant surface which does not exceed a 3% slope;
 - (b) have a side access aisle which is clearly marked with high contrast diagonal hatched pavement marking; and
 - (c) be clearly marked with high contrast pavement markings or vertical signage displaying the International Symbol of Access.
- (6) **Barrier-free parking** spaces shall be located within 10.0 metres of:
- (a) an elevator in an enclosed **parking area**;
 - (b) the primary entrance of the **building** they are intended to serve; or
 - (c) any another public entrance which provides barrier-free access to the **building** they are intended to serve.

8.4.3 Commercial Vehicle Parking

- (1) Despite **Section 8.3**, the minimum dimensions of a **parking space** intended to be used for **commercial vehicles** exceeding 4,400 kilograms gross vehicle weight shall be in accordance with the oversize **loading space** dimensions prescribed in **Table 8.4.8(1)**.
- (2) On-site parking of **commercial vehicles** shall not be permitted in **Low-Density Residential** or **Multi-Unit Residential** zone, except:
- (a) a maximum of one **commercial vehicle** not exceeding 4,400 kilograms gross vehicle weight;
 - (b) **commercial vehicles** required for the limited purpose of loading and unloading household contents; or
 - (c) **commercial vehicles** required for construction, repair, servicing, or maintenance works occurring on the **lot**.

8.4.4 Electric Vehicle Parking

- (1) EV-prepared parking spaces must be provided as a function of the total number of required parking spaces prescribed in Table 8.4.1(1).

Table 8.4.4(2) Electric Vehicle Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of EV-Prepared Parking Spaces ¹
1 – 10	0
> 10	5% of all spaces
CONDITIONS [Table 8.4.4(2)]:	
¹ EV-prepared parking spaces shall be included in the total number of required parking spaces. For example: where a development must provide 20 parking spaces, the total number of required parking spaces is 20, one of which must be an EV-prepared parking space.	

8.4.5 Small Vehicle Parking

- (1) Small vehicle [parking spaces](#) may be provided as a function of the total number of required [parking spaces](#) prescribed in [Table 8.4.1\(1\)](#), up to a maximum of 50% of required [parking spaces](#) in the **Downtown** (see [Map 8-1](#)) and up to a maximum of 35% of required [parking spaces](#) in all other areas.
- (2) Despite [Section 8.3](#), small vehicle [parking spaces](#) must achieve the minimum dimensions prescribed in [Table 8.4.5\(3\)](#).

Table 8.4.5(3) Minimum Dimensions for Small Vehicle Parking Spaces					
Parking Angle	Width	Length	Depth to Curb	Height Clearance	Manoeuvring Aisle Width ¹
0° (parallel parking)	2.6 m	7.0 m	2.6 m	2.2 m	3.6 m (one-way) ¹
30°	2.3 m	4.5 m	4.3 m		3.6 m (one-way) ¹
45°		4.5 m	4.9 m		3.9 m (one-way) ¹
60°		4.5 m	5.1 m		4.8 m (one-way) ¹
90°		4.5 m	4.6 m		7.0 m (two-way) ^{1,2}
CONDITIONS [Table 8.4.5(3)]:					
¹ The maximum width of any manoeuvring aisle is 7.2 metres.					
² Where parking spaces are provided in a single row, the minimum manoeuvring aisle width is 6.7 metres.					

- (4) Despite [Section 8.3](#), small vehicle [parking spaces](#) must be clearly marked with pavement markings or vertical signage designating the [parking space\(s\)](#) for exclusive use by small vehicles.

8.4.6 Tandem Parking

- (1) [Tandem parking](#) spaces are only permitted for the purpose of accommodating the [parking space](#) requirements of one [dwelling unit](#).

8.4.7 Visitor Parking

- (1) Visitor [parking spaces](#) must be provided for residential developments as a function of and in addition to the total number of required [parking spaces](#) prescribed in [Table 8.4.1\(1\)](#).

Table 8.4.7(2) Visitor Parking Requirements		
Total Number of Required Parking Spaces	Minimum Number of Visitor Parking Spaces ¹	
	Downtown Parking Area	All Other Areas
1 – 4	0	0
≥ 5	10% of total number of required spaces	25% of total number of required spaces
<p>CONDITIONS [Table 8.4.7(2)]:</p> <p>¹ Visitor parking is calculated in addition to the total number of required parking spaces. For example: where a residential development in the Downtown must provide 15 parking spaces, the total number of required parking spaces is 17, two of which must be designated as visitor parking.</p>		

- (3) Where one or more visitor [parking spaces](#) are required, a minimum of one of such visitor [parking space](#) must achieve the standards of a [barrier-free parking](#) space.
- (4) Despite [Section 8.3](#), visitor [parking spaces](#) must be clearly marked with pavement markings or vertical signage designating the [parking space\(s\)](#) for exclusive use as visitor parking.

8.4.8 Loading Spaces

Table 8.4.8(1) Minimum Dimensions for Loading Spaces				
Type of Loading Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Standard	2.6 m	5.5 m	2.75 m	0.5 m
Oversize	3.5 m	16.0 m	3.0 m	1.0 m
<p>CONDITIONS [Table 8.4.8(1)]:</p> <p>¹ Refers to the minimum clearance that must be provided between the surface of the loading space and the underside of any obstruction located directly above such loading spaces.</p>				

- (2) Loading spaces shall be provided in addition to the total number of required parking spaces prescribed in **Table 8.4.1(1)**. Zero loading spaces are required for specific uses not listed in **Table 8.4.8(3)**.

Table 8.4.8(3) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
MINIMAL LOADING			
Automotive and Equipment Services, Light Care Facility, Child Care Facility, Community Cultural and Community Services Education Services Entertainment Facility Farmer’s Market Food Services Health Services Licensed Premises Personal Services Plant Nursery Professional Services, Internal-Facing Professional Services, Public-Facing Recreation Facilities, Indoor Retail, Cannabis Retail, Liquor Retail Sales Veterinary Services, Minor Veterinary Services, Major	< 475.0 m ²	0	0
	475.0 – 2,800.0 m ²	1	0
	≥ 2,800.0 m ²	1	1
OVERSIZE LOADING			
Accommodation, Hotel Accommodation, Motel Automotive and Equipment Services, Heavy Emergency and Protective Services Fleet Services Facility Industrial, Light Production Facility, Alcohol	< 2,325.0 m ²	1	1

Table 8.4.8(3) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Production Facility, Cannabis Recreation Facilities, Outdoor Recycling Facility Storage Facility, Indoor Storage Facility, Warehouse Watercraft and Equipment Services Wholesale Services	≥ 2,325.0 m ²	n/a	1

8.5 Bicycle Parking

- (1) All bicycle parking spaces shall be located on the same lot as the use that they serve.
- (2) Bicycle parking shall be designed and installed in accordance with the minimum dimensions specified in [Table 8.5\(3\)](#) and the minimum standards specified in [Table 8.5\(4\)](#).

Table 8.5(3) Minimum Dimensions for Bicycle Parking				
Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
(a) Minimum Space Depth	1.8 m	1.45 m	1.2 m	
(b) Minimum Space Width	0.6 m			
(c) Minimum Aisle Width	1.5 m			
(d) Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
(e) Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

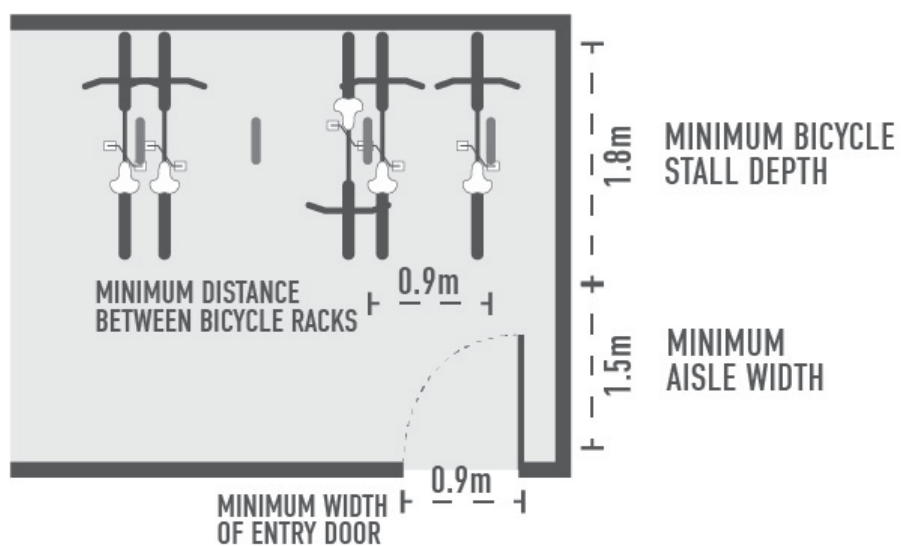
Table 8.5(4) Minimum Standards for Bicycle Parking

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

Figure 8-3. Short-Term Bicycle Parking Configuration Example



Figure 8-4. Long-Term Bicycle Parking Configuration Example



- (5) Bicycle parking spaces shall be provided in accordance with the number of [short-term](#) and [long-term bicycle parking](#) spaces required for a specific use as specified in [Table 8.5\(6\)](#).
- (a) Bicycle parking spaces for [secondary](#) uses shall be provided in addition to the bicycle parking spaces required for [principal](#) uses.
 - (b) Where multiple uses are established on a single [lot](#) or a bicycle [parking area](#) collectively serves multiple uses established on a single [lot](#), the total number of required bicycle parking spaces shall be the sum of the bicycle parking requirements for each use calculated separately.
 - (c) Where a specific use is not listed, the bicycle parking requirements applicable to the use which is most comparable in character and purpose shall apply.

Table 8.5(6) Bicycle Parking Requirements			
Use		Short-Term Bicycle Parking	Long-Term Bicycle Parking
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
(a) Principal Dwelling Units	(i) One Detached Dwelling Unit	n/a	
	(ii) Two Attached Dwelling Units	n/a	
	(iii) Three or More Dwelling Units	0.25 spaces per dwelling unit	0.5 spaces per dwelling unit
	(iv) Mobile Homes	n/a	
(b) Secondary Dwelling Units	(i) Secondary Suites	n/a	
	(ii) Coach Houses	n/a	
	(iii) Caretaker Suites	n/a	
(c) Care Facility, Licence-Not-Required		n/a	
(d) Home Occupation		n/a	
ALL OTHER USES			
(e) Accommodation, Hotel		0.1 spaces per sleeping unit or 6.0 spaces, whichever is greater	n/a

Table 8.5(6) Bicycle Parking Requirements		
Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
(f) Accommodation, Motel	0.1 spaces per sleeping unit or 6.0 spaces, whichever is greater	n/a
(g) Agriculture	n/a	
(h) Airport	n/a	
(i) Animal Shelter	n/a	
(j) Aquaculture, Land-Based	n/a	
(k) Aquaculture, Marine-Based	n/a	
(l) Automotive and Equipment Services, Light	n/a	0.1 space per 100.0 m ² of floor area
(m) Automotive and Equipment Services, Heavy	n/a	0.1 space per 100.0 m ² of floor area
(n) Care Facility, Child		0.2 spaces per 100.0 m ² of floor area
(o) Care Facility, Community		0.2 spaces per 100.0 m ² of floor area
(p) Cultural and Community Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(q) DND Facilities	n/a	
(r) Education Services	0.8 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(s) Emergency and Protective Services	n/a	0.4 spaces per 100.0 m ² of floor area
(t) Entertainment Facility	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a

Table 8.5(6) Bicycle Parking Requirements		
Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
(u) Farmer's Market	0.6 spaces per 100.0 m ² of area or 6.0 spaces, whichever is greater	n/a
(v) Fleet Services Facility	n/a	
(w) Food Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(x) Gas Station	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(y) Health Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(z) Industrial, Light	n/a	0.1 spaces per 100.0 m ² of floor area
(aa) Kennel Facility	n/a	0.1 spaces per 100.0 m ² of floor area
(bb) Licensed Premises		
(cc) Marina	1.0 spaces per berth	n/a
(dd) Mobile Vending	n/a	
(ee) Personal Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(ff) Plant Nursery	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(gg) Production Facility, Alcohol	0.6 spaces per 100.0 m ² of floor area or 6.0	0.2 spaces per 100.0 m ² of floor area

Table 8.5(6) Bicycle Parking Requirements		
Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
	spaces, whichever is greater	
(hh) Production Facility, Cannabis	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(ii) Professional Services, Internal-Facing	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.4 spaces per 100.0 m ² of floor area
(jj) Professional Services, Public-Facing	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(kk) Recreation Facilities, Indoor	0.6 spaces per 100.0 m ² of floor area or 10.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(ll) Recreation Facilities, Outdoor	0.6 spaces per 100.0 m ² of area or 10.0 spaces, whichever is greater	n/a
(mm) Recycling Facility	n/a	0.1 spaces per 100.0 m ² of floor area
(nn) Retail, Cannabis	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(oo) Retail, Liquor	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(pp) Retail Sales	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area

Table 8.5(6) Bicycle Parking Requirements		
Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
(qq) Storage Facility, Indoor	n/a	
(rr) Storage Facility, Warehouse	n/a	
(ss) Storage, Outdoor	n/a	
(tt) Veterinary Services, Major	n/a	
(uu) Veterinary Services, Minor	n/a	
(vv) Watercraft and Equipment Services	n/a	0.1 spaces per 100.0 m ² of floor area
(ww) Wholesale Services	n/a	0.1 spaces per 100.0 m ² of floor area

8.6 End of Trip Facilities

- (1) End-of-trip facilities must be provided as a function of the total number of required long-term bicycle parking spaces prescribed in Table 8.5(6).

Table 8.6(2) End-of-Trip Facility Requirements					
Use	Number of Long-Term Bicycle Parking Spaces	Number of Toilets	Number of Sinks	Number of Showers	Number of Storage Lockers
(a) Dwelling Units, Hotel, and Motel	0 – 3	0	0	0	0
	4 – 15 ¹				
	16 – 30 ^{1,2}				
	> 30 ^{1,2}				
(b) All Other Uses	0 – 3	0	0	0	0.5 lockers per space
	4 – 15 ¹	1	1	1	
	16 – 30 ^{1,2}	2	2	2	
	> 30 ^{1,2}	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	

CONDITIONS [Table 8.6(2)]:

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

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

SECTION 9 | LOW-DENSITY RESIDENTIAL ZONES

9.1 Zone Intent

Table 9.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
R-SSMU	Small-Scale Multi-Unit Residential	This zone is intended to support the gentle densification of existing low-density neighbourhoods by accommodating small-scale multi-unit housing forms that complement the character of adjacent properties.
R-WF	Western Foreshore Residential	This zone is intended to accommodate up to three dwelling units in the Western Foreshore area where there are known infrastructure constraints limiting further densification.
R-CL	Cape Lazo Residential	This zone is intended to accommodate low-density residential uses in the unserved Cape Lazo area.
R-LL	Large Lot Residential	This zone is intended to accommodate low-density residential uses on larger lots that are not connected to community water or community sewer systems.

9.2 Permitted Uses

Table 9.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use	R-SSMU	R-WF	R-CL	R-LL
(a) Accessory Buildings and Structures	S	S	S	S
(b) Agriculture, Urban	S	S	S	S
(c) Care Facility, Child	S	S	S	S
(d) Care Facility, Community	S	S	S	S
(e) Care Facility, Licence-Not-Required	S	S	S	S
(f) Coach Houses ¹	S	S	S ²	S

Table 9.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

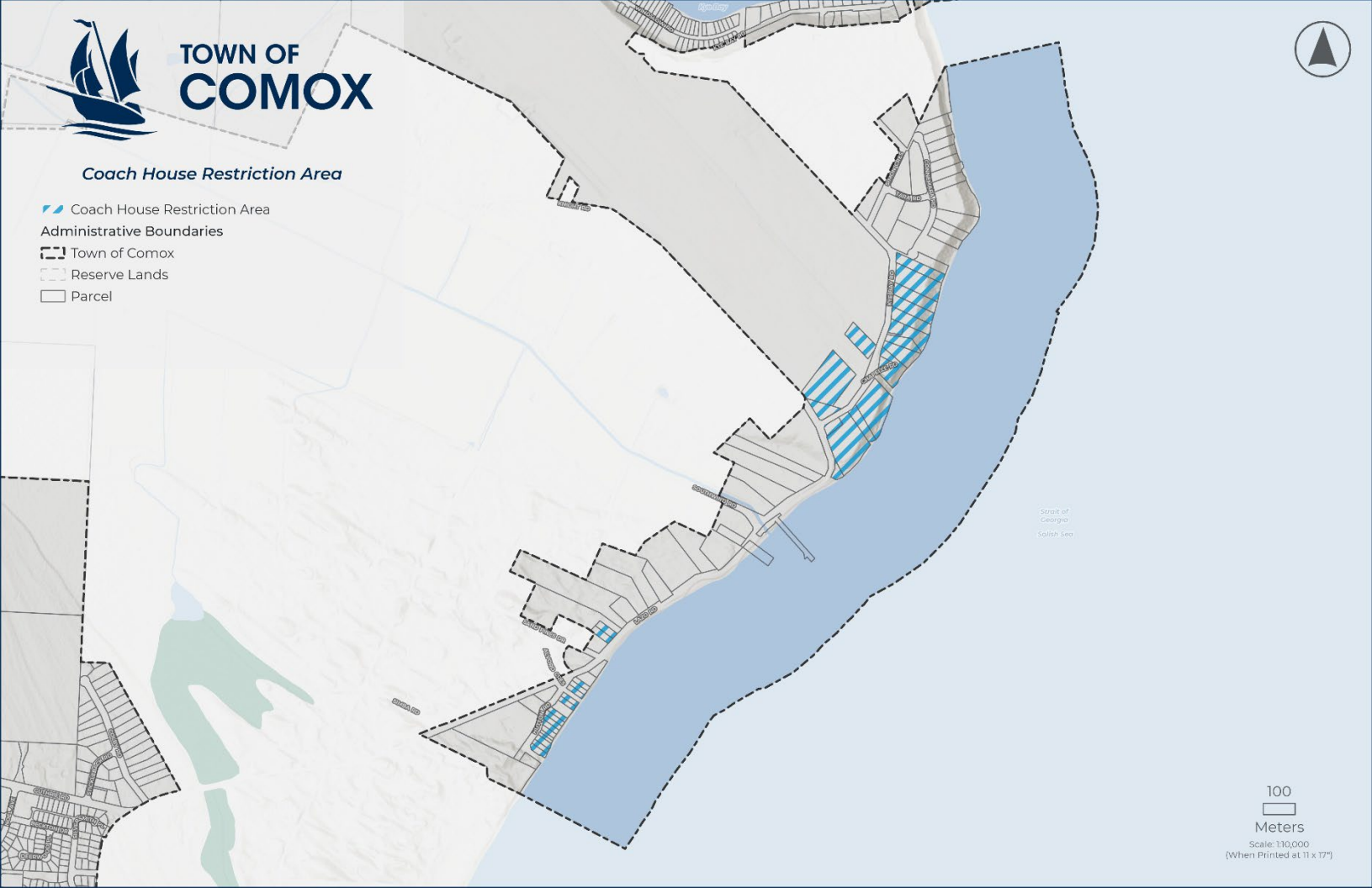
-- = use not permitted

Use		R-SSMU	R-WF	R-CL	R-LL
(g) Dwelling Units		P	P	P	P
(h) Farm Stand		S	S	S	S
(i) Home Occupation	(i) Minor	S	S	S	S
	(ii) Major	S	S	S	S
	(iii) Bed and Breakfast Accommodation	S	S	S	S
	(iv) Vacation Rental Accommodation	S	S	S	S
(j) Kennel		--	--	--	S
(k) Mobile Home		-- ³	--	--	--
(l) Secondary Suites		S	S	S	S

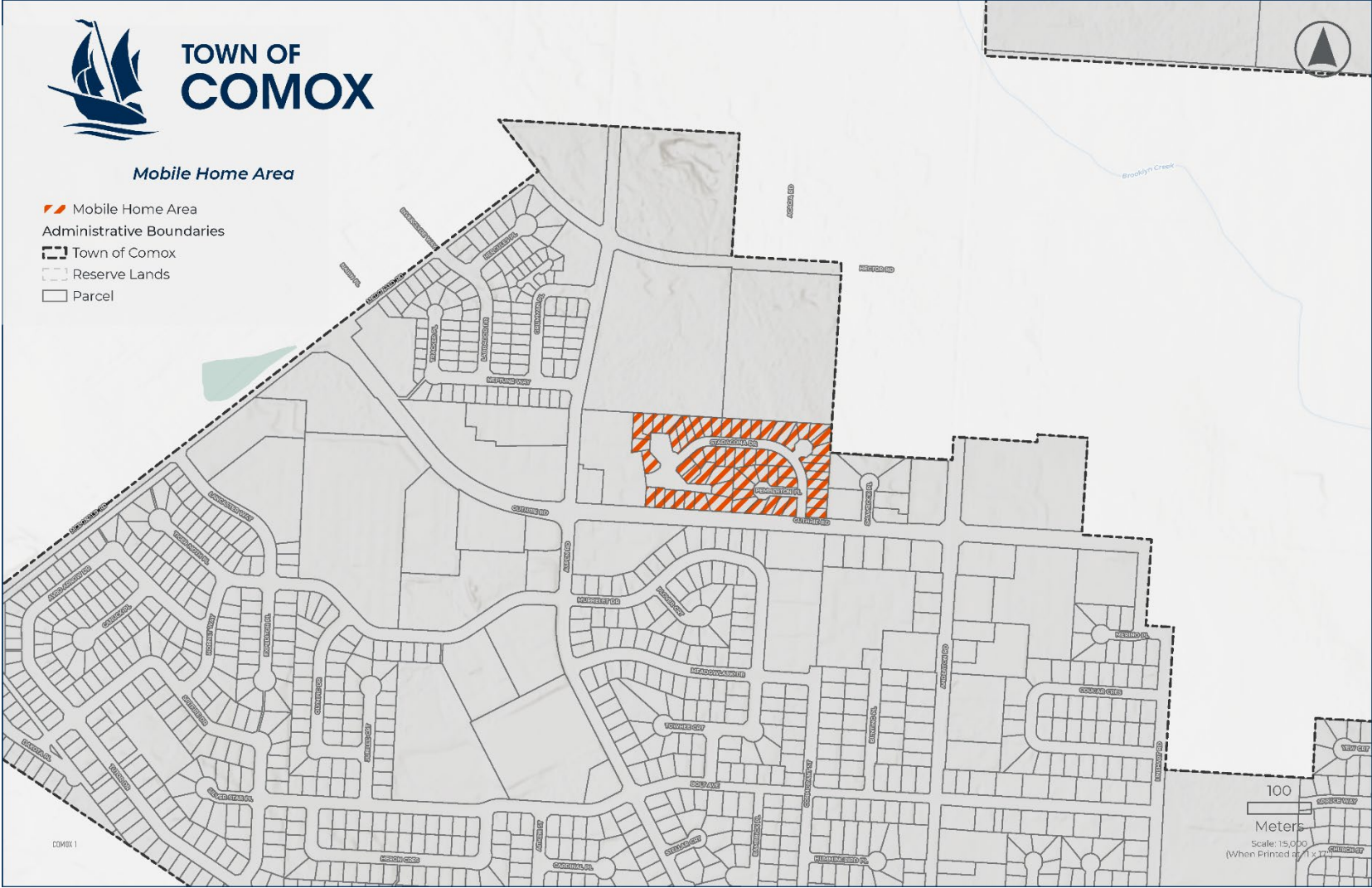
CONDITIONS [Table 9.2(1)]:

- ¹ Subject to the coach house regulations prescribed in **Section 6.4** of this Bylaw.
- ² Despite **Table 9.2(1)**, coach houses are not permitted in the areas indicated in **Map 9-1**.
- ³ Mobile homes are permitted as a principal use in the areas indicated in **Map 9-2**.

Map 9-1. Coach House Restriction Area



Map 9-2. Mobile Home Area



9.3 Subdivision Standards

Table 9.3(1) Subdivision Regulations				
Criteria	R-SSMU	R-WF	R-CL	R-LL
(a) Minimum Lot Area	450.0 m ² ¹	650.0 m ²	5,000.0 m ² ²	3,500.0 m ²
(b) Minimum Lot Width	15.0 m	20.0 m	27.0 m	20.0 m
<p>CONDITIONS [Table 9.3(1)]:</p> <p>¹ The minimum lot area is 595.0 square metres for the lot legally described as Lot A (DD ED94874), Section 2, Comox District, Plan 11938 (2147 Downey Road).</p> <p>² The minimum lot area is 5,000.0 square metres for the lot legally described as Lot 14A, Lot 93, Comox District, Plan 4276 (1469 Kye Bay Road).</p>				

9.4 General Regulations

Table 9.4(1) General Regulations				
Criteria	R-SSMU	R-WF	R-CL	R-LL
(a) Maximum Lot Coverage	50%	35%	40%	30%
(b) Maximum Lot Coverage Including Impervious Surfaces	70%	70%	70%	60%
(c) Maximum Number of Dwelling Units	4 per lot ¹	2 per lot	2 per lot	4 per lot ¹
(d) Maximum GFA for Principal Buildings ²	1,000.0 m ²	n/a	400.0 m ²	n/a
(e) Maximum GFA for Accessory Buildings ³	60.0 m ²	60.0 m ²	60.0 m ²	60.0 m ²
<p>CONDITIONS [Table 9.4(1)]:</p> <p>¹ The maximum number of dwelling units is two for lots that are larger than 4,050.0 square metres in lot area and are not serviced by community water and sanitary systems.</p> <p>² Maximum GFA refers to the combined floor area of all principal buildings on a lot. For clarity, this does not include the GFA associated with a coach house.</p>				

Table 9.4(1) General Regulations				
Criteria	R-SSMU	R-WF	R-CL	R-LL
³ Maximum GFA refers to the combined floor area of all accessory buildings and structures on a lot. For clarity, this does not include the GFA associated with a coach house.				

9.5 Development Standards

Table 9.5(1) Development Regulations for Buildings and Structures – Principal and Secondary					
Criteria		R-SSMU	R-WF	R-CL ¹	R-LL
(a) Maximum Height		11.0 m	9.0 m	9.0 m	9.0 m
(b) Maximum Number of Storeys		3	2	2	2
(c) Minimum Front Setback	(i) garage / carport	6.0 m	7.5 m	3.0 m ²	7.5 m
	(ii) all other portions	3.0 m	7.5 m	3.0 m ²	7.5 m
(d) Minimum Rear Setback		5.0 m	7.5 m ³	1.2 m ²	7.0 m
(e) Minimum Side Setback		1.5 m	2.0 m	1.2 m ²	2.0 m
(f) Minimum Exterior Side Setback	(i) garage / carport	6.0 m	3.5 m	1.2 m ²	3.5 m
	(ii) all other portions	3.0 m	3.5 m	1.2 m ²	3.5 m
(g) Minimum Corner Cut-Off Setback		1.0 m	1.0 m	1.0 m	1.0 m
CONDITIONS [Table 9.5(1)]: ¹ A maximum of one principal building is permitted per lot. ² For lots in the Lazo Road Setback Area (Map 9-3): <ul style="list-style-type: none"> the minimum front setback is 7.5 metres; the minimum rear setback is 7.5 metres; the minimum side setback is 2.0 metres; and the minimum exterior side setback is 3.5 metres. ³ The maximum rear setback is 30.0 metres for the lot legally described as Lot A District Lot 93 Comox District Plan 48731 (476 Winslow Road).					

Map 9-3. Lazo Road Setback Area

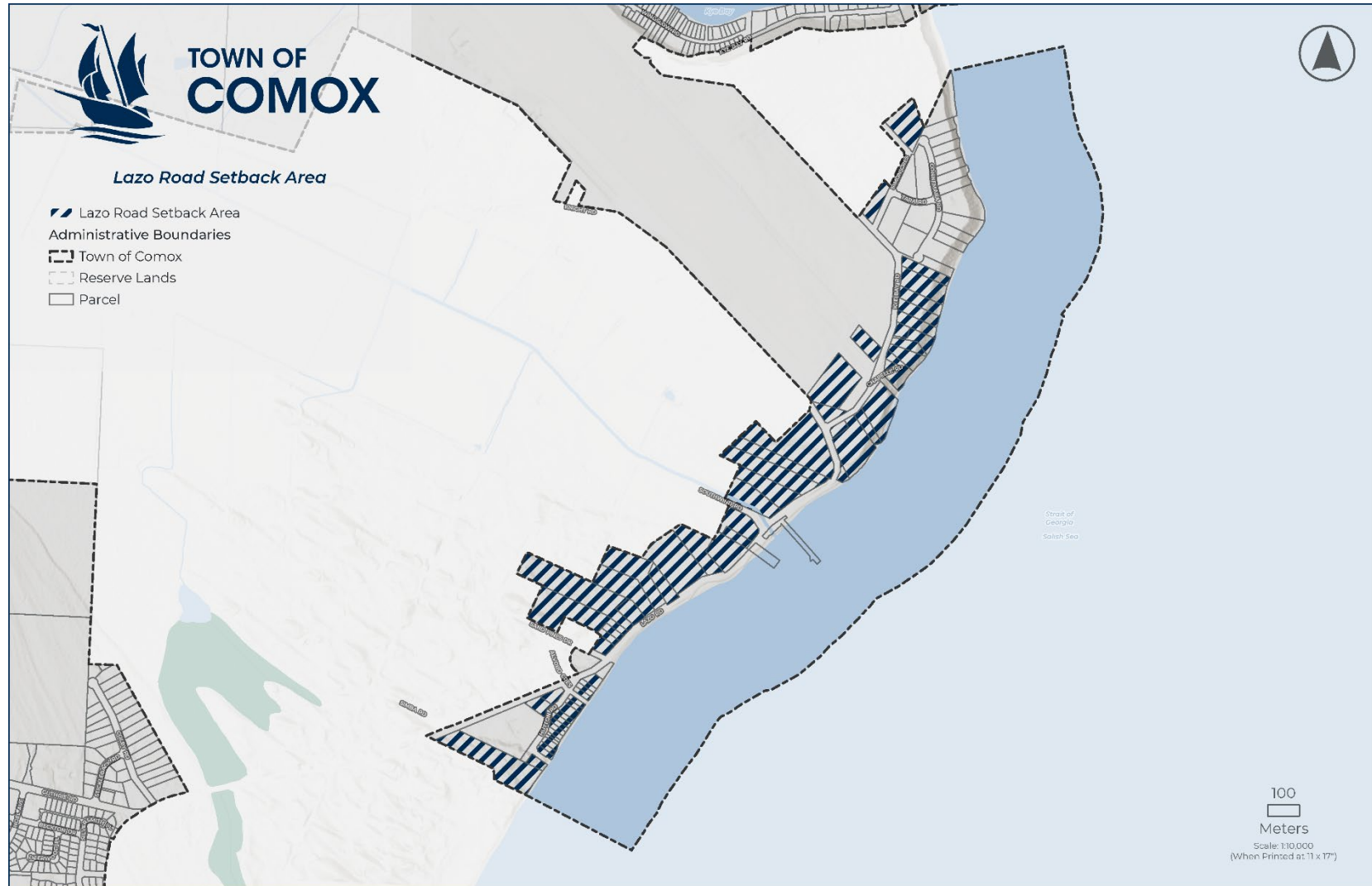


Table 9.5(2) Development Regulations for Buildings and Structures – Accessory				
Criteria	R-SSMU	R-WF	R-CL	R-LL
(a) Maximum Height	4.5 m	4.5 m	4.5 m	4.5 m
(b) Minimum Front Setback	3.0 m	7.5 m	7.5 m	7.5 m
(c) Minimum Rear Setback	1.2 m ¹	1.2 m	1.2 m	1.2 m
(d) Minimum Side Setback	1.2 m ¹	1.2 m	1.2 m	1.2 m
(e) Minimum Exterior Side Setback	3.0 m	3.5 m	3.5 m	3.5 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 9.5(2)]:</p> <p>¹ The minimum setback is 0.0 metres for an accessory building having less than 10.0 square metres of floor area, provided such accessory building is not located within a front or exterior side yard.</p>				

SECTION 10 | MULTI-UNIT RESIDENTIAL ZONES

10.1 Zone Intent

Table 10.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
MR-1	Ground-Oriented Residential	This zone is intended to accommodate a mix of ground-oriented multi-unit housing forms up to three storeys .
MR-2	Low-Rise Residential	This zone is intended to serve as a transition between the Downtown and surrounding residential neighbourhoods through the provision of low-rise multi-unit residential development up to four storeys .
MR-3	Mid-Rise Residential	This zone is intended to accommodate multi-unit residential development up to six storeys within and adjacent to the Downtown.

10.2 Permitted Uses

Table 10.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use		MR-1	MR-2	MR-3
(a)	Accessory Buildings and Structures	S	S ¹	S
(b)	Agriculture, Urban	S	S	S
(c)	Care Facility, Child	S	P ²	P ²
(d)	Care Facility, Community	S	P	P
(e)	Coach Houses	S	--	--
(f)	Care Facility, Licence-Not-Required	S	--	--
(g)	Dwelling Units	P	P	P
(h)	Home Occupation	S	S	S
	(i) Minor			

Table 10.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use		MR-1	MR-2	MR-3
	(ii) Major	S	S	--
	(iii) Bed and Breakfast Accommodation	S	--	--
	(iv) Vacation Rental Accommodation	S	--	--
(i) Food Services ³		--	S	S
(j) Parking Lot		n/a	S	S
(k) Secondary Suites		S	--	--
CONDITIONS [Table 10.2(1)]: ¹ Accessory buildings shall not be located within a required front or exterior side yard. ² Child care facilities shall be located on the first storey of a principal building. ³ Food services shall only be permitted where ancillary to a community care facility use occurring on the same lot.				

10.3 Subdivision Standards

Table 10.3(1) Subdivision Regulations			
Criteria	MR-1	MR-2	MR-3
(a) Minimum Lot Area	1,000.0 m ²	1,500.0 m ²	1,500.0 m ²
(b) Minimum Lot Width	30.0 m	30.0 m	30.0 m

10.4 General Regulations

Table 10.4(1) General Regulations			
Criteria	MR-1	MR-2	MR-3
(a) Maximum Lot Coverage	70%	50%	70%

Table 10.4(1) General Regulations			
Criteria	MR-1	MR-2	MR-3
(b) Maximum Lot Coverage Including Impervious Surfaces	80%	60%	80%
(c) Maximum Number of Dwelling Units	30 units per ha	n/a	n/a
(d) Minimum Number of Dwelling Units	n/a	55 units per ha	80 units per ha
(e) Maximum FAR	n/a	1.6	2.4

10.5 Development Standards

Table 10.5(1) Development Regulations for Buildings and Structures – Principal and Secondary			
Criteria	MR-1	MR-2	MR-3
(a) Maximum Height	12.0 m	16.0 m	24.0 m
(b) Maximum Number of Storeys	3	4	6
(c) Minimum Front Setback	4.5 m	4.5 m	4.5 m
(d) Minimum Rear Setback	4.5 m	5.0 m	6.0 m
(e) Minimum Side Setback	3.5 m	3.5 m	3.5 m
(f) Minimum Exterior Side Setback	3.5 m	3.5 m	3.5 m
(g) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m
(h) Minimum Setback – lot lines fronting a garage or carport	6.0 m	6.0 m	6.0 m

Table 10.5(2) Development Regulations for Buildings and Structures – Accessory			
Criteria	MR-1	MR-2	MR-3
(a) Maximum Height	4.5 m	4.5 m	4.5 m
(b) Minimum Front Setback	3.0 m	3.0 m	3.0 m
(c) Minimum Rear Setback	1.2 m ¹	1.2 m ¹	1.2 m ¹
(d) Minimum Side Setback	1.2 m ¹	1.2 m ¹	1.2 m ¹

Table 10.5(2) Development Regulations for Buildings and Structures – Accessory			
Criteria	MR-1	MR-2	MR-3
(e) Minimum Exterior Side Setback	3.0 m	3.0 m	3.0 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 10.5(2)]:</p> <p>1 The minimum setback is 0.0 metres for an accessory building having less than 10.0 square metres of floor area, provided such accessory building is not located within a front or exterior side yard.</p>			

SECTION 11 | MIXED-USE ZONES

11.1 Zone Intent

Table 11.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
MU-1	Downtown Mixed-Use	This zone is intended to accommodate a mix of residential, commercial, and institutional uses that support vibrant, pedestrian-oriented development in the Town's historic Downtown.
MU-2	Downtown Residential Mixed Use	This zone is intended to promote the provision of multi-unit residential development in the Downtown with complementary commercial and institutional uses at grade.
MU-3	Corridor Mixed-Use	This zone is intended to accommodate mixed-use development along the Guthrie-Anderton Corridor.
MU-4	Neighbourhood Mixed Use	This zone is intended to support improved liveability of existing residential areas through the provision of mixed-use development that complements the character and scale of the surrounding neighbourhood.
MU-5	Cape Lazo Accommodation	This zone is intended to accommodate a mix of residential and tourist accommodation uses within the Cape Lazo area.

11.2 Permitted Uses

Table 11.2(1) Permitted Uses					
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted					
Use	MU-1	MU-2	MU-3	MU-4	MU-5
(a) Accessory Structures	S	S	S	S	S
(b) Accommodation, Hotel	P	--	P	--	P
(c) Accommodation, Motel	--	--	--	--	P
(d) Care Facility, Child	P	P	P	P	--

Table 11.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use		MU-1	MU-2	MU-3	MU-4	MU-5
(e) Care Facility, Community		P	P	P	P	--
(f) Coach Houses		--	--	--	--	S
(g) Cultural and Community Services		P	P	P	P	--
(h) Dwelling Units		P ¹	P	P	P	P
(i) Entertainment Facility		P	--	P	--	--
(j) Food Services		P	P	P	P	S ²
(k) Health Services		P ³	P	P	P	--
(l) Home Occupation	(i) Minor	S ³	S	S	S	S
	(ii) Major	--	--	--	--	S
	(iii) Bed and Breakfast Accommodation	--	--	--	--	S
	(iv) Vacation Rental Accommodation	--	--	--	--	S
(m) Licensed Premises		P	--	P	P	S
(n) Mobile Vending		P	P	P	P	P
(o) Parking Lot		S	S	S	S	S
(p) Personal Services		P	--	P	P	--
(q) Production Facility, Alcohol		S	--	S	--	--
(r) Professional Services, Internal-Facing		P ³	--	P	P	S
(s) Professional Services, Public-Facing		P	--	P	P	--
(t) Recreation Facilities, Indoor		P	--	P	P	--
(u) Retail, Cannabis		P	P	P	P	--
(v) Retail, Liquor		-- ⁴	--	P	--	--
(w) Retail Sales		P	P	P	P	S ⁵
(x) Secondary Suites		--	--	--	--	S

Table 11.2(1) Permitted Uses

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

Use	MU-1	MU-2	MU-3	MU-4	MU-5
(y) Veterinary Services, Minor	P 3,6	--	P 6	--	--

CONDITIONS [Table 11.2(1)]:

- 1** Dwelling Units must be integrated within a principal building where there are other non-residential uses occurring, subject to the following regulations:
 - dwelling units shall be located above of a non-residential use occurring on the first storey; and
 - dwelling units shall be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.
- 2** The maximum floor area for food services is 140.0 square metres.
- 3** Uses shall only be permitted where located above the first storey of a principal building.
- 4** The maximum floor area for retail sales is 93.0 square metres.
- 5** A maximum of one liquor retail establishment shall be permitted as a principal use on the lot legally described as Lot A, Section 56, Comox District, Plan VIP75741 (215 Port Augusta Street).
- 6** Minor veterinary services shall not be permitted in any building containing more than one dwelling unit, a hotel accommodation, or a motel accommodation.

11.3 Subdivision Standards**Table 11.3(1) Subdivision Regulations**

Criteria	MU-1	MU-2	MU-3	MU-4	MU-5
(a) Minimum Lot Area	550.0 m ²	550.0 m ²	550.0 m ²	550.0 m ²	2,000.0 m ²
(b) Minimum Lot Width	15.0 m	15.0 m	15.0 m	15.0 m	27.0 m

11.4 General Regulations**Table 11.4(1) General Regulations**

Criteria	MU-1	MU-2	MU-3	MU-4	MU-5
(a) Maximum Lot Coverage	n/a	n/a	n/a	60%	50%

Table 11.4(1) General Regulations					
Criteria	MU-1	MU-2	MU-3	MU-4	MU-5
(b) Maximum Lot Coverage Including Impervious Surfaces	n/a	n/a	n/a	75%	60%
(c) Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	3 per lot
(d) Maximum FAR	1.2	1.2	1.0	1.0	0.8

11.5 Development Standards

Table 11.5(1) Development Regulations for Buildings and Structures – Principal and Secondary						
Criteria		MU-1	MU-2	MU-3	MU-4	MU-5
(a) Maximum Height		10.0 m	10.0 m	10.0 m	10.0 m	10.0 m ¹
(b) Minimum Front Setback		0.0 m	0.0 m	1.5 m	1.5 m	3.0 m
(c) Minimum Rear Setback		0.0 m	0.0 m	1.5 m	1.5 m	3.0 m
(d) Minimum Side Setback	(i) abutting a lot in the Cape Lazo Mixed-Use zone	n/a	n/a	n/a	n/a	0.0 m
	(ii) abutting a lot in any other zone	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	2.0 m
(e) Minimum Exterior Side Setback		0.0 m	0.0 m	1.5 m	1.5 m	2.0 m
(f) Minimum Corner Cut-Off Setback		1.0 m	1.0 m	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 11.5(1)]:</p> <p>¹ The maximum number of storeys permitted is two.</p> <p>² The minimum setback is 3.5 metres for any lot line abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.</p>						

Table 11.5(2) Development Regulations for Accessory Structures					
Criteria	MU-1	MU-2	MU-3	MU-4	MU-5
(a) Maximum Height	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m

Table 11.5(2) Development Regulations for Accessory Structures					
Criteria	MU-1	MU-2	MU-3	MU-4	MU-5
(b) Minimum Front Setback	0.0 m	0.0 m	1.5 m	1.5 m	3.0 m
(c) Minimum Rear Setback	0.0 m	0.0 m	1.5 m	1.5 m	3.0 m
(d) Minimum Side Setback	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
(e) Minimum Exterior Side Setback	0.0 m	0.0 m	1.5 m	1.5 m	2.0 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m	1.0 m	1.0 m

SECTION 12 | EMPLOYMENT ZONES

12.1 Zone Intent

Table 12.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
E-1	Corridor Commercial	This zone is intended to accommodate a variety of commercial uses and services outside of the Downtown.
E-2	Service Commercial	This zone is intended to accommodate a range of service commercial and low-impact industry uses.
E-3	Light Industrial	This zone is intended to designate and preserve land for light industrial development adjacent to the Comox Valley Airport .

12.2 Permitted Uses

Table 12.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	E-1	E-2	E-3
(a) Accessory Structures	S	S	S
(b) Accommodation, Hotel	P	P	P
(c) Accommodation, Motel	-- ¹	--	--
(d) Airport	--	--	P
(e) Animal Shelter	--	P	--
(f) Automotive and Equipment Services, Light	--	P	P
(g) Automotive and Equipment Services, Heavy	--	--	P
(h) Caretaker Suite	-- ²	S	S
(i) Care Facility, Child	P	S	S
(j) Cultural and Community Services	P	--	--
(k) Drive-Through Services	-- ³	--	--

Table 12.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	E-1	E-2	E-3
(l) Education Services	S	S	S
(m) Entertainment Facility	S	S	--
(n) Farmer's Market	--	S	--
(o) Fleet Services Facility	--	S	S
(p) Food Services	P	S	S
(q) Gas Station	P	P	P
(r) Health Services	P	P	--
(s) Industrial, Light	--	P	P
(t) Licensed Premises	P	P	--
(u) Mobile Vending	P	P	S
(v) Parking Lot	S	S	S
(w) Personal Services	P	P	--
(x) Plant Nursery	P	P	--
(y) Production Facility, Alcohol	--	P	P
(z) Production Facility, Cannabis	--	P	P
(aa) Professional Services, Internal-Facing	P	P	S
(bb) Professional Services, Public-Facing	P	S	S
(cc) Recreation Facilities, Indoor	P	P	--
(dd) Recycling Facility	--	P	P
(ee) Retail, Cannabis	P	P	--
(ff) Retail, Liquor	P	S	--
(gg) Retail Sales	P	P	--
(hh) Storage, Outdoor	--	-- ⁴	S
(ii) Veterinary Services, Major	--	P	P
(jj) Veterinary Services, Minor	P	P	P
(kk) Watercraft and Equipment Services	--	--	P

Table 12.2(1) Permitted Uses

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

Use	E-1	E-2	E-3
(II) Wholesale Services	--	P	S

CONDITIONS [Table 12.2(1)]:

- 1** Motel accommodation is permitted as a principal use on the lot legally described as Lot A, Section 1, Comox District, Plan VIP63902 Except Plan EPP123005 (2082 Comox Avenue).
- 2** One caretaker suite shall be permitted as a secondary use on the lot legally described as Lot A, Section 1, Comox District, Plan VIP63902 (2082 Comox Avenue).
- 3** Drive-through services are permitted as a secondary use, up to a maximum of two drive-through services establishments per lot, on the lots legally described as:
 - Lot A, District Lot 170, Comox District, Plan VIP67445 (727 Anderton Road); and
 - Lot A, Section 77, Comox District, Plan VIP86498 (1966 Guthrie Road).
- 4** Outdoor storage is permitted as a secondary use on the lots legally described as:
 - Lot 1, Section 70, Comox District, Plan VIP53357 (528 Anderton Road);
 - That Part of Section 70, Comox District, Shown on Plan VIP56874 (528 Anderton Road); and
 - Lot A (DD EF138928), Section 70, Comox District, Plan VIP51941 (554 Anderton Road).

12.3 Subdivision Standards**Table 12.3(1) Subdivision Regulations**

Criteria	E-1	E-2	E-3
(a) Minimum Lot Area	900.0 m ²	900.0 m ²	2000.0 m ²
(b) Minimum Lot Width	30.0 m	30.0 m	30.0 m

12.4 General Regulations

Table 12.4(1) General Regulations			
Criteria	E-1	E-2	E-3
(a) Maximum Lot Coverage	60%	70%	60%
(b) Maximum Lot Coverage Including Impervious Surfaces	80%	100%	80%
(c) Maximum Number of Dwelling Units ¹	n/a	1 per building	1 per building
CONDITIONS [Table 12.4(1)]:			
¹ Dwelling units shall only be permitted in the form of a caretaker suite.			

12.5 Development Standards

Table 12.5(1) Development Regulations for Buildings and Structures – Principal and Secondary				
Criteria		E-1	E-2	E-3
(a) Maximum Height		10.0 m	10.0 m	10.0 m
(b) Minimum Front Setback		2.5 m	2.5 m	3.0 m
(c) Minimum Rear Setback	(i) abutting a lot in a Low-Density Residential or Multi-Unit Residential zone	7.5 m	7.5 m	7.5 m
	(ii) abutting a lot in any other zone	3.0 m	3.0 m	3.0 m
(d) Minimum Side Setback	(i) abutting a lot in a Low-Density Residential or Multi-Unit Residential zone	6.0 m	6.0 m	7.5 m
	(ii) abutting a lot in any other zone	0.0 m	0.0 m	3.0 m

Table 12.5(1) Development Regulations for Buildings and Structures – Principal and Secondary			
Criteria	E-1	E-2	E-3
(e) Minimum Exterior Side Setback	2.5 m	2.5 m	3.0 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m

Table 15.5(2) Development Regulations for Accessory Structures			
Criteria	E-1	E-2	E-3
(a) Maximum Height	4.5 m	10.0 m	10.0 m
(b) Minimum Front Setback	2.5 m	2.5 m	3.0 m
(c) Minimum Rear Setback	3.0 m	3.0 m	3.0 m
(d) Minimum Side Setback	0.0 m	0.0 m	3.0 m
(e) Minimum Exterior Side Setback	2.5 m	2.5 m	3.0 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m

SECTION 13 | MARINE ZONES

13.1 Zone Intent

Table 13.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
M-1	Open Water	This zone is intended to provide for the use of intertidal areas and the open ocean for both recreational purposes and the navigation of commercial and recreational vessels.
M-2	Marina	This zone is intended to accommodate marinas and marina-related commercial uses both above and below the natural boundary.

13.2 Permitted Uses

Table 13.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(a) Accessory Structures	S ¹	S	S
(b) Accommodation, Hotel	--	S	--
(c) Aquaculture, Land-Based	--	S	--
(d) Aquaculture, Marine-Based	P ²	--	S
(e) Boat Launches	S	P	P
(f) Breakwaters	P	P	P
(g) Caretaker Suite	--	S ³	--
(h) Care Facility, Child	--	S	--
(i) Cultural and Community Services	--	S ³	--

Table 13.2(1) Permitted Uses

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

Use	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(j) Education Services	--	S	--
(k) Farmer's Market	--	S	--
(l) Food Services	--	S	--
(m) Health Services	--	S ³	--
(n) Licensed Premises	--	S	--
(o) Marina	--	P	P
(p) Mobile Vending	--	P	S ⁴
(q) Parking Lot	--	S	--
(r) Personal Services	--	S	--
(s) Professional Services, Internal-Facing	--	S ³	--
(t) Retail Sales	--	S	--
(u) Watercraft and Equipment Services	--	S	S

CONDITIONS [Table 13.2(1)]:

- ¹ Accessory structures shall be limited to permanently anchored floating devices which support the safe navigation of boats and other such vessels such as buoys or beacons.
- ² Land-based aquaculture shall not involve the placement of any structures except for 0.35 metre concrete blocks to mark the corners of a tenure boundary.
- ³ Uses must be located above the first storey of a principal building.
- ⁴ Mobile vending shall be conducted out of a floating vessel.

13.3 Subdivision Standards

Table 13.3(1) Subdivision Regulations			
Criteria	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(a) Minimum Lot Area	n/a	900.0 m ²	900.0 m ²
(b) Minimum Lot Width	n/a	35.0 m	n/a

13.4 General Regulations

Table 13.4(1) General Regulations			
Criteria	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(a) Maximum Lot Coverage	n/a	50%	n/a
(b) Maximum Lot Coverage Including Impervious Surfaces	n/a	60%	n/a
(c) Maximum Number of Dwelling Units ¹	n/a	1 per commercial unit	n/a
CONDITIONS [Table 13.4(1)]: ¹ Dwelling units shall only be permitted in the form of a caretaker suite.			

13.5 Development Standards

Table 13.5(1) Development Regulations for Buildings and Structures – Principal and Secondary			
Criteria	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(a) Maximum Height	n/a	10.0 m	5.5 m ¹
(b) Maximum Number of Storeys	n/a	2	1

Table 13.5(1) Development Regulations for Buildings and Structures – Principal and Secondary			
Criteria	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(c) Minimum Front Setback	n/a	7.5 m	3.0 m
(d) Minimum Rear Setback	n/a	7.5 m	3.0 m
(e) Minimum Side Setback	n/a	0.0 m ²	3.0 m
(f) Minimum Exterior Side Setback	n/a	3.5 m	3.0 m
(g) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 13.5(1)]:</p> <p>¹ Height shall be measured from the surface of the water.</p> <p>² The minimum side setback is 3.5 metres where such lot line abuts a lot in a Low-Density Residential or Multi-Unit Residential zone.</p>			

Table 13.5(2) Development Regulations for Accessory Structures			
Criteria	M-1	M-2	
		Above the Natural Boundary	Below the Natural Boundary
(a) Maximum Height	n/a	4.5 m	4.5 m ¹
(b) Minimum Front Setback	n/a	3.0 m	3.0 m
(c) Minimum Rear Setback	n/a	3.0 m	3.0 m
(d) Minimum Side Setback	n/a	3.0 m	3.0 m
(e) Minimum Exterior Side Setback	n/a	3.0 m	3.0 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 13.5(2)]:</p> <p>¹ Height shall be measured from the surface of the water.</p>			

SECTION 14 | PARK AND PUBLIC USE ZONES

14.1 Zone Intent

Table 14.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
P-1	Park and Nature Conservation	This zone is intended to preserve and protect lands that provide significant biodiversity and ecosystem services.
P-2	Park and Open Space	This zone is intended to designate lands for the preservation and enhancement of the Town's park and open space assets while providing for a range of low impact recreational uses.
P-3	Public Golf Course	This zone is intended to accommodate the Comox Golf Club.
PU	Civic Facilities and Public Space	This zone is intended to accommodate a range of civic uses.

14.2 Permitted Uses

Table 14.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use	P-1	P-2	P-3	PU
(a) Accessory Buildings and Structures	S	S	S	S
(b) Agriculture, Urban	--	S	--	S
(c) Boat Launches	--	--	--	S
(d) Care Facility, Child	S	S	--	P
(e) Care Facility, Community	--	--	--	P
(f) Community Gardens	--	P	--	P

Table 14.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	P-1	P-2	P-3	PU
(g) Cultural and Community Services	--	--	--	P
(h) Dwelling Units	--	--	--	S ¹
(i) Education Services	--	--	--	P
(j) Emergency and Protective Services	--	--	--	P
(k) Farmer's Market	--	S	--	S
(l) Food Services	--	--	S	S
(m) Health Services	--	--	--	S
(n) Home Occupation (i) Minor	--	--	--	S
(o) Industrial, Light	--	--	--	-- ^{2,3}
(p) Licensed Premises	--	--	S	--
(q) Mobile Vending	--	S	S	S
(r) Park	P	P	P	S
(s) Parking Lot	n/a	S	S	S
(t) Recreation Facilities, Indoor	--	--	--	P
(u) Recreation Facilities, Outdoor	--	S	P	S
(v) Retail Sales	--	--	S	--

CONDITIONS [Table 14.2(1)]:

- ¹ Dwelling units shall only be permitted where ancillary to a community care facility use occurring on the same lot.
- ² Light industrial is permitted, provided such uses are limited to the processing or packing of food or beverage products, on the lot legally described as LOT 1, SECTIONS 53 AND 56, COMOX DISTRICT, PLAN VIP71843 (1855 Noel Avenue).
- ³ Processing or packing of food or beverage products shall not include the bottling of water where the source of the water is not the municipal water supply provided directly to the property on which the bottling is taking place.

14.3 Subdivision Standards

Table 14.3(1) Subdivision Regulations				
Criteria	P-1	P-2	P-3	PU
(a) Minimum Lot Area	n/a	n/a	n/a	750.0 m ²
(b) Minimum Lot Width	n/a	n/a	n/a	18.0 m

14.4 General Regulations

Table 14.4(1) General Regulations				
Criteria	P-1	P-2	P-3	PU
(a) Maximum Lot Coverage	10%	30%	10%	35%
(b) Maximum Lot Coverage Including Impervious Surfaces	15%	35%	15%	50%
(c) Maximum FAR	n/a	n/a	n/a	1.6

14.5 Development Standards

Table 14.5(1) Development Regulations for Buildings and Structures – Principal and Secondary				
Criteria	P-1	P-2	P-3	PU
(a) Maximum Height	n/a	n/a	10.0 m	15.0 m
(b) Minimum Front Setback	n/a	n/a	n/a	7.5 m
(c) Minimum Rear Setback	n/a	n/a ¹	n/a ¹	9.0 m
(d) Minimum Side Setback	n/a	n/a ¹	n/a ¹	6.0 m
(e) Minimum Exterior Side Setback	n/a	n/a	n/a	6.0 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 14.5(1)]:</p> <p>¹ The minimum setback is 3.0 metres for any lot line abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.</p>				

Table 14.5(2) Development Regulations for Buildings and Structures – Accessory				
Criteria	P-1	P-2	P-3	PU
(a) Maximum Height	4.5 m	4.5 m	4.5 m	4.5 m
(b) Minimum Front Setback	n/a	n/a	n/a	3.5 m
(c) Minimum Rear Setback	n/a ¹	n/a ¹	n/a ¹	1.5 m
(d) Minimum Side Setback	n/a ¹	n/a ¹	n/a ¹	1.5 m
(e) Minimum Exterior Side Setback	n/a	n/a	n/a	3.5 m
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m	1.0 m	1.0 m
<p>CONDITIONS [Table 14.5(2)]:</p> <p>¹ The minimum setback is 3.0 metres for any lot lines abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.</p>				

SECTION 15 | SPECIAL USE ZONES CATEGORY

15.1 Zone Intent

Table 15.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
ALR	Agriculture	This zone is intended to accommodate agricultural uses on lands located within the Agricultural Land Reserve.
DND	DND Lands	This zone is intended to accommodate buildings, structures, and uses owned and operated by the Department of National Defence, including the 19 Wing Comox Canadian Forces Base and Comox Valley Airport.

15.2 Permitted Uses

Table 15.2(1) Permitted Uses		
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted		
Use	ALR	DND
(a) Accessory Buildings and Structures	S	S
(b) Agriculture	P ¹	P
(c) Agriculture, Urban	S	S
(d) Airport	--	P
(e) Aquaculture, Land-Based	P	--
(f) Automotive and Equipment Services, Light	--	P
(g) Automotive and Equipment Services, Heavy	--	P
(h) Boat Launches	--	S
(i) Caretaker Suite	--	S
(j) Care Facility, Child	S	S

Table 15.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use		ALR	DND
(k)	Care Facility, Community	S	S
(l)	Care Facility, Licence-Not-Required	S	S
(m)	Coach Houses	S	S
(n)	Cultural and Community Services	--	P
(o)	DND Facilities	--	P
(p)	Dwelling Units	P	S
(q)	Education Services	--	P
(r)	Emergency and Protective Services	--	P
(s)	Farmer's Market	S ²	S
(t)	Food Services	--	P
(u)	Health Services	--	P
(v)	(i) Minor	S	S
	(ii) Major	S	S
	(iii) Bed and Breakfast Accommodation	S	--
	(iv) Vacation Rental Accommodation	S	--
(w)	Industrial, Light	--	P
(x)	Kennel Facility	P	--
(y)	Licensed Premises	--	S
(z)	Mobile Vending	S ³	S ³
(aa)	Parking Lot	--	S
(bb)	Personal Services	--	P
(cc)	Plant Nursery	P	--
(dd)	Recreation Facilities, Indoor	--	S

Table 15.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted		
Use	ALR	DND
(ee) Recreation Facilities, Outdoor	S	S
(ff) Retail Sales	S	P
(gg) Secondary Suites	S	S
(hh) Veterinary Services, Minor	S	--
CONDITIONS [Table 15.2(1)]: <ol style="list-style-type: none"> 1 A building or structure used to shelter or board horses shall be limited to a maximum of 40.0 permanent stalls. 2 Farmer's markets are permitted to supplement a principal agriculture use occurring on the same lot, provided: <ul style="list-style-type: none"> • a minimum of 50% of all items being sold comprise farm products produced on site; and • the maximum area occupied by the farmer's market is 300.0 square metres. 3 Mobile vending is only permitted where secondary to a farmer's market. 		

15.3 Subdivision Standards

Table 15.3(1) Subdivision Regulations		
Criteria	ALR	DND
(a) Minimum Lot Area	n/a ¹	n/a
(b) Minimum Lot Width	n/a ¹	n/a
CONDITIONS [Table 15.3(1)]: <ol style="list-style-type: none"> 1 Subdivision shall only be permitted in accordance with the <i>Agricultural Land Commission Act</i> and its regulations. 		

15.4 General Regulations

Table 15.4(1) General Regulations			
Criteria		ALR	DND
(a) Maximum Lot Coverage		50%	n/a
(b) Maximum Number of Dwelling Units	(i) Principal	1 per lot	n/a
	(ii) Secondary	2 per lot ¹	
CONDITIONS [Table 15.4(1)]:			
¹ A maximum of one secondary dwelling unit is permitted for lots that are smaller than 1.0 hectare in lot area and are not serviced by community water and sanitary systems.			

15.5 Development Standards

Table 15.5(1) Development Regulations for Buildings and Structures		
Criteria	ALR	DND
(a) Maximum Height	n/a	n/a
(b) Minimum Front Setback	7.5 m ¹	n/a
(c) Minimum Rear Setback	7.5 m ¹	n/a
(d) Minimum Side Setback	4.5 m ¹	n/a
(e) Minimum Exterior Side Setback	7.5 m ¹	n/a
(f) Minimum Corner Cut-Off Setback	1.0 m	1.0 m
<p>CONDITIONS [Table 15.5(1)]:</p> <p>¹ Buildings and structures used for intensive agricultural uses including but not limited to livestock and poultry barns or holding area, mushroom production facilities, on-farm composting, solid waste storage, and silos shall have a minimum setback of 30.0 metres.</p>		

SECTION 16 | COMPREHENSIVE DEVELOPMENT ZONES

CD1 – Beckton Estates

For the purposes of the CD1 zone, Areas A1, A2, B, and C1 are as shown in Figure 16-1.

CD1.1 Permitted Uses

(1) In the CD1 zone, the following uses are permitted and all other uses are prohibited:

(a) Areas A1 and A2:

- i. Accessory Buildings and Structures
- ii. Care Facility, Licence-Not-Required
- iii. Home Occupation, Minor
- iv. Two or More Attached Dwelling Units

(b) Area B:

- i. Accessory Buildings and Structures
- ii. Care Facility, Licence-Not-Required
- iii. Home Occupation, Minor
- iv. Two or More Attached Dwelling Units

(c) Area C:

- i. Accessory Buildings and Structures
- ii. Care Facility, Licence-Not-Required
- iii. Home Occupation, Minor
- iv. Two or More Attached Dwelling Units

CD1.2 Density

- (1) For Areas A1 and A2, combined, density shall not exceed 19 units per hectare.
- (2) For Area B, density shall not exceed 21 units per hectare.
- (3) For Area C1, density shall not exceed 36 units per hectare.

CD1.3 Minimum Lot Area

- (1) Area A1: 20,000.0 square metres
- (2) Area A2: 23,000.0 square metres
- (3) Area B: 6,000.0 square metres
- (4) Area C1: 2,000.0 square metres

CD1.4 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 25%.

CD1.5 Maximum Height and Storeys

- (1) Areas A1, A2, and B:
 - (a) Maximum Height: 10.6 metres
 - (b) Maximum Storeys: 2
- (2) Area C:
 - (a) Maximum Height: 12.0 metres
 - (b) Maximum Storeys: 3

CD1.6 Minimum Setbacks

- (1) Areas A1 and A2:
 - (a) Front Setback: 10.6 metres
 - (b) Rear Setback: 7.5 metres
 - (c) Side Setback: 7.5 metres
 - (d) Exterior Side Setback: 7.5 metres
- (2) Area B:
 - (a) Setbacks shall not be less than as shown in **Figure 16-2**.
- (3) Area C:
 - (a) Front Setback: 10.6 metres
 - (b) Rear Setback: 6.0 metres
 - (c) Side Setback: 2.4 metres
 - (d) Exterior Side Setback: 2.4 metres

CD1.7 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 45.0 square metres of lot coverage;
 - (c) not occupy more than 2/3 of the width of the rear yard;
 - (d) not be located in the front yard;
 - (e) not be located closer than 4.5 metres from an exterior side lot line; and
 - (f) not be located closer than 1.2 metres from a rear lot lines.

CD1.8 Conditions

- (1) For Areas A1 and A2, vehicle accesses onto Guthrie Road shall not exceed two.
- (2) For Areas B and C1, vehicle accesses onto Guthrie Road shall not exceed one.

Figure 16-1. Beckton Estates Sub-Areas

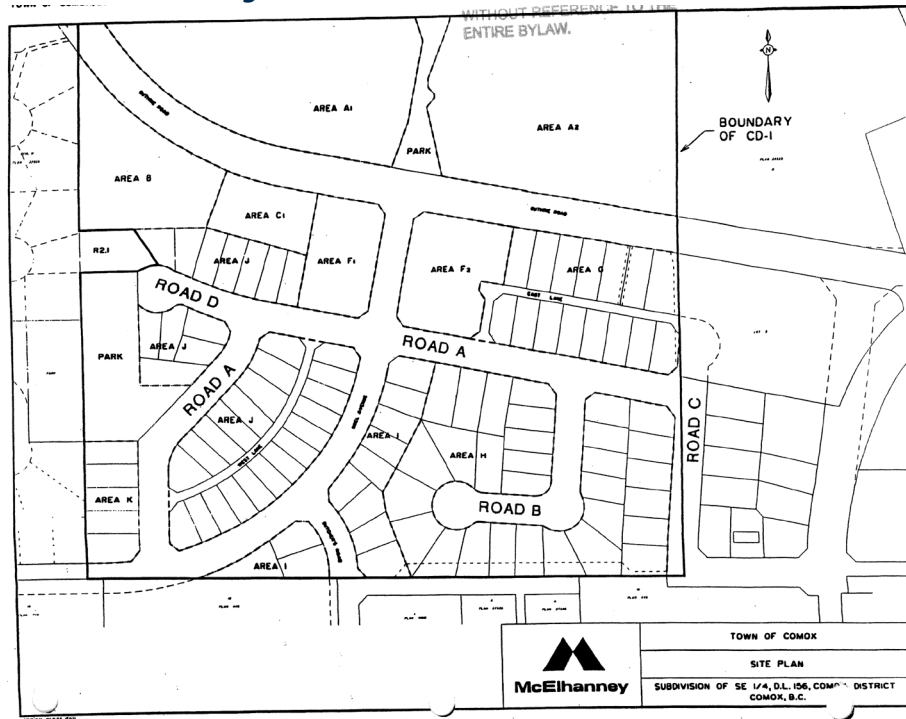
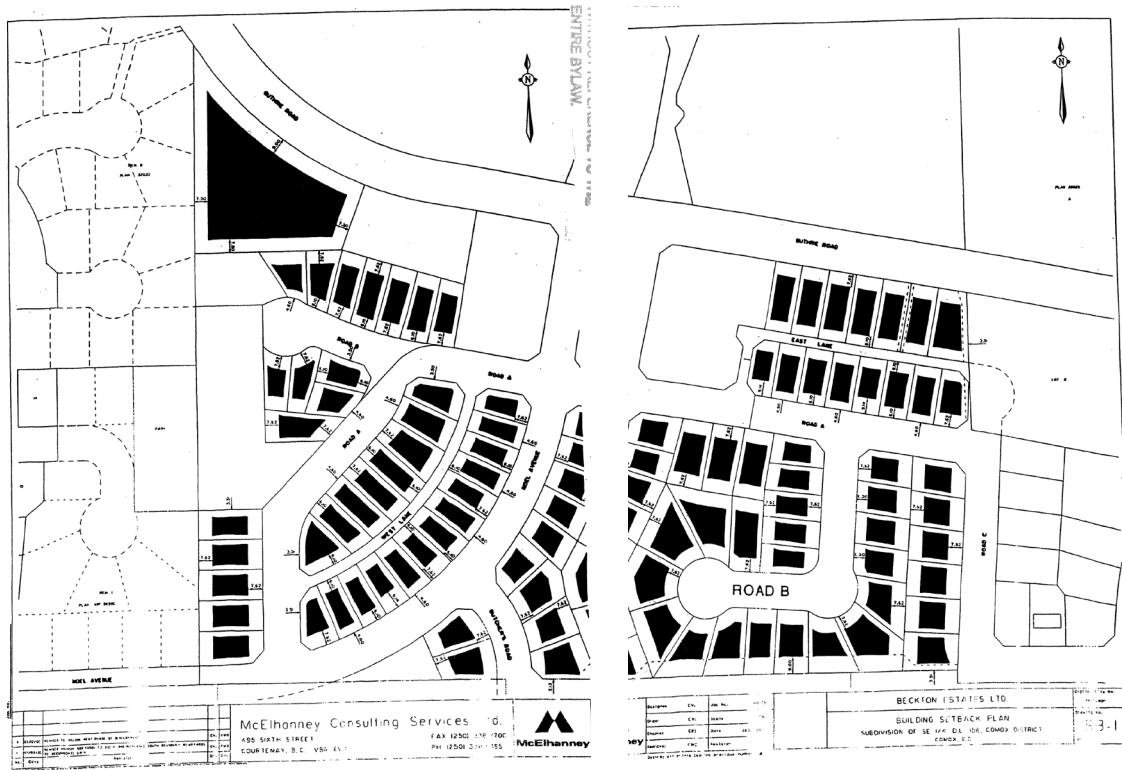


Figure 16-2. Beckton Estates Setback Areas



CD2 – Cluster Single-Family

CD2.1 Permitted Uses

- (1) In the CD2 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Care Facility, Licence-Not-Required
 - (c) Detached Dwelling Units
 - (d) Farm Stand
 - (e) Home Occupation, Minor
 - (f) Urban Agriculture

CD2.2 Density

- (1) Density shall not exceed 34 units per hectare.

CD2.3 Minimum Lot Area

- (1) Minimum lot area shall be 1,850.0 square metres.

CD2.4 Minimum Lot Width

- (1) Minimum lot width shall be 30.0 metres.

CD2.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 70%.

CD2.6 Maximum Height and Storeys

- (1) Maximum Height: 7.5 metres
- (2) Maximum Storeys: 2

CD2.7 Minimum Setbacks

- (1) Front Setback: 9.0 metres
- (2) Rear Setback: 3.0 metres
- (3) Side Setback: 1.5 metres
- (4) Exterior Side Setback: 2.45 metres

CD2.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 10% of lot coverage;
 - (c) not occupy more than 2/3 of the width of the rear yard; and
 - (d) not be located in the front yard.

CD3 – Congregate Care

For the purposes of the CD3 zone, Areas A, B, and C are as shown in Figure 16-3.

CD3.1 Permitted Uses

(1) In the CD3 zone, the following uses are permitted and all other uses are prohibited:

(a) Area A:

- i. Accessory Buildings and Structures
- ii. Accommodation, Hotel
- iii. Care Facility, Child
- iv. Care Facility, Community
- v. Care Facility, Licence-Not-Required
- vi. Caretaker Suite
- vii. Cultural and Community Services
- viii. Education Services
- ix. Entertainment Facility
- x. Farm Stand
- xi. Food Services
- xii. Health Services
- xiii. Home Occupation, Minor
- xiv. Licensed Premises
- xv. Parking Lot
- xvi. Personal Services
- xvii. Plant Nursery
- xviii. Professional Services, Internal-Facing
- xix. Professional Services, Public-Facing
- xx. Retail Sales
- xxi. Urban Agriculture

(b) Areas B and C:

- xxii. Accessory Buildings and Structures
- xxiii. Care Facility, Community
- xxiv. Emergency and Protective Services
- xxv. Parking Lot

CD3.2 Density

(1) A maximum of one caretaker suite and one sleeping unit to be used as a guest suite are permitted per parcel.

CD3.3 Minimum Lot Area

- (1) Minimum lot area shall be 8,000.0 square metres.

CD3.4 Maximum Lot Coverage

- (1) Areas A and B: n/a
- (2) Area C: 50%

CD3.5 Maximum Height

- (1) Areas A and B: 13.5 metres
- (2) Area C: 17.5 metres

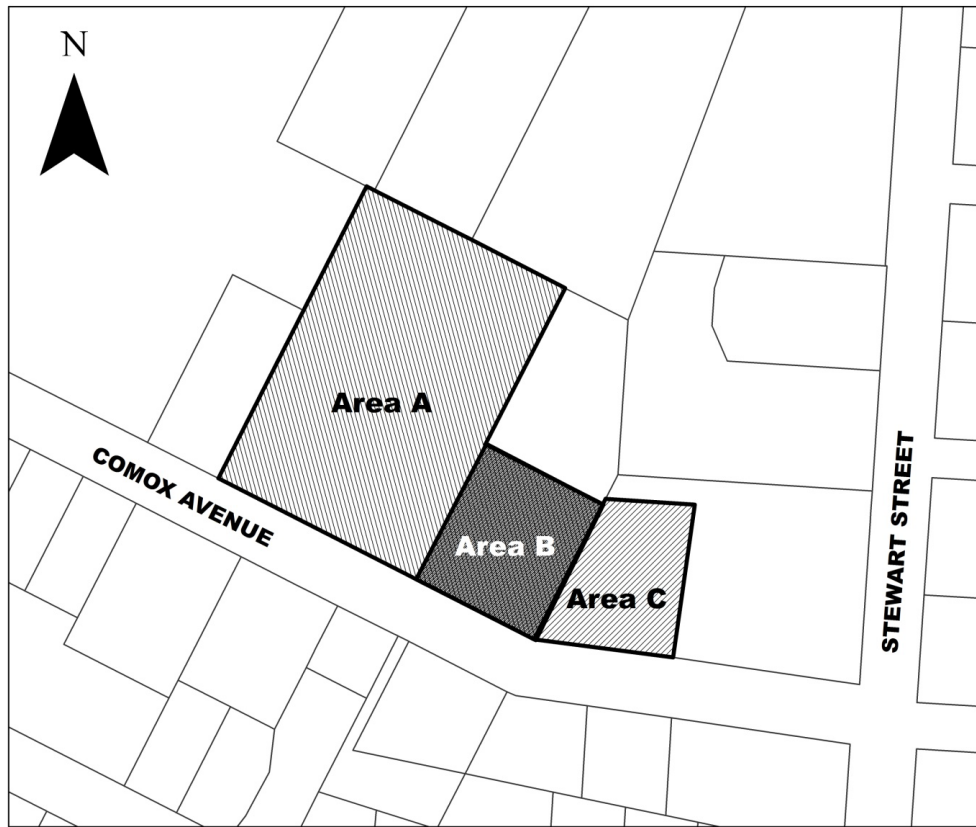
CD3.6 Minimum Setbacks

- (1) Areas A:
 - (a) Front Setback: n/a
 - (b) Rear Setback: 7.5 metres
 - (c) Side Setback: n/a
 - (d) Exterior Side Setback: n/a
- (2) Areas B and C:
 - (a) Front Setback: 8.0 metres
 - (b) Rear Setback: 7.0 metres
 - (c) Side Setback (abutting a lot in a **Low-Density Residential** or **Multi-Unit Residential** zone): 4.0 metres
 - (d) Site Setback (all other zones): n/a
 - (e) Exterior Side Setback: n/a

CD3.7 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 10% of lot coverage;
 - (c) other than unenclosed gazebos, not be located in the front yard; and
 - (d) not be located closer than 4.0 metres from a rear lot lines.

Figure 16-3. Congregate Care Sub-Areas



CD4 – Lazo Marsh

CD4.1 Permitted Uses

- (1) In the CD4 zone, the following uses are permitted and all other uses are prohibited:
- (a) Accessory Buildings and Structures
 - (b) Accommodation, Bed and Breakfast
 - (c) Accommodation, Vacation Rental
 - (d) Care Facility, Child
 - (e) Care Facility, Licence-Not-Required
 - (f) Coach House
 - (g) Dwelling Units
 - (h) Farm Stand
 - (i) Home Occupation, Minor
 - (j) Urban Agriculture

CD4.2 Density

- (1) Density shall not exceed four units per lot.

CD4.3 Minimum Lot Area

- (1) Minimum lot area shall be 1,400.0 square metres.

CD4.4 Minimum Lot Width

- (1) Minimum lot width shall be 27.0 metres.

CD4.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 20%.

CD4.6 Maximum Height

- (1) Maximum Height: 9.0 metres

CD4.7 Minimum Setbacks

- (1) Front Setback: 7.5 metres
- (2) Rear Setback: 7.5 metres
- (3) Side Setback: 2.0 metres
- (4) Exterior Side Setback (abutting Guthrie Road): 7.5 metres
- (5) Exterior Side Setback (abutting any other highway): 3.5 metres

CD4.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
- (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 10% of lot coverage;
 - (c) not exceed 100.0 square metres of combined floor area;
 - (d) not occupy more than 2/3 of the width of the rear yard;
 - (e) not be located in the front yard; and
 - (f) not be located closer than 1.2 metres from a rear or side lot line.

CD5 – 1829 Beaufort Avenue

For the purposes of the CD5 zone, Areas A, B, and C are as shown in Figure 16-4.

CD5.1 Permitted Uses

(1) In the CD5 zone, the following uses are permitted and all other uses are prohibited:

(a) Area A:

- i. Accessory Structures
- ii. Care Facility, Child
- iii. Care Facility, Licence-Not-Required
- iv. Caretaker Suite
- v. Cultural and Community Services
- vi. Farm Stand
- vii. Food Services
- viii. Health Services
- ix. Licensed Premises
- x. Parking Lot
- xi. Personal Services
- xii. Plant Nursery
- xiii. Professional Services, Internal-Facing
- xiv. Professional Services, Public-Facing
- xv. Retail Sales
- xvi. Veterinary Services, Minor

(b) Area B:

- i. Accessory Structures, secondary to a principal use in Area A or Area C

(c) Area C:

- i. Accessory Structures
- ii. Home Occupation, Minor
- iii. Three or more attached Dwelling Units
- iv. Parking Lot

CD5.2 Density

- (1) Areas A and B: n/a
- (2) Area C: Density shall not exceed 18 units per hectare.

- (a) Despite **Section CD5.2(2)**, where 10% of units are designed and constructed as special needs housing units compliant with the adaptable housing standards set out in the British Columbia Building Code, then **density** shall not exceed 85 units per hectare.

CD5.3 Minimum Lot Area

- (1) Minimum **lot area** shall be 4,000.0 square metres.

CD5.4 Minimum Lot Width

- (1) Minimum **lot width** shall be 40.0 metres.

CD5.5 Maximum Lot Coverage

- (1) Areas A and B: n/a
- (2) Area C: **Lot coverage** including **impervious surfaces** shall not exceed 60%.

CD5.6 Maximum Height

- (1) Area A: 13.3 metres as measured from 11.411 metres of geodetic elevation.
- (2) Area B: 12.1 metres as measured from 11.411 metres of geodetic elevation.
- (3) Area C: 12.1 metres measured from 11.411 metres of geodetic elevation, except the maximum **height** shall be 5.5 metres measured from 11.411 metres of geodetic elevation within the area measured from the **front lot line** to a point 20.0 metres north of and parallel to the front line.

CD5.7 Minimum Setbacks

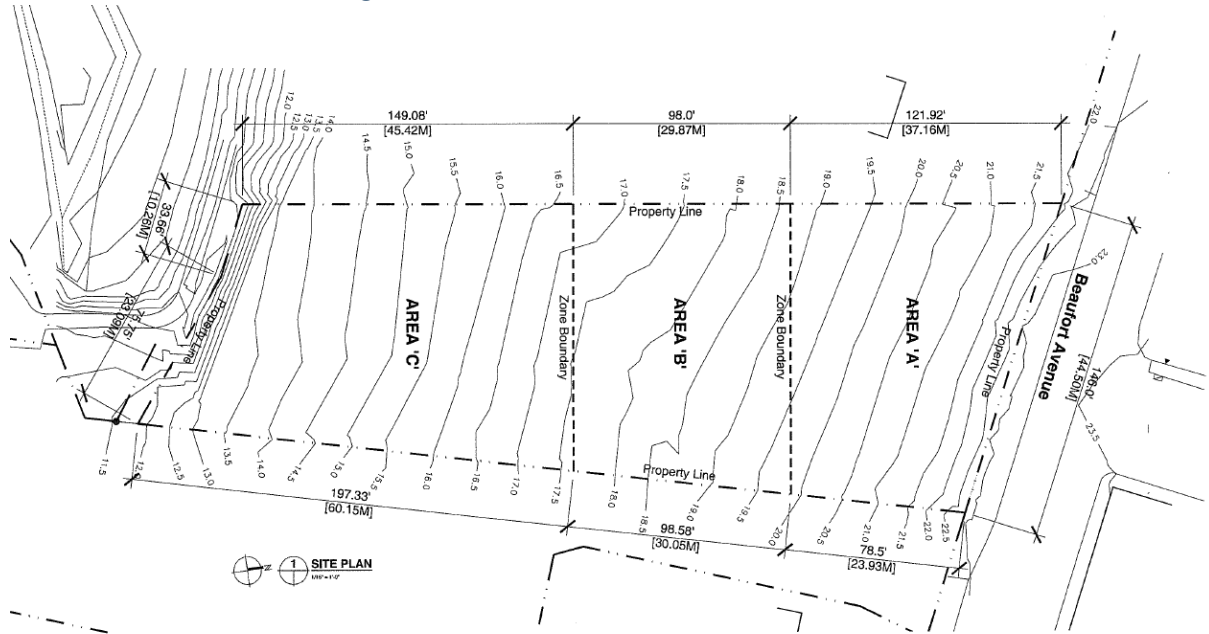
- (1) Front **Setback** (abutting Beaufort Avenue): n/a
- (2) Front **Setback** (abutting any other **highway**): 8.4 metres
- (3) Rear **Setback**: n/a
- (4) Side **Setback**:
 - (a) Area A: 0.6 metres
 - (b) Areas B and C: 3.5 metres
- (5) Exterior Side **Setback**: n/a

CD5.8 Conditions

- (1) **Minor veterinary services** shall:
 - (a) not be located within a **building** containing more than one **dwelling unit**; and
 - (b) shall not include outdoor boarding or kenneling of animals.
- (2) **Health services** shall not be located below 19.5 metres of geodetic elevation.
- (3) **Internal-facing professional services** fronting Beaufort Avenue shall not be permitted between 16.0 and 19.5 metres of geodetic elevation.

- (4) Enclosed [parking lots](#) shall not be located below 16.0 metres of geodetic elevation.

Figure 16-4. 1829 Beaufort Avenue Sub-Areas



CD6 – 1700 Balmoral Avenue

CD6.1 Permitted Uses

- (1) In the CD6 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Structures
 - (b) Three or More Attached Dwelling Units
 - (c) Home Occupation, Minor

CD6.2 Density

- (1) Density shall not exceed 170 units per lot.
- (2) A maximum of one principal building shall be permitted per lot.

CD6.3 Minimum Lot Area

- (1) Minimum lot area shall be 2,650.0 square metres.

CD6.4 Minimum Lot Width

- (1) Minimum lot width shall be 50.0 metres.

CD6.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 65%.

CD6.6 Maximum Height and Storeys

- (1) Maximum Height: 19.0 metres
- (2) Maximum storey: 5

CD6.7 Minimum Setbacks

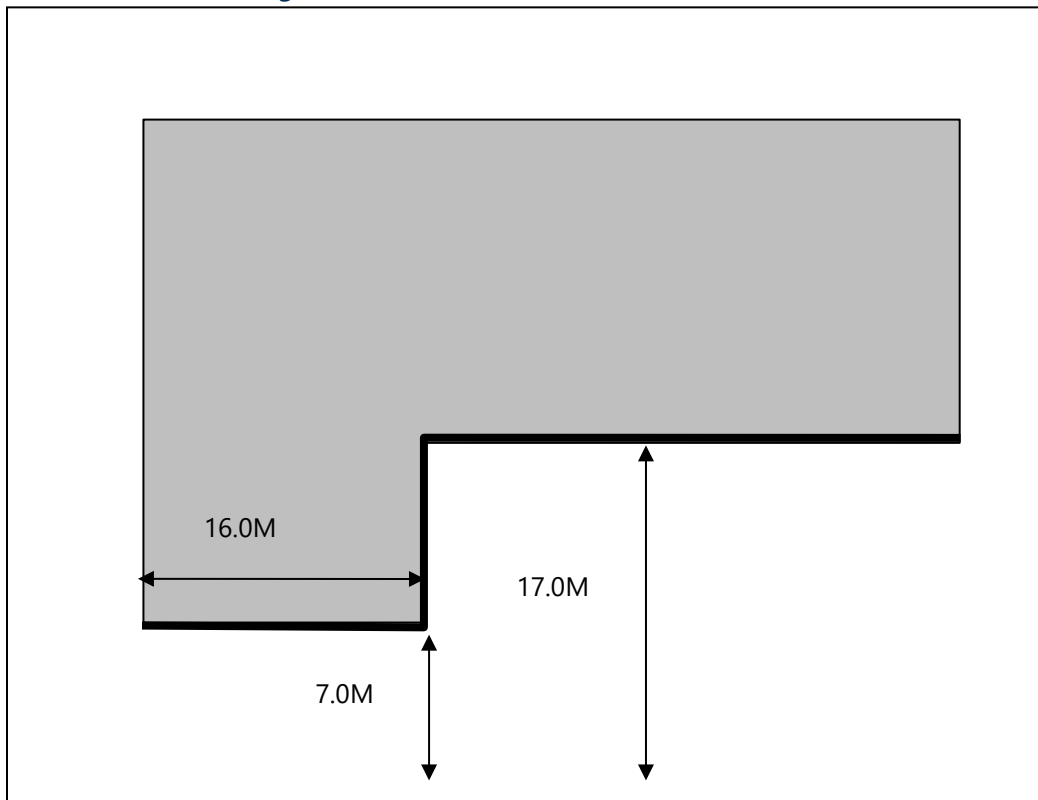
- (1) As shown in Figure 16-5:
 - (a) Front Setback: 7.0 metres for a maximum 16.0 metres of continuous building frontage as measured from the west property line, and 17.0 metres for the remaining building frontage
 - (b) Rear Setback: 6.0 metres
 - (c) Side Setback: 3.5 metres

CD6.8 Conditions

- (1) The floor area of the first storey shall not exceed 1,400.0 square metres.
- (2) The floor area of the second storey shall not exceed 900.0 square metres.

- (3) All parking areas and areas used for the temporary storage of garbage or recycling produced on the lot shall be located below finished grade.

Figure 16-5. 1700 Balmoral Avenue Setbacks



CD7 – Shamrock Place

CD7.1 Permitted Uses

- (1) In the CD7 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Three or more attached Dwelling Units
 - (c) Home Occupation, Minor

CD7.2 Density

- (1) Density shall not exceed 86 units per lot.

CD7.3 Minimum Lot Area

- (1) Minimum lot area shall be 900.0 square metres.

CD7.4 Minimum Lot Width

- (1) Minimum lot width shall be 30.0 metres.

CD7.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 70%.

CD7.6 Maximum Height

- (1) Maximum Height: 10.0 metres

CD7.7 Minimum Setbacks

- (1) Front Setback: 12.0 metres
- (2) Rear Setback: 7.5 metres
- (3) Side Setback: 3.5 metres
- (4) Exterior Side Setback: 3.5 metres

CD7.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 20% of lot coverage;
 - (c) not occupy more than 2/3 of the width of the rear yard;
 - (d) not be located in the front yard; and
 - (e) not be located closer than 3.5 metres from a rear lot lines.

CD8 – Average 4650 m² Parcel - Single-Family

For the purposes of the CD8 zone, Areas A, B, and C are as shown in Figure 16-6.

CD8.1 Permitted Uses

- (1) In the CD8 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Accommodation, Bed and Breakfast
 - (c) Accommodation, Vacation Rental
 - (d) Care Facility, Licence-Not-Required
 - (e) Detached Dwelling Units
 - (f) Farm Stand
 - (g) Home Occupation, Minor
 - (h) Urban Agriculture

CD8.2 Density

- (1) Not more than one principal building shall be permitted per lot.

CD8.3 Minimum Lot Area

- (1) Area A: 2,600.0 square metres
- (2) Area B: 5,400.0 square metres
- (3) Area C: 7,000.0 square metres

CD8.4 Minimum Lot Width

- (1) Minimum lot width shall be 30.0 metres.

CD8.5 Maximum Lot Coverage

- (1) Area A: 15%
- (2) Area B: 10%
- (3) Area C: 7%

CD8.6 Maximum Height

- (1) Maximum Height: 9.0 metres

CD8.7 Minimum Setbacks

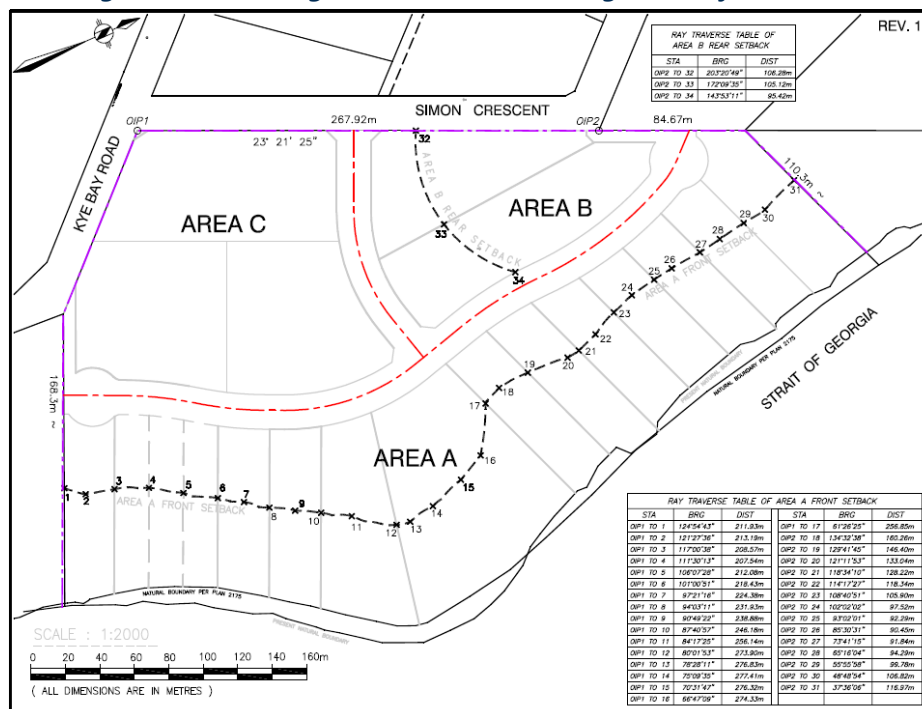
- (1) Front Setback: 12.0 metres
 - (a) Area A: as shown in Figure 16-6

- (b) Areas B and C: 9.0 metres
- (2) Rear **Setback**: 7.5 metres
 - (a) Area A: as shown in **Figure 16-6**
 - (b) Areas B and C: 9.0 metres
- (3) Side **Setback**: 3.0 metres
- (4) Exterior Side **Setback** (where **lot area** is < 5,000.0 square metres): 3.0 metres
- (5) Exterior Side **Setback** (where **lot area** is ≥ 5,000.0 square metres): equal to the front **setback**

CD8.8 Development Regulations for Accessory Buildings and Structures

- (1) **Accessory buildings** or **structures** shall:
 - (a) not exceed 4.5 metres in **height**;
 - (b) not exceed 150.0 square metres of combined **floor area** on **lots** ≥ 5,000.0 square metres in **lot area**;
 - (c) not exceed 60.0 square metres of combined **floor area** on **lots** < 5,000.0 square metres in **lot area**;
 - (d) not occupy more than 2/3 of the width of the rear **yard**;
 - (e) not be located in a front **yard**; and
 - (f) not be located closer than 3.0 metres from a **rear lot lines**.

Figure 16-6. Average 4650 m2 Parcel - Single-Family Sub-Areas



CD9 – 1245 and 1263 Guthrie Road

For the purposes of the CD9 zone, Areas A1, A2, B, and C are as shown in Figure 16-7.

CD9.1 Permitted Uses

(1) In the CD9 zone, the following uses are permitted and all other uses are prohibited:

(a) Areas A1, A2, and B:

- i. Accessory Buildings and Structures
- ii. Home Occupation, Minor
- iii. Two or more Attached Dwelling Units

(b) Area C:

- i. Accessory Structures
- ii. Care Facility, Child
- iii. Care Facility, Community
- iv. Care Facility, Licence-Not-Required
- v. Dwelling Units
- vi. Food Services
- vii. Health Services
- viii. Licensed Premises
- ix. Personal Services
- x. Professional Services, Internal-Facing
- xi. Professional Services, Public-Facing
- xii. Home Occupation, Minor

CD9.2 Density

(1) For Area A1, density shall not exceed 8 units per hectare.

(a) Despite **Section CD9.2(1)**, where 10% of units are designed and constructed as special needs housing units compliant with the adaptable housing standards set out in the British Columbia Building Code, then density shall not exceed 42 units per hectare.

(2) For Area A2, density shall not exceed 11 units per hectare.

(a) Despite **Section CD9.2(2)**, where 10% of units are designed and constructed as special needs housing units compliant with the adaptable housing standards set out in the British Columbia Building Code, then density shall not exceed 38 units per hectare.

(3) For Area B, density shall not exceed 62 units per hectare.

CD9.3 Minimum Lot Area

- (1) Area A1: 3,860.0 square metres
- (2) Areas A2 and C (combined): 4,360.0 square metres
- (3) Area B: 645.0 square metres

CD9.4 Maximum Lot Coverage

- (1) Area A1: Lot coverage including impervious surfaces shall not exceed 65%.
- (2) Area A2: Lot coverage including impervious surfaces shall not exceed 70%.
- (3) Area B: Lot coverage including impervious surfaces shall not exceed 70%.
- (4) Area C: Lot coverage including impervious surfaces shall not exceed 65%.

CD9.5 Maximum Height and Storeys

- (1) Areas A1, A2, and B:
 - (a) Maximum Height: 10.0 metres
 - (b) Maximum Storeys: 3
- (2) Area C:
 - (a) Maximum Height: 12.0 metres
 - (b) Maximum Storeys: 2

CD9.6 Minimum Setbacks

- (1) The minimum setback of buildings from property lines, Beckton Drive, Noel Avenue and Guthrie Road shall be as shown in **Figure 16-7**.
- (2) In the event that a building having a different footprint from that shown in **Figure 16-7** is constructed in any Area, the siting of the building in relation to any lot lines abutting Beckton Drive, Noel Avenue, and Guthrie Road shall be such that equivalent percentages of the building length, plus or minus 10%, are set back from the lot line or highway that the building fronts by at least the distances specified in **Figure 16-7** and no area directly between a building and a highway that the building fronts is increased or reduced in area by more than 10%, and there must be at least as many articulations in the façade of any building as are shown in **Figure 16-7**. For illustration, in respect of the building in the southerly portion of Area A1, at least 1/3 of the building length must be set back at least 6.70 metres; at least 1/3 must be set back at least 4.69 metres; and at least 1/3 must be set back at least 2.55 metres, in all cases plus or minus 10% of the proportion of the building length.

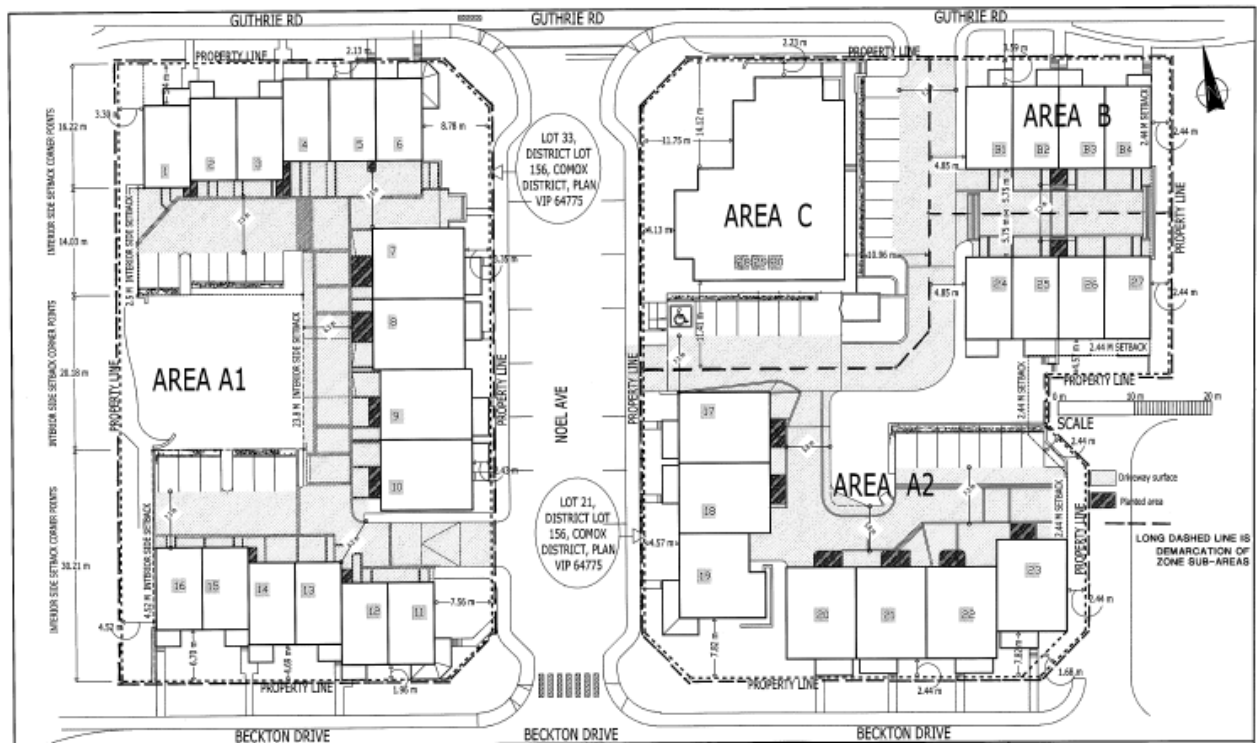
CD9.10 Projections into Setbacks

- (1) Porches may project into a required setback, provided no porch or an eave attached to a porch is more than 0.15 metres from a lot line abutting Beckton Drive, Noel Avenue, or Guthrie Road.

CD9.11 Conditions

- (1) For Area A1, vehicle accesses onto Guthrie Road shall not exceed one.
- (2) For Areas A2, B, and C, vehicle accesses onto Guthrie Road shall not exceed one.

Figure 16-7. 1245 and 1263 Guthrie Road Sub-Areas and Setbacks



CD10 – 640 Anderton Commercial/Mini Storage

For the purposes of the CD10 zone, Areas A and B are as shown in Figure 16-8.

CD10.1 Permitted Uses

(1) In the CD10 zone, the following uses are permitted and all other uses are prohibited:

(a) Area A:

- i. Accessory Structures
- ii. Farm Stand
- iii. Food Services
- iv. Health Services
- v. Licensed Premises
- vi. Personal Services
- vii. Professional Services, Internal-Facing
- viii. Retail, Cannabis
- ix. Retail Sales
- x. Veterinary Services, Minor

(b) Area B:

- i. Accessory Structures
- ii. Storage Facility, Indoor
- iii. Storage Facility, Warehouse

CD10.2 Minimum Lot Area

(1) Minimum lot area shall be 6,000.0 square metres.

CD10.3 Minimum Lot Width

(1) Minimum lot width shall be 18.0 metres.

CD10.4 Maximum Lot Coverage

(1) Lot coverage shall not exceed 35%.

CD10.5 Maximum Height

(1) Maximum Height: 10.0 metres

CD10.6 Minimum Setbacks

(1) Minimum setbacks shall be as shown in Figure 16-8.

CD10.7 Conditions

- (1) Minor veterinary services shall:
 - (a) not be located within a building containing more than one dwelling unit; and
 - (b) shall not include outdoor boarding or kenneling of animals.
- (2) Warehouse and indoor storage facilities shall:
 - (a) only be permitted where principal uses ≥ 230.0 square metres of floor area are located within Area A; and
 - (b) have no room exceeding 130.0 square metres of floor area, excluding mezzanines.
- (3) For Area A, no parking area shall be located between a building and a highway that the building fronts.
- (4) Despite Section 8.2, the location of required parking and loading spaces shall be as shown in Figure 16-9.

Figure 16-8. 640 Anderton Commercial/Mini Storage Sub-Areas and Setbacks

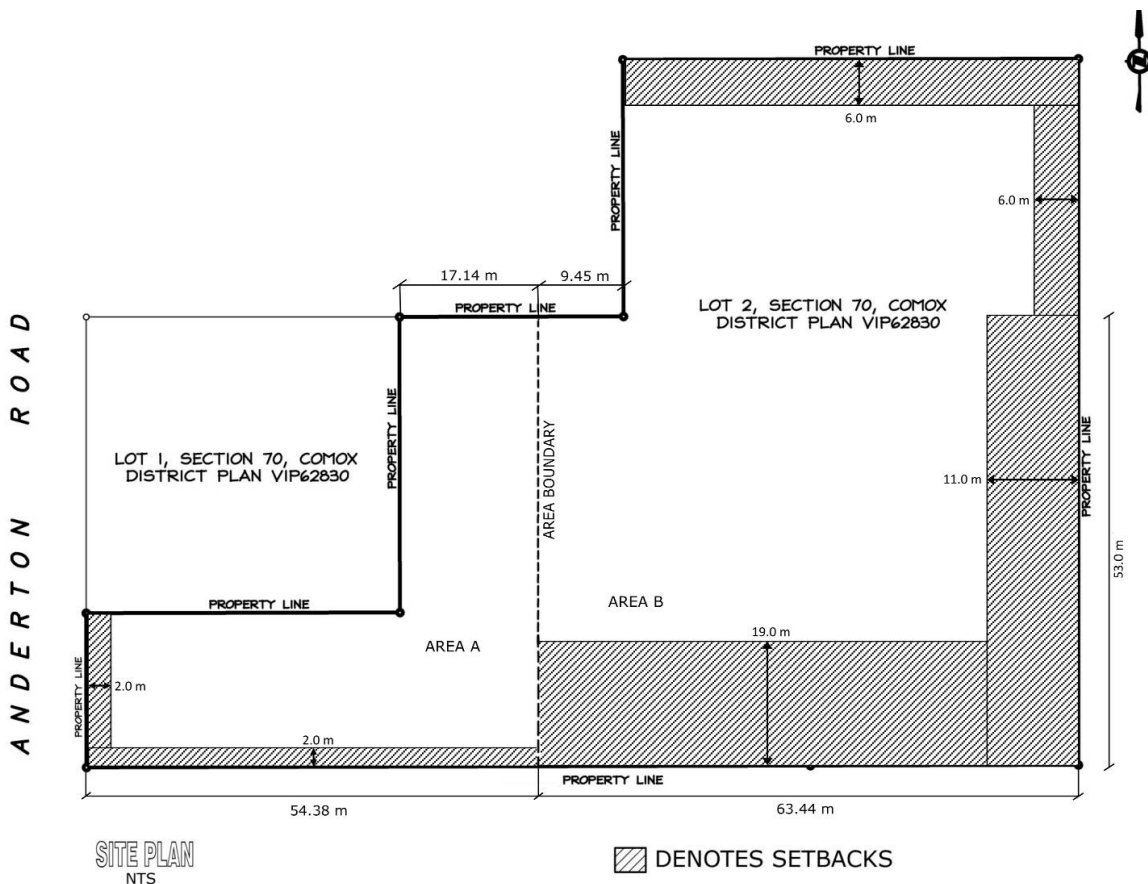
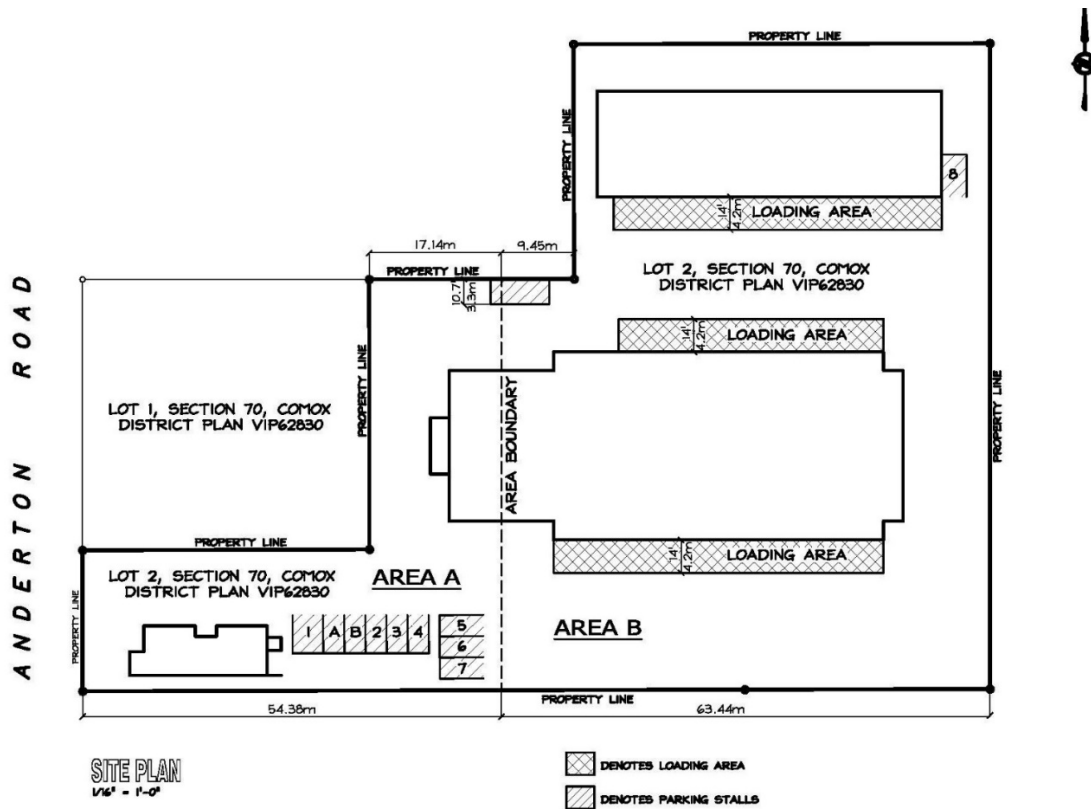


Figure 16-9. 640 Anderton Commercial/Mini Storage Parking and Loading



CD11 – 700 Lancaster Way

For the purposes of the CD11 zone, Areas A, B, and C are as shown in Figure 16-10.

CD11.1 Permitted Uses

(1) In the CD11 zone, the following uses are permitted and all other uses are prohibited:

(a) Areas A and B:

- i. Accessory Buildings and Structures
- ii. Home Occupation, Minor
- iii. Attached Dwelling Units

(b) Area B:

- i. Accessory Buildings and Structures
- ii. Home Occupation, Minor
- iii. Three or More Attached Dwelling Units

CD11.2 Density

(1) Density shall not exceed 11 units per hectare.

- (a) Despite **Section CD11.2(1)**, where 10% of units are designed and constructed as special needs housing units compliant with the adaptable housing standards set out in the British Columbia Building Code, then density shall not exceed 42 units per hectare.

CD11.3 Minimum Lot Area

(1) Minimum lot area shall be 15,500.0 square metres.

CD11.4 Maximum Lot Coverage

(1) Lot coverage including impervious surfaces shall not exceed 70%.

CD11.5 Maximum Height and Storeys

(1) Area A:

- (a) Maximum Height: 11.5 metres
- (b) Maximum Storeys: 2

(2) Area B:

- (a) Maximum Height: 10.5 metres
- (b) Maximum Storeys: 2

(3) Area C:

- (a) Maximum Height: 12.5 metres

CD12 – Single Family Campgrounds

CD12.1 Permitted Uses

- (1) In the CD12 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Accommodation, Bed and Breakfast
 - (c) Accommodation, Campground
 - (d) Accommodation, Vacation Rental
 - (e) Coach Houses
 - (f) Dwelling Units
 - (g) Farm Stand
 - (h) Home Occupation, Minor
 - (i) Secondary Suites
 - (j) Urban Agriculture

CD12.2 Density

- (1) No more than one principal building shall be permitted per lot.
- (2) A maximum of one dwelling unit is permitted per lot where such dwelling unit is secondary to a principal campground accommodation.

CD12.3 Minimum Lot Area

- (1) Minimum lot area shall be 5,000.0 square metres.

CD12.4 Minimum Lot Width

- (1) Minimum lot width shall be 20.0 metres.

CD12.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 30% or 500.0 square metres, whichever is less.

CD12.6 Maximum Height and Storeys

- (1) Maximum Height: 9.0 metres
- (2) Maximum Storeys: 2

CD12.7 Minimum Setbacks

- (1) Front **Setback**: 7.5 metres
- (2) Rear **Setback**: 7.5 metres
- (3) Side **Setback** (**campground accommodation**): 3.5 metres
- (4) Side **Setback** (all other uses): 2.0 metres
- (5) Exterior Side **Setback**: 3.5 metres

CD12.8 Development Regulations for Accessory Buildings and Structures

- (1) **Accessory buildings** or **structures** shall:
 - (a) not exceed 4.5 metres in **height**;
 - (b) not exceed a maximum of 10% of **lot coverage**;
 - (c) not exceed 60.0 square metres of combined **floor area**;
 - (d) not occupy more than 2/3 of the width of the rear **yard**;
 - (e) not be located in the front **yard**; and
 - (f) not be located closer than 1.2 metres from a **rear** or **side lot line**.

CD12.9 Conditions

- (1) **Campground accommodations** shall:
 - (a) not be permitted on a **lot** < 25,000.0 square metres in **lot area**;
 - (b) not exceed 61 individual campsites; and
 - (c) not be permitted on any **lot** where another **principal** use is located.
- (2) **Coach houses** shall:
 - (a) not be permitted on a **lot** where there is a **secondary suite**;
 - (b) not be permitted on a **lot** < 500.0 square metres in **lot area**;
 - (c) be located in a rear **yard**;
 - (d) not be permitted on a **lot** where the rear **yard** is less than 15.0 metres in width;
 - (e) not exceed a maximum of 10% of **lot coverage**;
 - (f) in combination with the combined **floor area** of all other **accessory buildings**, not exceed:
 - i. 50.0 square metres of **floor area** where **lot area** is < 650.0 square metres;
 - ii. 60.0 square metres of **floor area** where **lot area** is 650.0-1,000.0 square metres; and
 - iii. 70.0 square metres of **floor area** where **lot area** is ≥ 1,000.0 square metres;
 - (g) for the purpose of sub-section **(f)** only, **floor area** shall:
 - i. include garages and **carports**, excluding **carports** attached to a **coach house** to a maximum of 20.0 square metres and garages and **carports** forming part of a single-detached **principal dwelling unit**;
 - ii. exclude one **accessory building** less than 10.0 square metres of **floor area**; and

- iii. exclude one room less than 40.0 square metres of **floor area** which is completely contained within the associated **principal dwelling unit** and used by the residents of the **coach house** for storage, vehicle parking, or workshop purposes;
- (h) not exceed 10.0 square metres of roofed patio and deck **floor area**, where the roofed **floor area** is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in **height**:
 - i. 4.5 metres where the **floor area** of the **coach house** is < 50.0 square metres; and
 - ii. 5.5 metres where the **floor area** of the **coach house** is ≥ 50.0 square metres; where
- (j) not be located closer than 4.0 metres to a **principal building**; and
- (k) not be located closer than 2.0 metres from a **rear lot lines**.

CD13 – 221 Glacier View Drive

CD13.1 Permitted Uses

- (1) In the CD13 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings
 - (b) Dwelling Units
 - (c) Home Occupation, Minor

CD13.2 Density

- (1) Density shall not exceed 21 units per hectare.
- (2) Single-detached principal dwelling units shall comprise a maximum of 50% of all dwelling units on a lot.

CD13.3 Minimum Lot Area

- (1) Minimum lot area shall be 3,000.0 square metres.

CD13.4 Minimum Lot Width

- (1) Minimum lot width shall be 60.0 metres.

CD13.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 55%.

CD13.6 Maximum Height

- (1) Maximum Height: 10.0 metres

CD13.7 Minimum Setbacks

- (1) Lot Line Abutting Glacier View Drive: 5.0 metres
- (2) Lot Line Abutting Comox Avenue: 5.0 metres
- (3) Side Setback (portion of a building used as a garage or carport): 2.0 metres
- (4) Side Setback (all other portions of a building): 4.5 metres

CD13.8 Development Regulations for Accessory Buildings

- (1) A maximum of one accessory building is permitted per lot, provided such accessory building shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed 200.0 square metres of floor area;
 - (c) not occupy more than 2/3 of the width of the rear yard;

- (d) not be located in the front or rear yard; and
- (e) not be located closer than 2.0 metres from a side lot line.

CD13.9 Conditions

- (1) Despite **Section 5.3.2**, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, sunshades or steps may project up to 1.75 metres into a required front, rear, or exterior side setback, and up to 0.8 metres into a required interior side setback.
- (2) Despite **Section 8**:
 - (a) the number of required parking spaces per principal dwelling unit shall be 1.75; and
 - (b) the location of required parking and loading spaces shall be as shown in **Figure 16-11**.

Figure 16-11. 221 Glacier View Drive Parking and Loading



CD14 – 560 Colby Road

CD14.1 Permitted Uses

- (1) In the CD14 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Accommodation, Bed and Breakfast
 - (c) Coach Houses
 - (d) Dwelling Units
 - (e) Farm Stand
 - (f) Home Occupation, Minor
 - (g) Secondary Suites
 - (h) Urban Agriculture

CD14.2 Density

- (1) Density shall not exceed four units per lot.
- (2) A maximum of one dwelling unit is permitted per lot where such dwelling unit is secondary to a principal campground accommodation.

CD14.3 Minimum Lot Area

- (1) Minimum lot area shall be 2,500.0 square metres.

CD14.4 Minimum Lot Width

- (1) Minimum lot width shall be 22.0 metres.

CD14.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 20%.

CD14.6 Maximum Height

- (1) Maximum Height: 9.0 metres

CD14.7 Minimum Setbacks

- (1) Front Setback: as shown in Figure 16-12
- (2) Rear Setback: as shown in Figure 16-12
- (3) Side Setback: 2.0 metres
- (4) Exterior Side Setback: n/a

CD14.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
- (a) not exceed 4.5 metres in height;
 - (b) not exceed 100.0 square metres of combined floor area;
 - (c) not occupy more than 2/3 of the width of the rear yard;
 - (d) not be located in the front yard;
 - (e) not be located closer than 48.0 metres from a rear lot line;
 - (f) not be located closer than 1.2 metres from a side lot line; and
 - (g) maintain a 2.0 metre side setback from the front lot line to a point 3.0 metres into the rear yard as shown in Figure 16-13.

CD14.9 Conditions

- (1) Coach houses shall:
- (a) be located in a rear yard;
 - (b) not be permitted on a lot where the rear yard is less than 15.0 metres in width;
 - (c) not exceed a maximum of 10% of lot coverage;
 - (d) in combination with the combined floor area of all other accessory buildings, not exceed:
 - i. 50.0 square metres of floor area where lot area is < 650.0 square metres;
 - ii. 60.0 square metres of floor area where lot area is 650.0-1,000.0 square metres; and
 - iii. 70.0 square metres of floor area where lot area is ≥ 1,000.0 square metres;
 - (e) for the purpose of sub-section (d) only, floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20.0 square metres and garages and carports forming part of a single-detached principal dwelling unit;
 - ii. exclude one accessory building less than 10.0 square metres of floor area; and
 - iii. exclude one room less than 40.0 square metres of floor area which is completely contained within the associated principal dwelling unit and used by the residents of the coach house for storage, vehicle parking, or workshop purposes;
 - (f) not exceed 10.0 square metres of roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (g) not exceed in height:
 - i. 4.5 metres where the floor area of the coach house is < 50.0 square metres; and
 - ii. 5.5 metres where the floor area of the coach house is ≥ 50.0 square metres; where
 - (h) not be located closer than 4.0 metres to a principal building; and
 - (i) not be located closer than 2.0 metres from a rear lot lines.

Figure 16-12. 560 Colby Road Setbacks

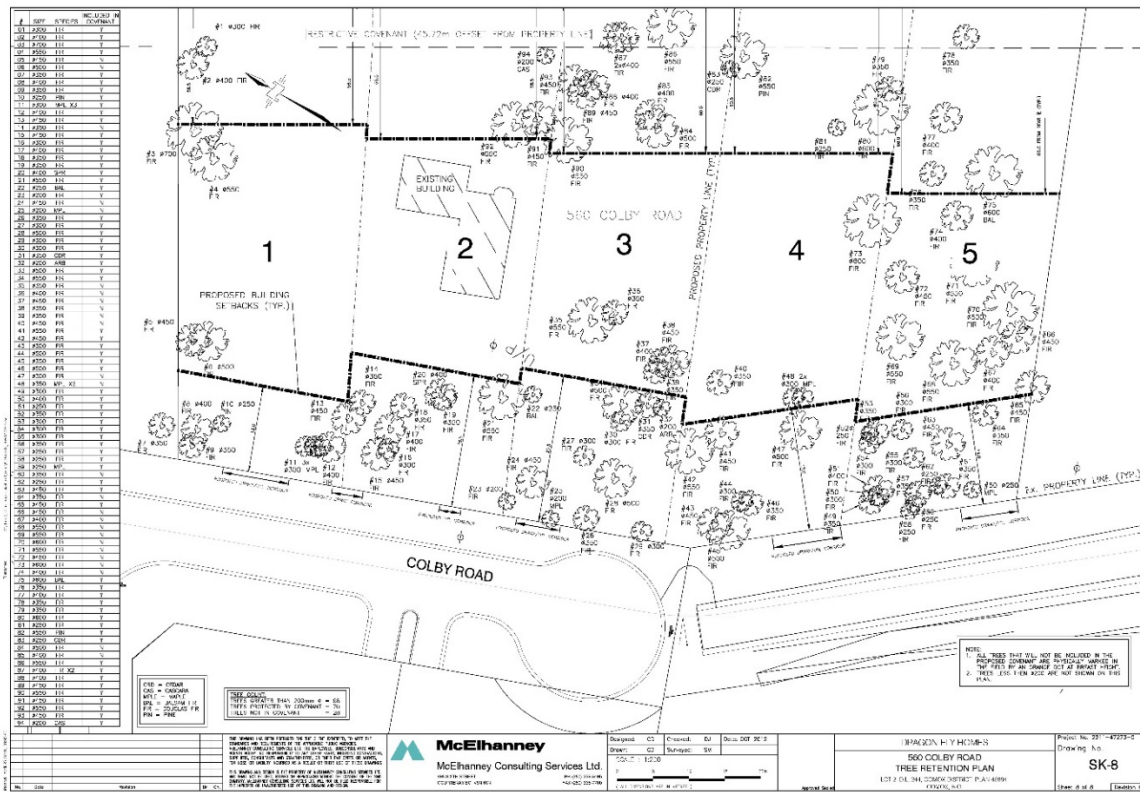
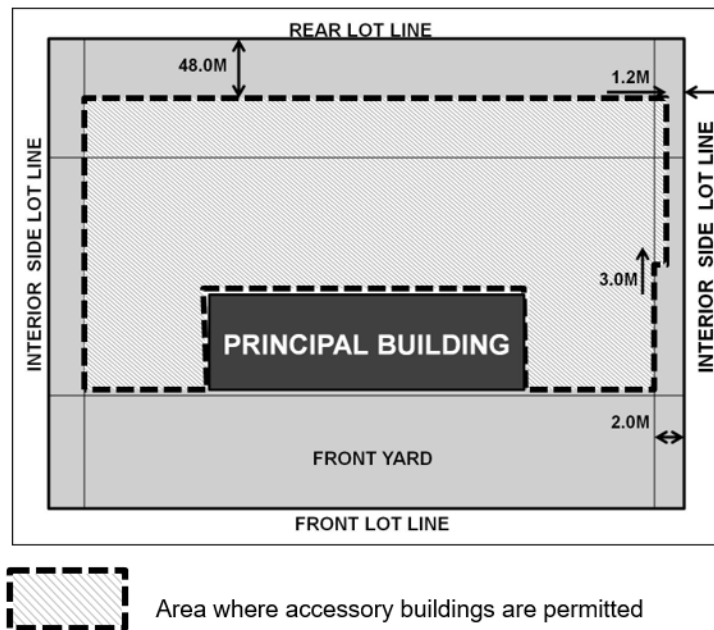


Figure 16-13. 560 Colby Road Siting Standards



CD15 – Lot 2 Plan 43630

CD15.1 Permitted Uses

- (1) In the CD15 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Three or More Attached Dwelling Units
 - (c) Home Occupation, Minor

CD15.2 Density

- (1) Density shall not exceed 40 units per hectare.

CD15.3 Minimum Lot Area

- (1) Minimum lot area shall be 2,000.0 square metres.

CD15.4 Minimum Lot Width

- (1) Minimum lot width shall be 30.0 metres.

CD15.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 65%.

CD15.6 Maximum Height

- (1) Maximum Height: 10.0 metres

CD15.7 Minimum Setbacks

- (1) Front Setback (as measured from any lot line abutting Wallace Avenue): as shown in **Figure 16-14**
- (2) All Other Setbacks: as shown in **Figure 16-15**

CD15.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
- (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 10% of lot coverage;
 - (c) not occupy more than 2/3 of the width of the rear yard;
 - (d) not be located in a front or exterior side yard;
 - (e) not be located in a side yard abutting the lot legally described as Section 1, Comox District Except that Part Included In AFB 8.793.6122, AFB 9.219.6773A, AFB 9.425.7071A, AFB 9.669.7408A, AFB 9.881.7683A, AFB 9.883.7642A, AFB 10.80.7872A, AFB 10.230.8021A and AFB 10.232.8021A More Particularly Described As Shown Coloured Red on Plan 425 R/W and Said to Contain .102 Acres and the 30 Foot Wide Parcel Labelled "Remainder of Sec. 1" on Said Plan Together With the 60' Wide Portion of Section 1 Included in Comox Avenue (2006 Comox Avenue); and
 - (f) not be located closer than 2.0 metres from a side lot lines.

Figure 16-14. Lot 2 Plan 43630 Setback from Wallace Avenue

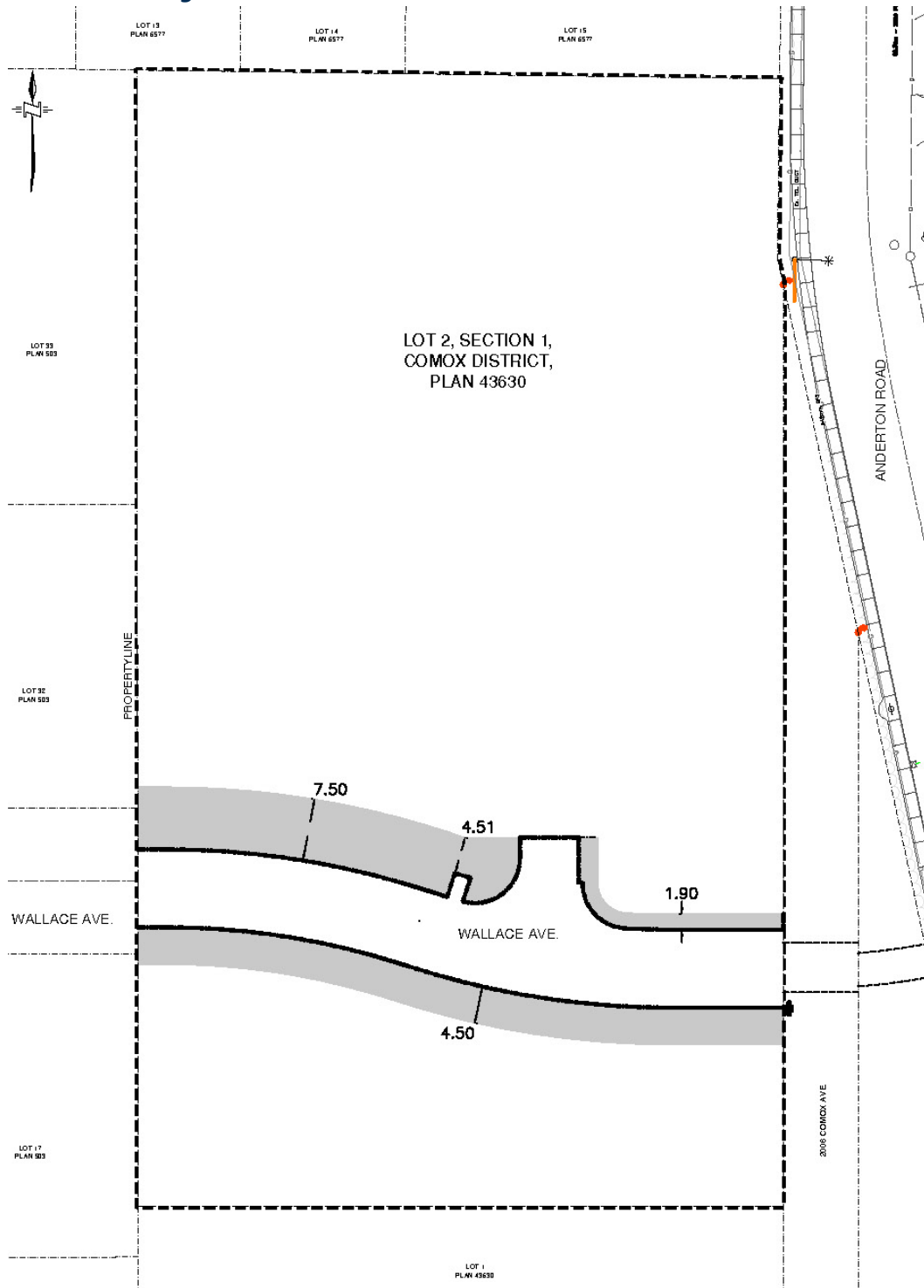
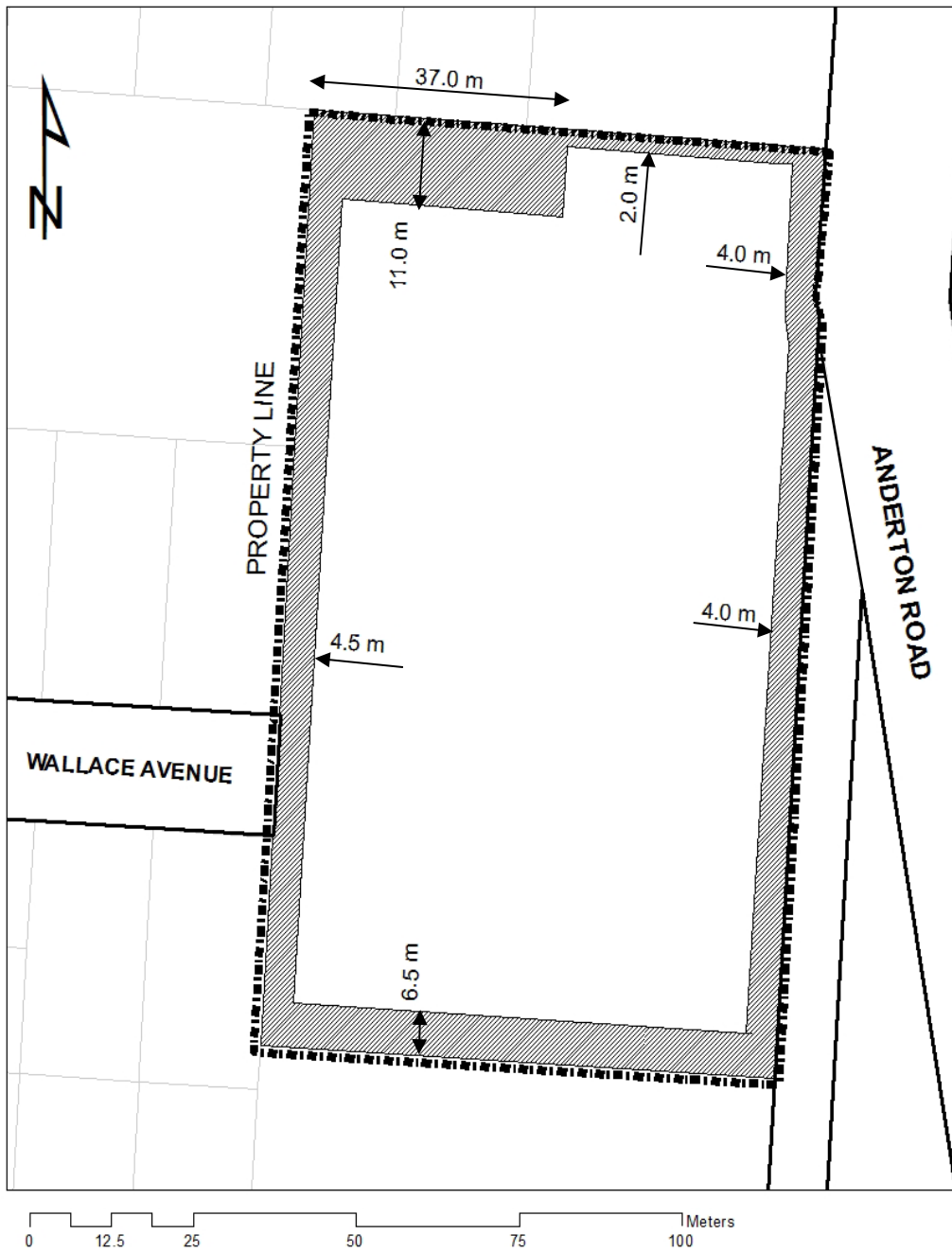


Figure 16-15. Lot 2 Plan 43630 – All Other Setbacks



CD16 – 1770 Comox Avenue

CD16.1 Permitted Uses

- (1) In the CD16 zone, the following uses are permitted and all other uses are prohibited:
- (a) Accessory Buildings
 - (b) Cultural and Community Services
 - (c) Dwelling Units
 - (d) Entertainment Facility
 - (e) Farm Stand
 - (f) Food Services
 - (g) Health Services
 - (h) Home Occupation, Minor
 - (i) Licensed Premises
 - (j) Parking Lot
 - (k) Personal Services
 - (l) Plant Nursery
 - (m) Professional Services, Internal-Facing
 - (n) Professional Services, Public-Facing
 - (o) Retail, Cannabis
 - (p) Retail, Liquor
 - (q) Retail Sales
 - (r) Urban Agriculture

CD16.2 Minimum Lot Area

- (1) Minimum lot area shall be 2,000.0 square metres.

CD16.3 Maximum Height

- (1) Maximum Height: 19.0 metres
(2) Maximum Storeys: 5

CD16.4 Development Regulations for Accessory Buildings

- (1) Accessory buildings shall:
- (a) not exceed 3.5 metres in height;
 - (b) not exceed a maximum of 15% of lot coverage; and
 - (c) not be located in a front yard.

CD16.5 Conditions

- (1) Dwelling units shall be located above a non-residential use occurring on the first storey;
- (2) Commercial units shall not be located above the first storey;
- (3) Liquor retail shall only be permitted where a licensed premises is also located on the same lot.
- (4) Despite **Section 8**, the number of required parking spaces per dwelling unit shall be 0.85.

CD17 – Public Utility Buildings

CD17.1 Permitted Uses

- (1) In the CD17 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Structures
 - (b) Storage, Outdoor
 - (c) Utilities

CD17.2 Minimum Lot Area

- (1) Minimum lot area shall be 900.0 square metres.

CD17.3 Minimum Lot Width

- (1) Minimum lot width shall be 30.0 metres.

CD17.4 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 50%.

CD17.5 Maximum Height

- (1) Maximum Height: 10.0 metres

CD17.6 Minimum Setbacks

- (1) Front Setback: 7.5 metres
- (2) Rear Setback (abutting a lot in a Low-Density Residential or Multi-Unit Residential zone): 7.5 metres
- (3) Rear Setback (abutting a lot in any other zone): 3.0 metres
- (4) Side Setback (abutting a lot in a Low-Density Residential or Multi-Unit Residential zone): 6.0 metres
- (5) Side Setback (abutting a lot in any other zone): 3.0 metres
- (6) Exterior Side Setback: 3.0 metres

CD17.7 Conditions

- (1) Outdoor storage shall:
 - (a) not include used, partially completed, damaged, or obviously unserviceable products, goods, machinery, equipment, tools, boats, vehicles, or other such articles;
 - (b) not be located in a front yard; and
 - (c) not be located closer than 3.0 metres to any lot line.

CD18 – 618 Anderton Road

CD18.1 Permitted Uses

- (1) In the CD18 zone, the following uses are permitted and all other uses are prohibited:
- (a) Accessory Buildings and Structures
 - (b) Care Facility, Child
 - (c) Cultural and Community Services
 - (d) Dwelling Units
 - (e) Farm Stand
 - (f) Food Services
 - (g) Health Services
 - (h) Home Occupation, Minor
 - (i) Licensed Premises
 - (j) Personal Services
 - (k) Professional Services, Internal-Facing
 - (l) Professional Services, Public-Facing
 - (m) Retail, Cannabis
 - (n) Retail Sales
 - (o) Urban Agriculture

CD18.2 Density

- (1) Density shall not exceed 95 units per hectare.

CD18.3 Minimum Lot Area

- (1) Minimum lot area shall be 8,500.0 square metres.

CD18.4 Minimum Lot Width

- (1) Minimum lot width shall be 100.0 metres.

CD18.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 35%.

CD18.6 Maximum Height and Storeys

- (1) Maximum Height: 13.0 metres
- (2) Maximum Storeys: 4

CD18.7 Minimum Setbacks

- (1) Front **Setback**:
 - (a) **Dwelling Units** on the First **Storey**: 4.0 metres
 - (b) **Dwelling Units** above the First **Storey**: 4.0 metres
 - (c) All Other Uses on the First **Storey**: n/a
- (2) Rear **Setback**: 20.0 metres
- (3) Side **Setback**:
 - (a) Abutting a **Lot** in a **Low-Density Residential** or **Multi-Unit Residential** Zone: 12.0 metres
 - (b) Abutting a **Lot** in Any Other Zone: 2.0 metres

CD18.8 Development Regulations for Accessory Buildings and Structures

- (1) **Accessory buildings** or **structures** shall:
 - (a) not exceed 4.5 metres in **height**;
 - (b) not exceed a maximum of 10% of **lot coverage**;
 - (c) not be located in a front **yard**; and
 - (d) not be located closer than 2.0 metres from any **rear** or **side lot line** abutting a **lot** in a **Low-Density Residential** or **Multi-Unit Residential** zone.

CD18.9 Conditions

- (1) Along any elevation of a **building** fronting Anderton Road, for a distance of not less than 60.0 metres measured parallel to Anderton Road, **dwelling unit** and **accessory** uses thereto other than amenity areas or areas used for **secondary** professional services up to 175.0 square metres of **floor area**, shall not be permitted on the first **storey** for a depth of 10.0 metres, measured perpendicularly from Anderton Road.
- (2) Non-residential uses shall not be permitted located above the first **storey**.
- (3) Despite **Section 8**, the number of required **parking spaces** per **dwelling unit** shall be 1.0.

CD19 – 2310 Guthrie Road

For the purposes of the CD19 zone, Areas A and B are as shown in Figure 16-16.

CD19.1 Permitted Uses

(1) In the CD19 zone, the following uses are permitted and all other uses are prohibited:

(a) Area A:

- i. Accessory Buildings and Structures
- ii. Cultural and Community Services
- iii. Food Services
- iv. Health Services
- v. Home Occupation, Minor
- vi. Personal Services
- vii. Professional Services, Internal-Facing
- viii. Professional Services, Public-Facing
- ix. Retail Sales
- x. Three or More Attached Dwelling Units

(b) Area B:

- i. Accessory Buildings and Structures
- ii. Three or More Attached Dwelling Units

CD19.2 Density

(1) Density shall not exceed 50 units per hectare.

CD19.3 Minimum Lot Area

(1) Minimum lot area shall be 5,000.0 square metres.

CD19.4 Minimum Lot Width

(1) Minimum lot width shall be 40.0 metres.

CD19.5 Maximum Height and Storeys

- (1) Maximum Height: 11.5 metres
- (2) Maximum Storeys: 3

CD19.6 Minimum Setbacks

- (1) Front **Setback**: 2.5 metres
- (2) Rear **Setback**: 3.0 metres
- (3) Side **Setback**:
 - (a) Abutting the **Lots** Legally Described as Lots 1-6, District Lot 170 Comox District, Plan EPP24381 (801-849 Tracker Place): 6.0 metres
 - (b) Abutting a **Lane**: 0.75 metres
 - (c) All Other Instances: 3.0 metres
- (4) Exterior Side **Setback**: n/a

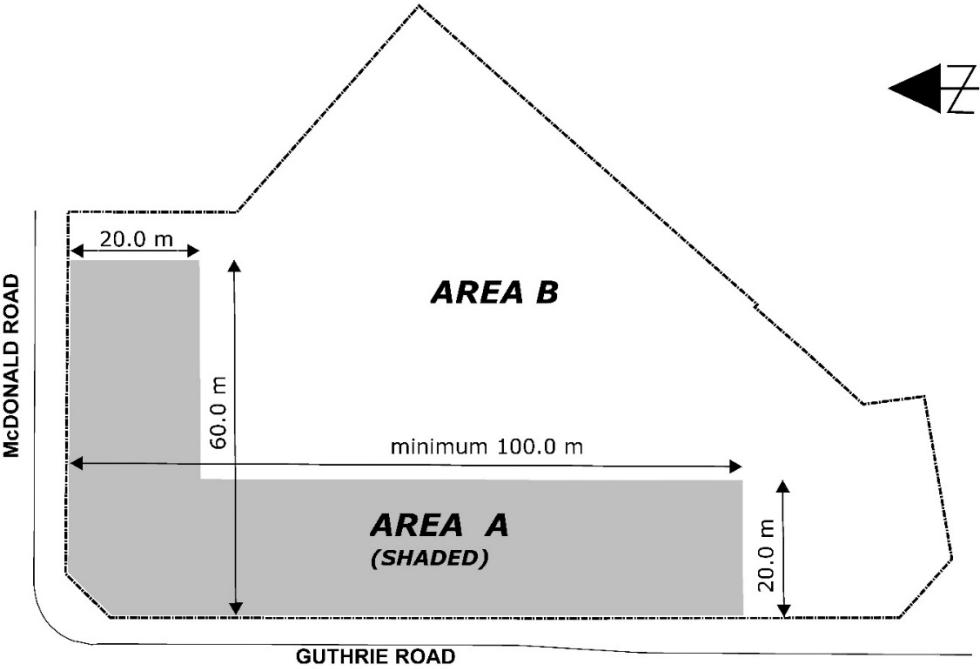
CD19.7 Development Regulations for Accessory Buildings and Structures

- (1) **Accessory buildings** or **structures** shall:
 - (a) not exceed 4.0 metres in **height**; and
 - (b) not exceed 40.0 square metres of combined **floor area**.

CD19.8 Conditions

- (1) No **retail sales** or **personal services** establishment shall exceed 120.0 square metres of **floor area**.
- (2) Non-residential uses shall only be permitted on the first **storey** of any **building** fronting Guthrie Road for a depth of 6.0 metres as measured from the **building** face.
- (3) Despite **Section 5.3.2**, awnings, balconies, bay windows, canopies, chimneys, cornices, decks, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades, may project up to 2.0 metres into a required front or interior side **setback**, and up to 0.6 metres into a required rear **setback**.
- (4) Despite **Section 8**,
 - (a) the number of required **parking spaces** per **dwelling unit** shall be 1.75;
 - (b) the minimum number of required **parking spaces** for non-residential uses shall be 1.0 space per 40.0 square metres of **floor area**; and
 - (c) **barrier-free parking** spaces may be located more than 10.0 metres from an accessible entrance of the use which it serves.
- (5) No more than one access **driveway** shall be permitted per **lot**.
- (6) Vehicle access onto Guthrie Road shall not be permitted.

Figure 16-16. 2310 Guthrie Road Sub-Areas



CD20 – Aspen-Murrelet

For the purposes of the CD20 zone, Areas A and B are as shown in Figure 16-17.

CD20.1 Permitted Uses

(1) In the CD20 zone, the following uses are permitted and all other uses are prohibited:

(a) Area A:

- i. Accessory Buildings and Structures
- ii. Home Occupation, Minor
- iii. Three or More Attached Dwelling Units

(b) Area B:

- i. Accessory Buildings and Structures
- ii. Care Facility, Child
- iii. Cultural and Community Services
- iv. Food Services
- v. Health Services
- vi. Home Occupation, Minor
- vii. Personal Services
- viii. Professional Services, Internal-Facing
- ix. Professional Services, Public-Facing
- x. Retail Sales
- xi. Three or More Attached Dwelling Units

CD20.2 Density

- (1) Area A: Density shall not exceed 120 units per hectare.
- (2) Area B: Density shall not exceed 75 units per hectare.

CD20.3 Minimum Lot Area

- (1) Area A: 15,000.0 square metres
- (2) Area B: 3,000.0 square metres

CD20.4 Minimum Lot Width

- (1) Area A: 100.0 metres
- (2) Area B: 30.0 metres

CD20.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 35%.

CD20.6 Maximum Height

- (1) Area A: 14.0 metres as measured from 69.90 metres of geodetic elevation, excluding photovoltaic panels and supporting structures provided they do not exceed the maximum permitted height by more than 1.0 metre.
- (2) Area B: 14.0 metres as measured from 70.10 metres of geodetic elevation, excluding photovoltaic panels and supporting structures provided they do not exceed the maximum permitted height by more than 1.0 metre.

CD20.7 Minimum Setbacks

As shown in **Figure 16-18:**

- (1) Front Setback:
 - (a) Area A: 2.8 metres
 - (b) Area B: 2.8 metres, excluding driveway retaining walls
- (2) Rear Setback: n/a
- (3) Side Setback:
 - (a) Area A (abutting a lot in a **Low-Density Residential** or **Multi-Unit Residential** zone): 9.0 metres
 - (b) Area A (abutting a lot in any other zone): 6.0 metres
 - (c) Area B: 6.0 metres
- (4) Exterior Side Setback: 3.0 metres

CD20.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 4.5 metres in height;
 - (b) not exceed a maximum of 2% of lot coverage;
 - (c) not be located in the front yard; and
 - (d) not be located closer than 9.0 metres from a side lot line abutting a lot in a **Low-Density Residential** or **Multi-Unit Residential** zone.

CD20.9 Conditions

- (1) In Area B, dwelling units and associated accessory uses, other than shared amenity areas, shall not be located on or below the first storey.
- (2) Non-residential uses shall not be permitted above the first storey.
- (3) Permitted uses shall be limited to accessory uses:
 - (a) For Area A, below 69.90 metres of geodetic elevation; and
 - (b) For Area B, below 70.10 metres of geodetic elevation.

- (4) No solid waste collection or recycling collection areas shall be located within 20.0 metres of any [lot line](#) abutting a [lot](#) in a **Low-Density Residential** or **Multi-Unit Residential** zone.
- (5) Despite **Section 5.3.2.:**
- (a) For Area A:
 - i. awnings, balconies, bay windows, canopies, chimneys, cornices, decks, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades, may project up to 1.2 metres into a required front or interior side [setback](#);
 - ii. porches may project up to 1.2 metres into a required interior side [setback](#);
 - iii. porches, stairs and landings may project up to 2.4 metres into required front [setback](#); and
 - iv. ornamental features may project up to 1.8 metres into required front [setback](#).
 - (b) For Area B:
 - i. awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades, may project up to 1.2 metres into a required front, rear, interior, and exterior side [setback](#);
 - ii. landings, porches, and stairs may project up to 2.4 metres into a required front [setback](#); and
 - iii. decks may project to the front or [exterior side lot line](#).
- (6) Despite **Section 8**, [barrier-free parking](#) spaces may be located more than 10.0 metres from an accessible entrance of the use which it serves, provided a path of travel between the [parking space](#) and accessible entrance is provided having:
- (a) a continuous plane not interrupted by steps or abrupt changes in level;
 - (b) permanent, firm, and slip resistant surface such as asphalt or concrete; and
 - (c) an uninterrupted width of not less than 1.5 metres and a gradient not steeper than 1 in 20.

Figure 16-17. Aspen-Murrelet Sub-Areas

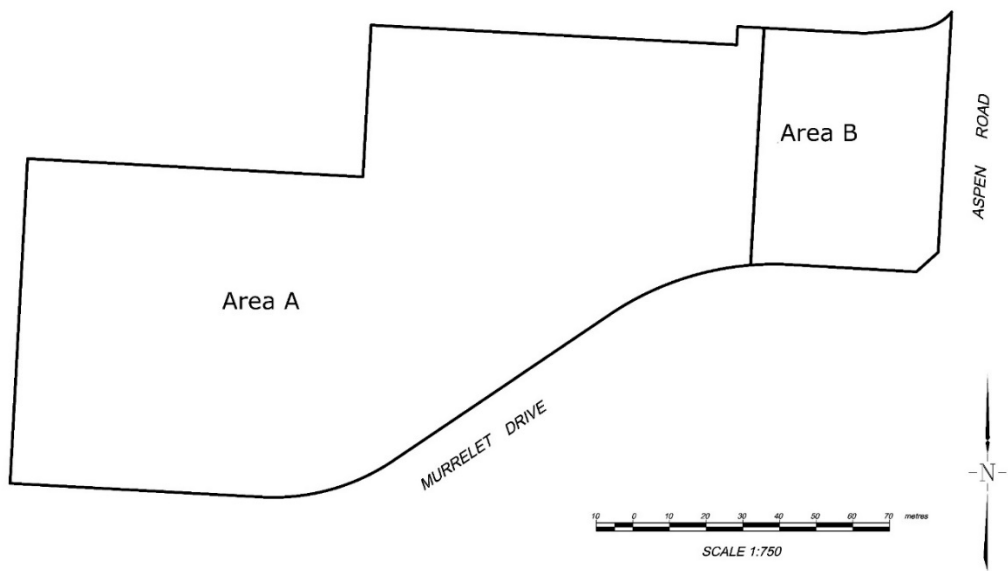
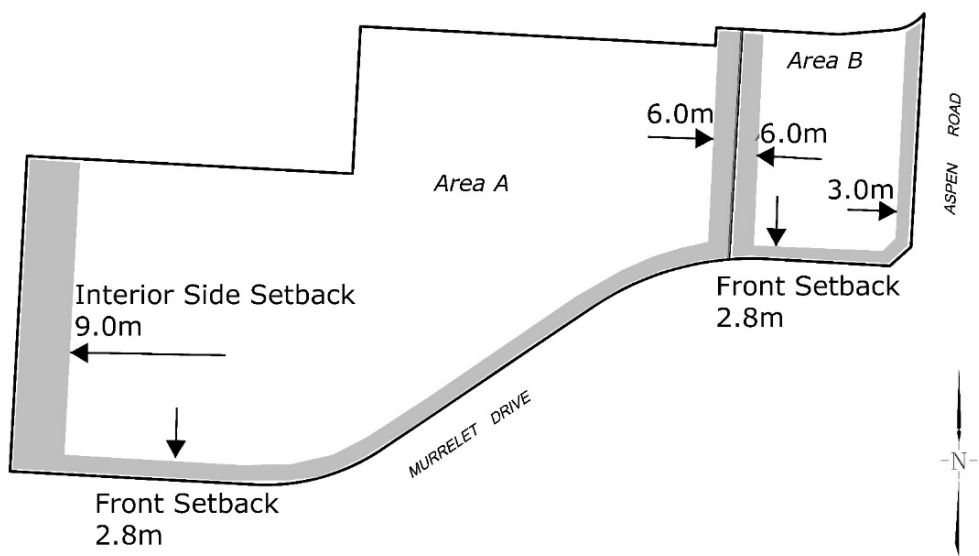


Figure 16-18. Aspen-Murrelet Setbacks



CD21 – 468 Anderton Road

CD21.1 Permitted Uses

- (1) In the CD21 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Home Occupation, Minor
 - (c) Two or More Attached Dwelling Units

CD21.2 Density

- (1) Density shall not exceed 36 units per hectare.

CD21.3 Minimum Lot Area

- (1) Minimum lot area shall be 4,000.0 square metres.

CD21.4 Minimum Lot Width

- (1) Minimum lot width shall be 52.0 metres

CD21.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 35%.

CD21.6 Maximum Height and Storeys

- (1) Maximum Height: 9.0 metres
- (2) Maximum Storeys: 2

CD21.7 Minimum Setbacks

- (1) Minimum setbacks shall be as shown in **Figure 16-19**.

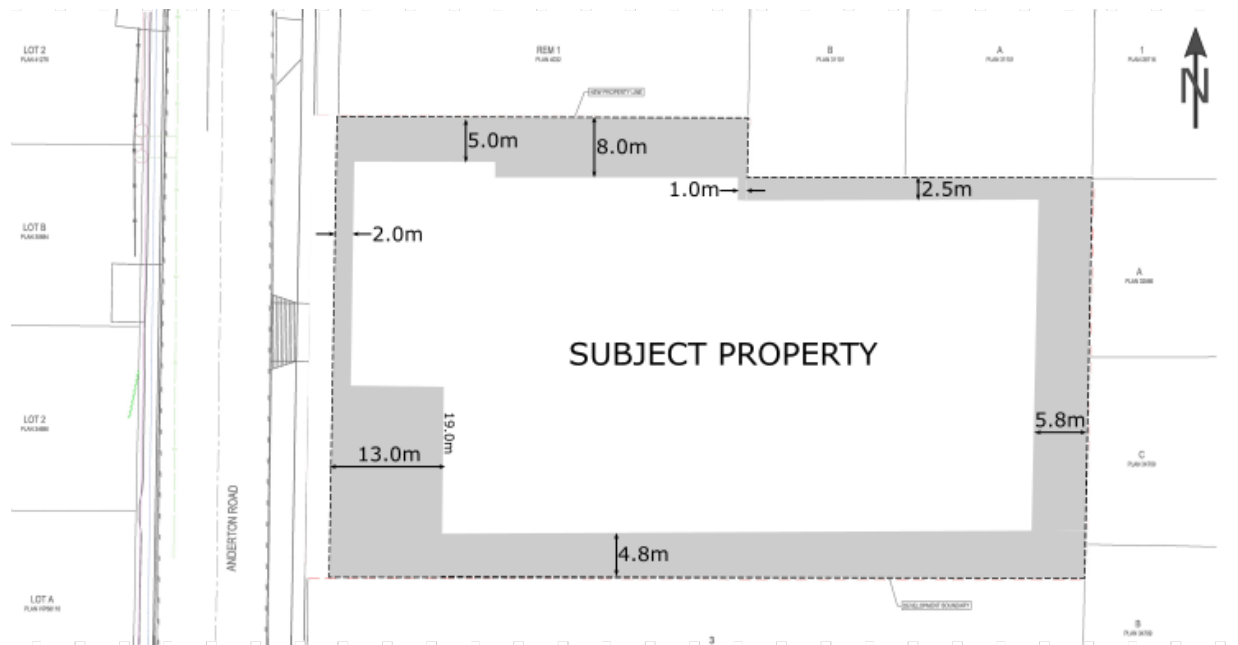
CD21.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 4.0 metres in height;
 - (b) not exceed a maximum of 10% of lot coverage;
 - (c) not be located in the front yard; and
 - (d) not be located closer than 2.0 metres from a rear or side lot line.

CD21.9 Conditions

- (1) Despite **Section 5.3.2**, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades may project up to 0.6 metres into a required front, rear, and side **setback**.
- (2) Despite **Section 8**, the minimum width of a two-way **manoeuvring aisle** shall be 6.0 metres.
- (3) No more than one access **driveway** shall be permitted per **lot**.

Figure 16-19. 468 Anderton Road Setbacks



CD22 – Aspen Townhouses

CD22.1 Permitted Uses

- (1) In the CD22 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Home Occupation, Minor
 - (c) Two or More Attached Dwelling Units

CD22.2 Density

- (1) Density shall not exceed 45 units per hectare.

CD22.3 Minimum Lot Area

- (1) Minimum lot area shall be 5,000.0 square metres.

CD22.4 Minimum Lot Width

- (1) Minimum lot width shall be 40.0 metres

CD22.5 Maximum Lot Coverage

- (1) Lot coverage including impervious surfaces shall not exceed 70%.

CD22.6 Maximum Height and Storeys

- (1) Maximum Height: 9.0 metres
- (2) Maximum Storeys: 2

CD22.7 Minimum Setbacks

- (1) Minimum Setback (portion of a building used as a garage or carport): 5.0 metres
- (2) Minimum Setback (any other portion of a building): as shown in Figure 16-20.

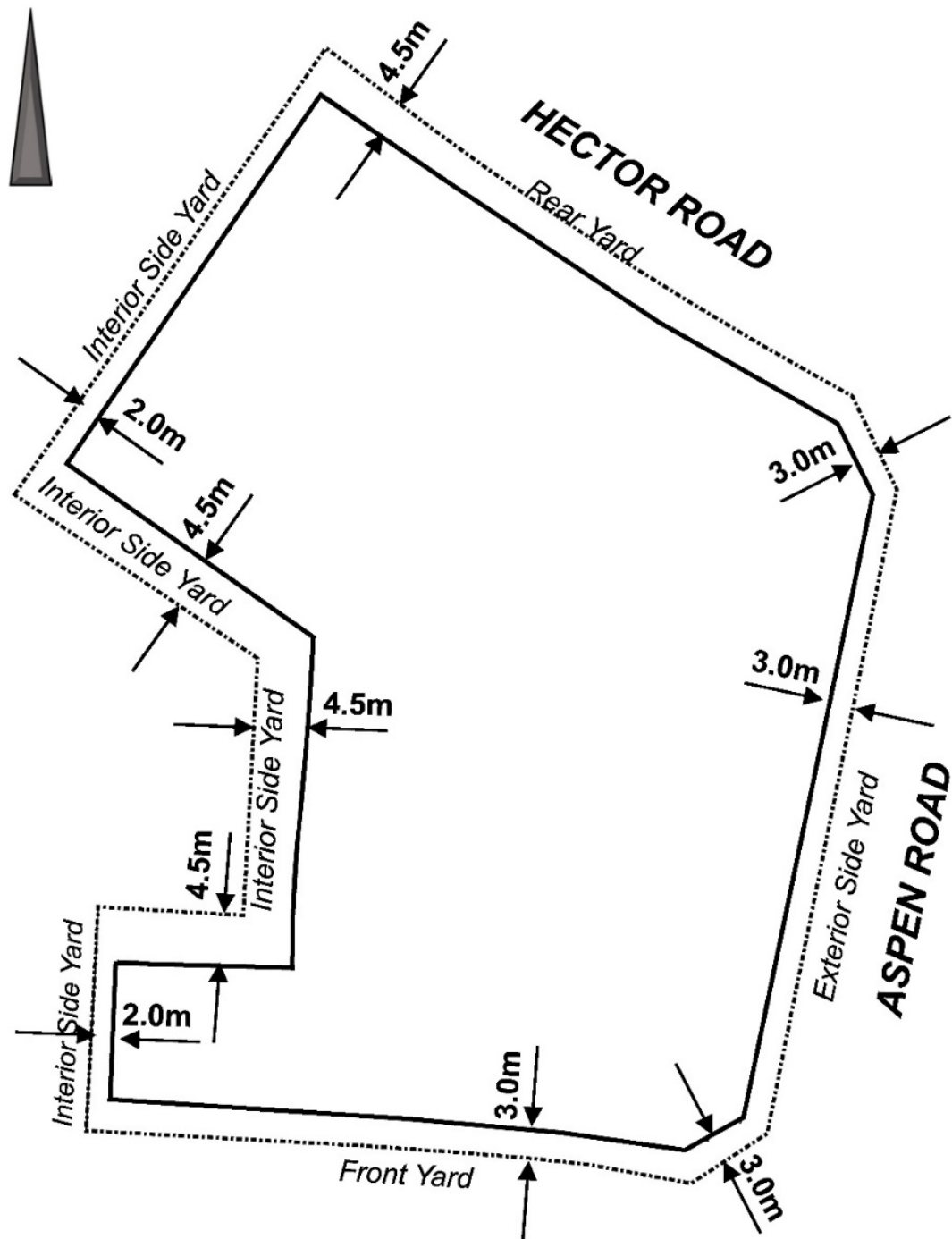
CD22.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 3.0 metres in height;
 - (b) not exceed 80.0 square metres of floor area;
 - (c) despite subsection (b), where individual accessory buildings are provided for residential units, not exceed 2.5 square metres of floor area per dwelling unit;
 - (d) not be located in a front or exterior side yard; and
 - (e) not be located closer than 1.2 metres from a rear or side lot line.

CD22.9 Conditions

- (1) No solid waste collection or recycling collection areas shall be located within 6.0 metres of any [lot line](#) abutting a [lot](#) in a **Low-Density Residential** or **Multi-Unit Residential** zone.
- (2) [Driveways](#) shall not exceed 6.0 metres in width.
- (3) No more than three access [driveways](#) shall be permitted to Grumman Place, including a common access [driveway](#).
- (4) No vehicle access shall be permitted to Aspen Road.
- (5) Despite **Section 5.3.2**, awnings, balconies, bay windows, canopies, chimneys, cornices, eaves, gutters, landings, leaders, ornamental features, pilasters, porches, sills, stairs, or sunshades, may project up to 0.6 metres into a required front, side, or rear [setback](#).

Figure 16-20. Aspen Townhouses Setbacks



CD23 – Apartments

CD23.1 Permitted Uses

- (1) In the CD23 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Care Facility, Child
 - (c) Home Occupation, Minor
 - (d) Three or More Attached Dwelling Units

CD23.2 Density

- (1) Density shall not be less than 55 units per hectare.
- (2) Density shall not exceed 80 units per hectare.
- (3) Despite Section CD23.2(2), where not less than 40% of the total number of required parking spaces are provided underground or within a residential building footprint, density shall not exceed 150 units per hectare.
- (4) Despite Section CD23.2(2) and (3), where more than 80% of the total number of required parking spaces are provided underground or within a residential building footprint, there shall be no limit to the number of units permitted per hectare.

CD23.3 Minimum Lot Area

- (1) Minimum lot area shall be 3,500.0 square metres.

CD23.4 Minimum Lot Width

- (1) Minimum lot width shall be 50.0 metres

CD23.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 40%.
- (2) Lot coverage including impervious surfaces shall not exceed 75%.

CD23.6 Maximum Height and Storeys

- (1) Maximum Height shall not exceed:
 - (a) 16.0 metres for buildings up to 4 storeys; and
 - (b) 12.0 metres for buildings up to 3 storeys.

CD23.7 Minimum Setbacks

- (1) Front Setback:

- (a) For 9.0 metres as measured parallel to and at the front setback: 9.0 metres, as shown in **Figure 16-21**
 - (b) Additional setback area shall be provided for every 100.0 metres of linear front lot line, excluding lot lines that form a corner cut-off or that are within 6.0 metres of the intersection of two highways other than a lane; and minimum spacing between the multiple 9.0 metres setback areas shall be 20.0 metres
 - (c) All other situations: 3.0 metres
- (2) Rear Setback:
 - (a) 9.0 metres
 - (b) For building elevations measuring 25.0 metres or less in width along the rear yard: 5.0 metres, as shown in **Figure 16-22**
- (3) Side Setback:
 - (a) 9.0 metres
 - (b) For building elevations measuring 25.0 metres or less in width along the rear yard: 5.0 metres, as shown in **Figure 16-22**
 - (c) (4) Exterior Side Setback:
 - (a) For 9.0 metres as measured parallel to and at the exterior side setback: 9.0 metres, as shown in **Figure 16-21**
 - (b) Additional setback area shall be provided for every 100.0 metres of linear exterior side lot line, excluding lot lines that form a corner cut-off or that are within 6.0 metres of the intersection of two highways other than a lane; and minimum spacing between the multiple 9.0 metres setback areas shall be 20.0 metres
 - (c) All other situations: 3.0 metres
- (5) Despite **Section CD23.7(1)-(4)**, the minimum setback from any lot line abutting a greenway that is 10.0 metres or greater in width shall be 5.0 metres.
- (6) Despite **Section CD23.7**, the minimum setback from any lot line abutting a lot in the Agricultural Land Reserve shall be 15.0 metres.

CD23.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed 9.0 metres and 2 storeys in height, where such accessory buildings or structures are used for shared amenity areas;
 - (b) not exceed 4.5 metres in height for any other accessory building or structure;
 - (c) not exceed a maximum of 10% of lot coverage; and
 - (d) not be located in a front or exterior side yard.

CD23.9 Conditions

- (1) Child care facilities shall be located on the first storey of a principal building or accessory building.
- (2) Attached dwelling units with separate ground-level accesses shall:
 - (a) only be located within a residential building containing additional principal dwelling units accessed through common hallways;
 - (b) not be located above or below another attached dwelling unit with separate ground-level access unit; and
 - (c) not be located above the second storey of the residential building.
- (3) Not less than 25% of all dwellings units on a lot shall include two or more bedrooms.
- (4) The first storey of a principal building comprising more than three attached dwelling units shall:
 - (a) be located not more than 1.5 metres above or 1.0 metre below the top of an adjacent Town sidewalk as shown in Figure 16-23 when located along a front or exterior side yard, and in the absence of a Town sidewalk, as measured from finished grade at the front or exterior side lot line; and
 - (b) Section CD23.9(5)(a) does not apply to dwelling units located 6.0 metres or more from an edge of a Town sidewalk, and in the absence of a Town sidewalk, from a front or exterior side lot line.
- (5) Along a front or exterior side yard, parking areas located within a building at or more than 1.5 metres above finished grade shall be screened from the street by dwelling units as shown in Figure 16-24.
- (6) Residential building length shall:
 - (a) not exceed 85.0 metres in length, including projections; and
 - (b) where a directional turn of 90-135 degrees is provided, no section of a residential building shall exceed 85.0 metres in length, as shown in Figure 16-25.
- (7) Garbage and recycling storage, and accessory uses such as dog runs and community gardens shall not be located within a front or exterior side yard.
- (8) Despite Section 5.3.2:
 - (a) awnings, canopies, cornices, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades may project up to 0.6 metres into a required setback;
 - (b) decks, patios, stairs, and landings less than 0.6 metres above immediately adjacent finished grade, may project up to 1.5 metres into a required setback; and
 - (c) balconies may project up to 1.0 metre into a required setback.
- (9) Despite Section 7.3, a landscape screen shall be provided along all front or exterior side lot line where there is parking located within a building more than 0.6 metres but less than 1.5 metres above finished grade.
- (10) Despite Section 7.4, no fence shall be permitted within a front or exterior side yard.
- (11) Driveways shall not exceed 6.0 metres in width.
- (12) No more than one driveway per highway frontage shall be permitted per lot.

MINIMUM ONE AREA PER FRONTAGE PLUS ONE FOR EVERY 100 M

9.0

3.0M

9.0M

EXTERIOR SIDE LOT LINE

MINIMUM 20 METRES AND MAXIMUM 100 M

Diagram illustrating the minimum setbacks for a detached garage:

- For a detached garage with a width of **MORE THAN 25.0 M**, the minimum setback from the rear and interior side lot line is **9.0 M**.
- For a detached garage with a width of **25.0 M OR LESS**, the minimum setback from the rear and interior side lot line is **5.0 M**.

Figure 16-23. First Storey Elevation

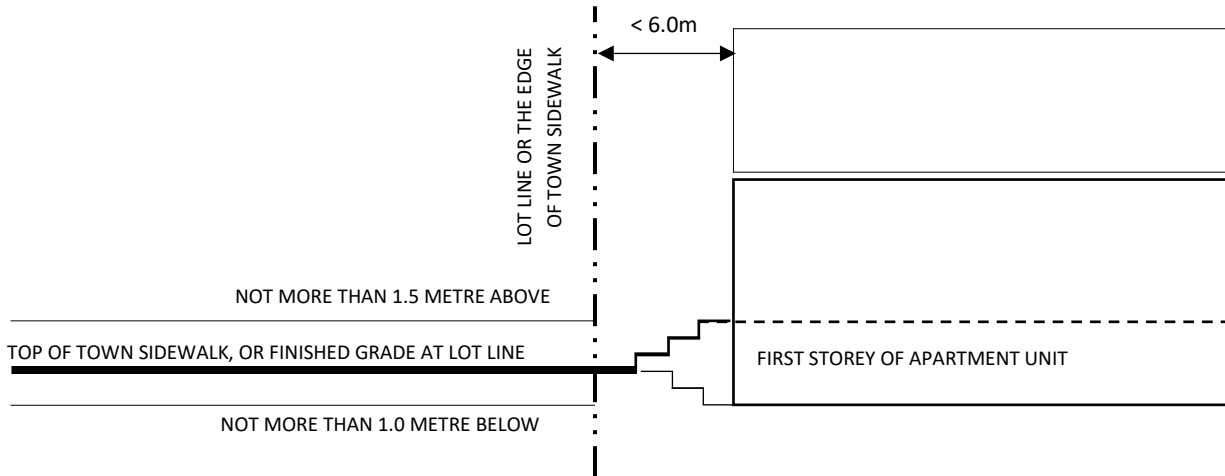


Figure 16-24. Screening Parking Areas Using Dwelling Units

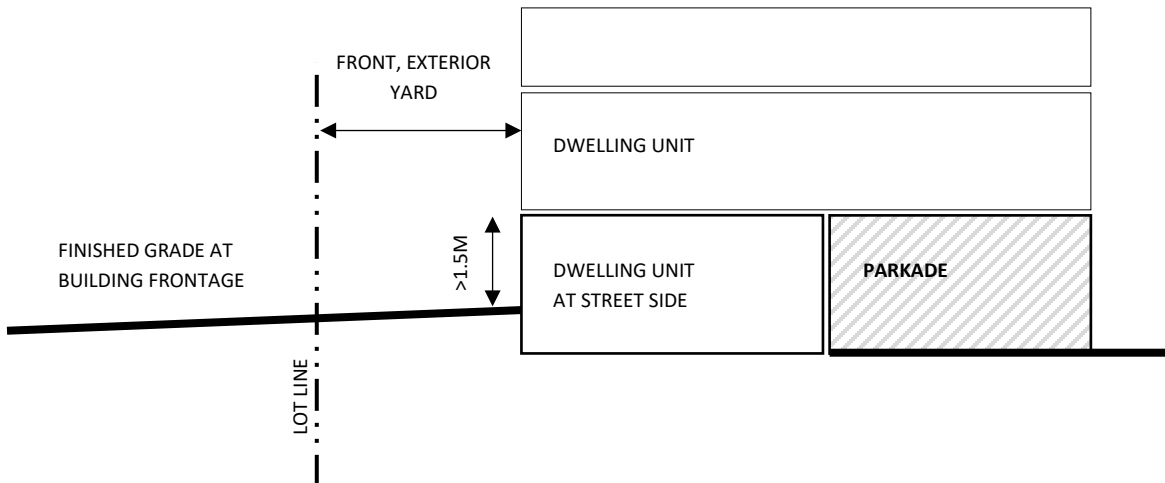
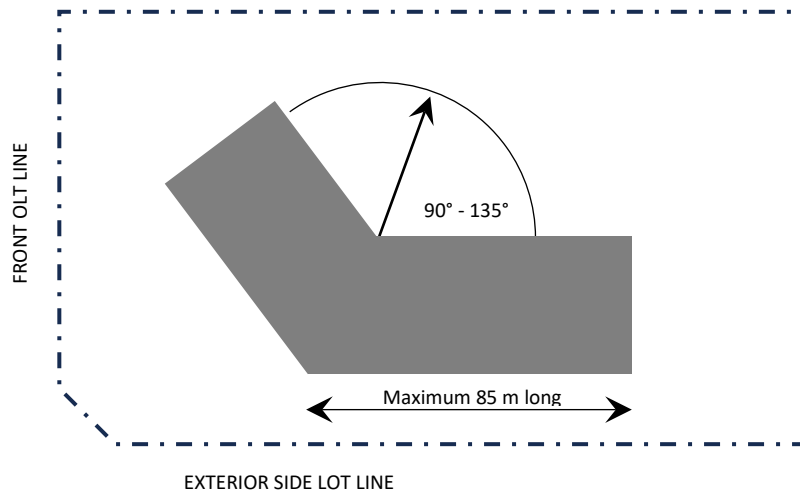


Figure 16-25. Residential Building Length



CD24 – Apartments and Townhouses

CD24.1 Permitted Uses

- (1) In the CD24 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Care Facility, Child
 - (c) Home Occupation, Minor
 - (d) Two or More Attached Dwelling Units

CD24.2 Density

- (1) Density shall not be less than 55 units per hectare.
- (2) Density shall not exceed 80 units per hectare.
- (3) Despite Section CD24.2(2), where not less than 40% of the total number of required parking spaces are provided underground or within a residential building footprint, density shall not exceed 150 units per hectare.
- (4) Despite Section CD24.2(2) and (3), where more than 80% of the total number of required parking spaces are provided underground or within a residential building footprint, there shall be no limit to the number of units permitted per hectare.

CD24.3 Minimum Lot Area

- (1) Minimum lot area shall be 3,500.0 square metres.

CD24.4 Minimum Lot Width

- (1) Minimum lot width shall be 50.0 metres

CD24.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 40%.
- (2) Lot coverage including impervious surfaces shall not exceed 75%.

CD24.6 Maximum Height and Storeys

- (1) Maximum Height shall not exceed:
 - (a) 16.0 metres for buildings up to 4 storeys; and
 - (b) 12.0 metres for buildings up to 3 storeys.

CD24.7 Minimum Setbacks

- (1) Front **Setback**:
 - (a) For 9.0 metres as measured parallel to and at the front **setback**: 9.0 metres, as shown in **Figure 16-26**
 - (b) Additional **setback** area shall be provided for every 100.0 metres of linear **front lot line**, excluding **lot lines** that form a **corner cut-off** or that are within 6.0 metres of the intersection of two **highways** other than a **lane**; and minimum spacing between the multiple 9.0 metres **setback** areas shall be 20.0 metres
 - (c) All other situations: 3.0 metres
- (2) Rear **Setback**:
 - (a) 9.0 metres
 - (b) For **building** elevations measuring 25.0 metres or less in width along the rear **yard**: 5.0 metres, as shown in **Figure 16-27**
- (3) Side **Setback**:
 - (a) 9.0 metres
 - (b) For **building** elevations measuring 25.0 metres or less in width along the rear **yard**: 5.0 metres, as shown in **Figure 16-27**
 - (c) (4) Exterior Side **Setback**:
 - (a) For 9.0 metres as measured parallel to and at the exterior side **setback**: 9.0 metres, as shown in **Figure 16-26**
 - (b) Additional **setback** area shall be provided for every 100.0 metres of linear **exterior side lot line**, excluding **lot lines** that form a **corner cut-off** or that are within 6.0 metres of the intersection of two **highways** other than a **lane**; and minimum spacing between the multiple 9.0 metres **setback** areas shall be 20.0 metres
 - (c) All other situations: 3.0 metres
- (5) Despite **Section CD24.7(1)-(4)**, the minimum **setback** from any **lot line** abutting a **greenway** that is 10.0 metres or greater in width shall be 5.0 metres.
- (6) Despite **Section CD24.7**, the minimum **setback** from any **lot line** abutting a **lot** in the Agricultural Land Reserve shall be 15.0 metres.

CD24.8 Development Regulations for Accessory Buildings and Structures

- (1) **Accessory buildings** or **structures** shall:
 - (a) not exceed a maximum of 5% of **lot coverage**;
 - (b) not be located in a front or exterior side **yard**;
 - (c) not exceed 9.0 metres and 2 **storeys** in **height**, where such **accessory buildings** or **structures** are used for **shared amenity areas**;
 - (d) not exceed 4.5 metres in **height** for any other **accessory building** or **structure**;

- (e) despite subsections **(c)** and **(d)**, where individual accessory buildings are provided for residential units, not exceed 6.5 square metres of floor area per dwelling unit and not exceed 2.5 metres in height; and
- (f) for individual accessory buildings provided for residential units, shall not be located closer than 2.0 metres from a rear or side lot line.

CD24.9 Conditions

- (1) Child care facilities shall be located on the first storey of a principal or accessory building.
- (2) The combined number of attached dwelling units with separate ground-level accesses shall not exceed 20% of all dwelling units on a lot.
- (3) Not less than 25% of all dwellings units on a lot shall include two or more bedrooms.
- (4) Attached dwelling units with separate ground-level accesses may be located within a principal building containing more than three attached dwelling units accessed through common hallways.
- (5) Where attached dwelling units with separate ground-level accesses are located within a principal building containing more than three attached dwelling units accessed through common hallways, such dwelling units shall:
 - (a) not be located above or below another attached dwelling unit with separate ground-level access; and
 - (b) not be located above the second storey of a residential building.
- (6) The first storey of a principal building comprising more than three attached dwelling units shall:
 - (a) be located not more than 1.5 metres above or 1.0 metre below the top of an adjacent Town sidewalk as shown in **Figure 16-28** when located along a front or exterior side yard, and in the absence of a Town sidewalk, as measured from finished grade at the front or exterior side lot line; and
 - (b) **Section CD24.9(6)(a)** does not apply to dwelling units located 6.0 metres or more from an edge of a Town sidewalk, and in the absence of a Town sidewalk, from a front or exterior side lot line.
- (7) Along a front or exterior side yard, parking areas located within a building at or more than 1.5 metres above finished grade shall be screened from the street by dwelling units as shown in **Figure 16-29**.
- (8) Residential building length shall:
 - (a) not exceed 85.0 metres in length, including projections; and
 - (b) where a directional turn of 90-135 degrees is provided, no section of a residential building shall exceed 85.0 metres in length, as shown in **Figure 16-30**.
- (9) Garbage and recycling storage, and accessory uses such as dog runs and community gardens shall not be located within a front or exterior side yard.

- Figure 16-26. Front and Exterior Side Setbacks and Setback Areas**

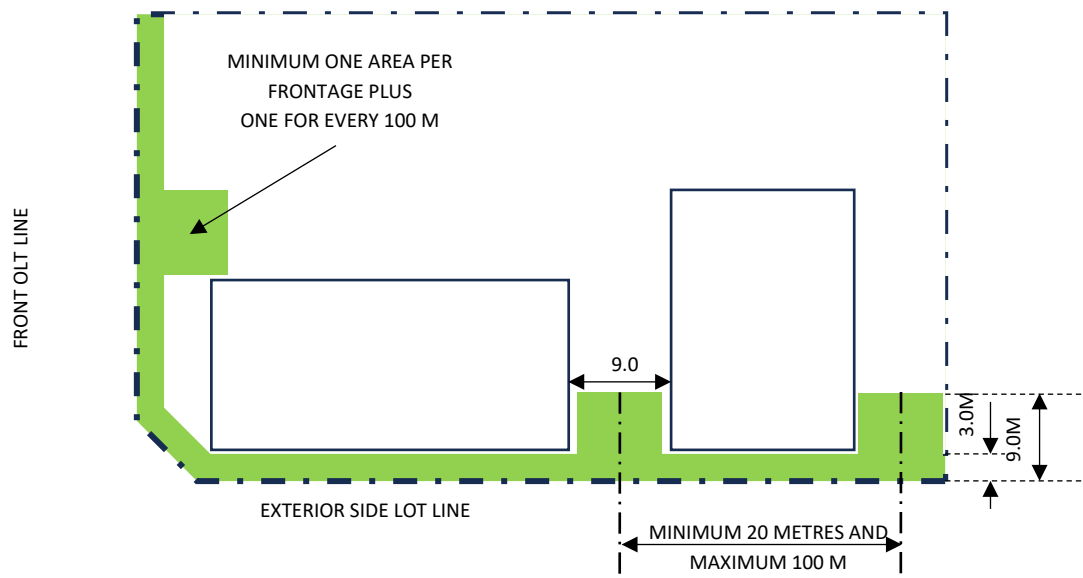


Figure 16-27. Rear and Side Setbacks

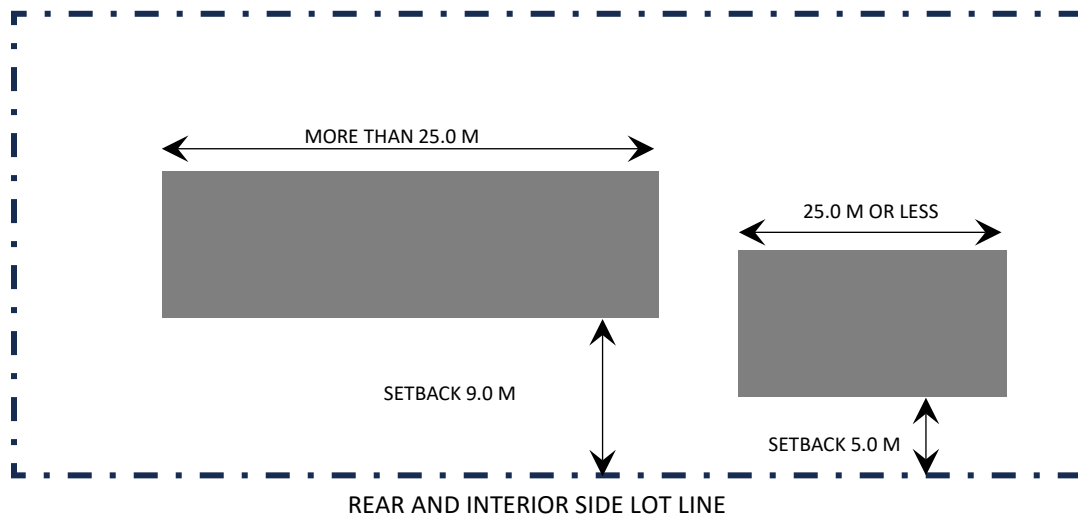


Figure 16-28. First Storey Elevation

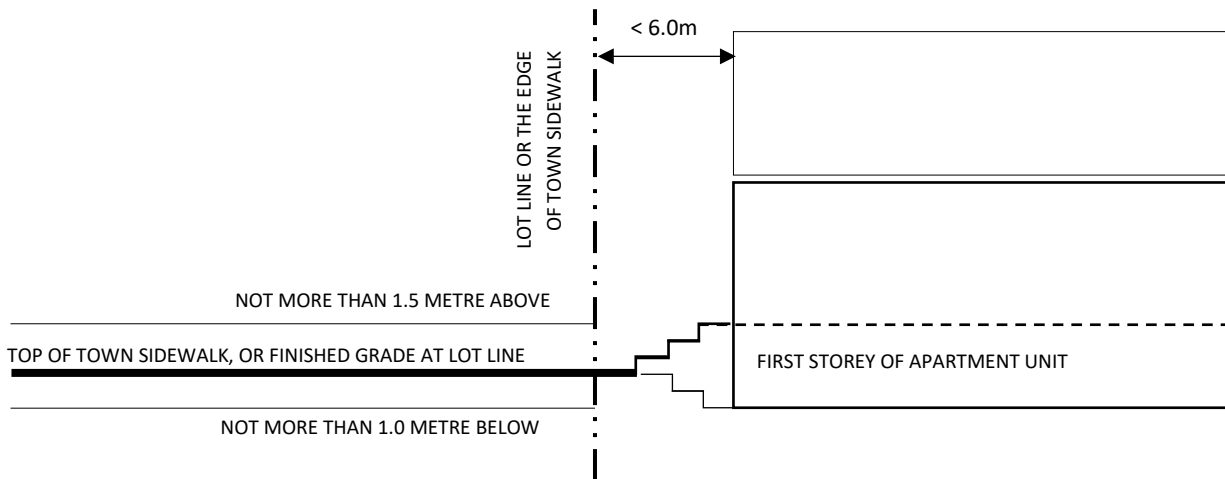


Figure 16-29. Screening Parking Areas Using Dwelling Units

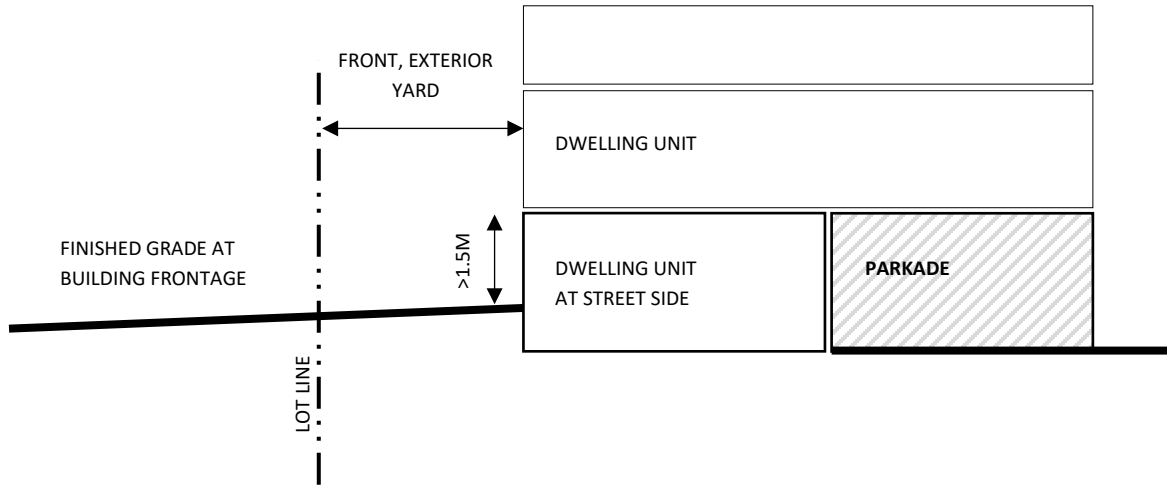
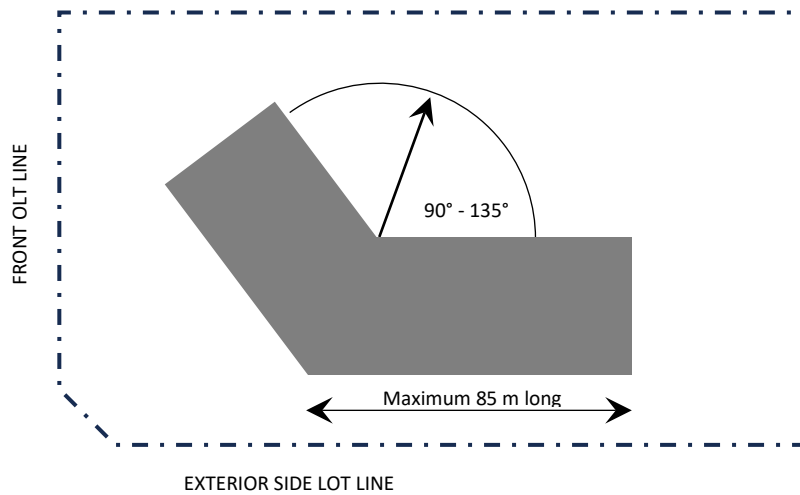


Figure 16-30. Residential Building Length



CD25 – Townhouses

CD25.1 Permitted Uses

- (1) In the CD25 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Care Facility, Child
 - (c) Home Occupation, Minor
 - (d) Two or More Attached Dwelling Units

CD25.2 Density

- (1) Density shall not be less than 30 units per hectare.
- (2) Density shall not exceed 80 units per hectare.

CD25.3 Minimum Lot Area

- (1) Minimum lot area shall be 1,500.0 square metres.

CD25.4 Minimum Lot Width

- (1) Minimum lot width shall be 30.0 metres

CD25.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 40%.
- (2) Lot coverage including impervious surfaces shall not exceed 75%.

CD25.6 Maximum Height and Storeys

- (1) Maximum Height: 12.0 metres
- (2) Maximum Storeys: 3 storeys

CD25.7 Minimum Setbacks

- (1) Front Setback:
 - (a) For 5.0 metres as measured parallel to and at the front setback: 5.0 metres, as shown in **Figure 16-31**
 - (b) Additional setback area shall be provided for every 60.0 metres of linear front lot line, excluding lot lines that form a corner cut-off or that are within 6.0 metres of the intersection of two highways other than a lane;
 - (c) All other situations: 3.0 metres
- (2) Rear Setback: 5.0 metres
- (3) Side Setback: 5.0 metres

- (4) Exterior Side **Setback**:
 - (a) For 5.0 metres as measured parallel to and at the exterior side **setback**: 5.0 metres, as shown in **Figure 16-31**
 - (b) Additional **setback** area shall be provided for every 60.0 metres of linear **exterior side lot line**, excluding **lot lines** that form a **corner cut-off** or that are within 6.0 metres of the intersection of two **highways** other than a **lane**;
 - (c) All other situations: 3.0 metres
- (5) Despite **Section CD25.7**, the minimum **setback** from any **lot line** abutting a **lot** in the Agricultural Land Reserve shall be 15.0 metres.

CD25.8 Development Regulations for Accessory Buildings and Structures

- (1) **Accessory buildings** or **structures** shall:
 - (a) not exceed a maximum of 5% of **lot coverage**
 - (b) not be located in a front or exterior side **yard**;
 - (c) not be located closer than 2.0 metres from a **rear** or **side lot line**;
 - (d) not exceed 4.5 metres in **height**; and
 - (e) despite subsection **(d)**, where individual **accessory buildings** are provided for residential units, not exceed 6.5 square metres of **floor area** per **dwelling unit** and not exceed 2.5 metres in **height**.

CD25.9 Conditions

- (1) The combined number of two-unit attached **dwelling units** (duplexes) with separate ground-level accesses shall not exceed 20% of all **dwelling units** on a **lot**.
- (2) The first **storey** of a **principal building** comprising two or more attached **dwelling units** shall:
 - (a) be located not more than 1.5 metres above or 1.0 metre below the top of an adjacent **Town** sidewalk as shown in **Figure 16-32** when located along a front or exterior side **yard**, and in the absence of a **Town** sidewalk, as measured from **finished grade** at the front or **exterior side lot line**; and
 - (b) **Section CD25.9(2)(a)** does not apply to **dwelling units** located 6.0 metres or more from an edge of a **Town** sidewalk, and in the absence of a **Town** sidewalk, from a front or **exterior side lot line**.
- (3) Garbage and recycling storage shall not be located within a front or exterior side **yard**.
- (4) Despite **Section 5.3.2**:
 - (d) awnings, canopies, cornices, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades may project up to 0.6 metres into a required **setback**;
 - (e) decks, patios, stairs, and landings less than 0.6 metres above immediately adjacent **finished grade**, may project up to 1.5 metres into a required **setback**; and
 - (f) balconies may project up to 1.0 metre into a required **setback**.

- (5) Despite **Section 7.4**, no fence shall:
- (a) be permitted within a front or exterior side yard; and
 - (b) exceed a maximum height of 1.5 metres.

Figure 16-31. Front and Exterior Side Setbacks and Setback Areas

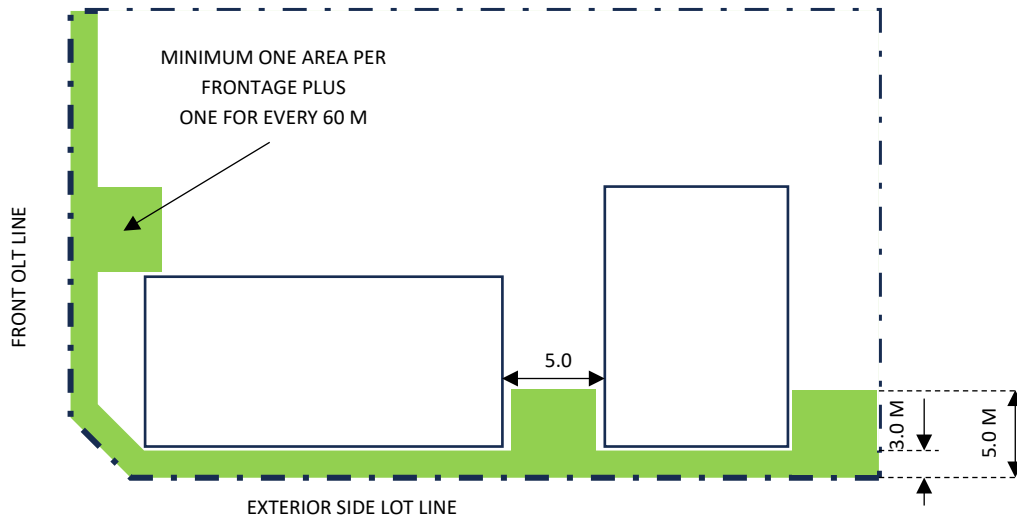
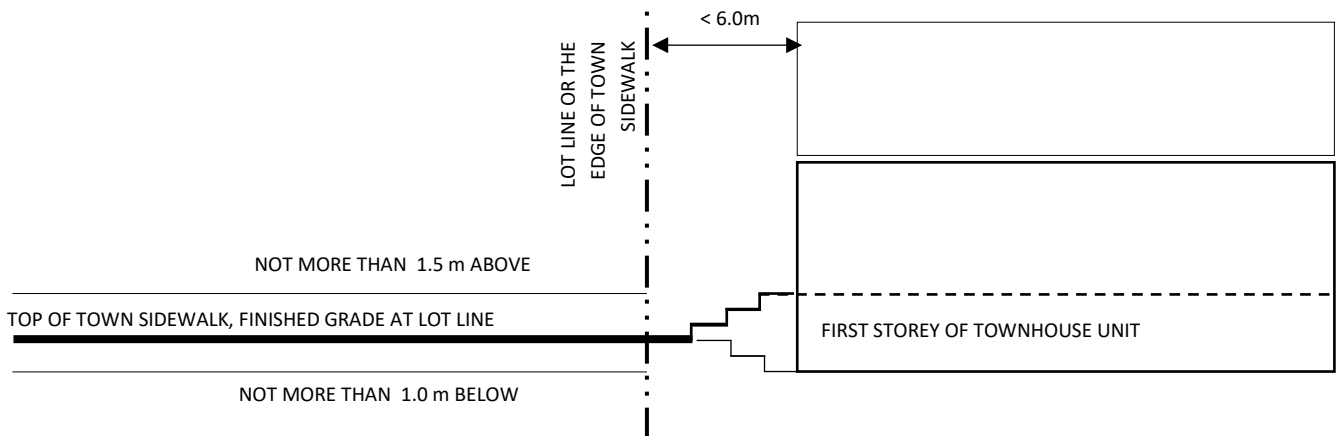


Figure 16-32. First Storey Elevation



CD26 – Commercial Residential

CD26.1 Permitted Uses

- (1) In the CD26 zone, the following uses are permitted and all other uses are prohibited:
 - (a) Accessory Buildings and Structures
 - (b) Care Facility, Child
 - (c) Cultural and Community Services
 - (d) Food Services
 - (e) Health Services
 - (f) Home Occupation, Minor
 - (g) Personal Services
 - (h) Professional Services, Internal-Facing
 - (i) Professional Services, Public-Facing
 - (j) Retail Sales
 - (k) Two or More Attached Dwelling Units
 - (l) Veterinary Services, Minor

CD26.2 Density

- (1) Density shall not be less than 55 units per hectare.
- (2) Density shall not exceed 80 units per hectare.
- (3) Despite **Section CD26.2(2)**, where not less than 40% of the total number of required parking spaces are provided underground or within a residential building footprint, density shall not exceed 150 units per hectare.
- (4) Despite **Section CD26.2(2)** and **(3)**, where more than 80% of the total number of required parking spaces are provided underground or within a residential building footprint, there shall be no limit to the number of units permitted per hectare.

CD26.3 Minimum Lot Area

- (1) Minimum lot area shall be 3,500.0 square metres.

CD26.4 Minimum Lot Width

- (1) Minimum lot width shall be 50.0 metres

CD26.5 Maximum Lot Coverage

- (1) Lot coverage shall not exceed 40%.
- (2) Lot coverage including impervious surfaces shall not exceed 75%.

CD26.6 Maximum Height and Storeys

- (1) Maximum Height shall not exceed:
 - (a) 16.0 metres for buildings up to 4 storeys; and
 - (b) 12.0 metres for buildings up to 3 storeys.

CD26.7 Minimum Setbacks

- (1) Front Setback:
 - (a) For 9.0 metres as measured parallel to and at the front setback: 9.0 metres, as shown in **Figure 16-33**
 - (b) Additional setback area shall be provided for every 100.0 metres of linear front lot line, excluding lot lines that form a corner cut-off or that are within 6.0 metres of the intersection of two highways other than a lane; and minimum spacing between the multiple 9.0 metres setback areas shall be 20.0 metres
 - (c) All other situations: 3.0 metres
- (2) Rear Setback:
 - (a) 9.0 metres
 - (b) For buildings less than 3 storeys and building elevations measuring 25.0 metres or less in width along the rear yard: 5.0 metres, as shown in **Figure 16-34**
- (3) Side Setback:
 - (a) 9.0 metres
 - (b) For building elevations measuring 25.0 metres or less in width along the rear yard: 5.0 metres, as shown in **Figure 16-34**
- (4) Exterior Side Setback:
 - (a) For 9.0 metres as measured parallel to and at the exterior side setback: 9.0 metres, as shown in **Figure 16-33**
 - (b) Additional setback area shall be provided for every 100.0 metres of linear exterior side lot line, excluding lot lines that form a corner cut-off or that are within 6.0 metres of the intersection of two highways other than a lane; and minimum spacing between the multiple 9.0 metres setback areas shall be 20.0 metres
 - (c) All other situations: 3.0 metres
- (5) Despite **Section CD26.7(1)-(4)**, the minimum setback from any lot line abutting a greenway that is 10.0 metres or greater in width shall be 5.0 metres.
- (6) Despite **Section CD26.7**, the minimum setback from any lot line abutting a lot in the Agricultural Land Reserve shall be 15.0 metres.

CD26.8 Development Regulations for Accessory Buildings and Structures

- (1) Accessory buildings or structures shall:
 - (a) not exceed a maximum of 5% of lot coverage;
 - (b) not be located in a front or exterior side yard;
 - (c) not exceed 9.0 metres and 2 storeys in height, where such accessory buildings or structures are used for shared amenity areas;
 - (d) not exceed 4.5 metres in height for any other accessory building or structure;
 - (g) despite subsections (c) and (d), where individual accessory buildings are provided for residential units, not exceed 6.5 square metres of floor area per dwelling unit and not exceed 2.5 metres in height; and
 - (h) for individual accessory buildings provided for residential units, shall not be located closer than 2.0 metres from a rear or side lot line.

CD26.9 Conditions

- (1) Child care facilities shall be located on the first storey of a principal building or accessory building.
- (2) Non-residential uses other than child care facilities shall:
 - (a) be located within a principal building containing three or more attached dwelling units;
 - (b) not be located above the first storey;
 - (c) have a first storey located not more than 0.5 metres above and not more than 0.5 metres below the top of adjacent Town sidewalk; and
 - (d) Section CD26.9(5)(c) does not apply to commercial units located not less than 6.0 metres from a front and exterior side lot line.
- (3) For a distance of not less than 60.0 metres measured parallel to Aspen Road, the permitted use shall be limited to residential buildings with non-residential uses on the first storey for a depth of not less than 7.5 metres, measured perpendicularly from the exterior of the building fronting the road.
- (4) Attached dwelling units with separate ground-level accesses may be located within a principal building containing more than three attached dwelling units accessed through common hallways.
- (5) Where attached dwelling units with separate ground-level accesses are located within a principal building containing more than three attached dwelling units accessed through common hallways, such dwelling units shall:
 - (a) not be located above or below another attached dwelling unit with separate ground-level access; and
 - (b) not be located above the second storey of a residential building.
- (6) The combined number of two-unit attached dwelling units (duplexes) with separate ground-level accesses shall not exceed 20% of all dwelling units on a lot.
- (7) Not less than 25% of all dwellings units on a lot shall include two or more bedrooms.
- (8) The first storey of a principal building comprising more than two attached dwelling units shall:

- (a) be located not more than 1.5 metres above or 1.0 metre below the top of an adjacent **Town** sidewalk as shown in **Figure 16-35** when located along a front or exterior side **yard**, and in the absence of a **Town** sidewalk, as measured from **finished grade** at the front or **exterior side lot line**; and
 - (b) **Section CD26.9(8)(a)** does not apply to **dwelling units** located 6.0 metres or more from an edge of a **Town** sidewalk, and in the absence of a **Town** sidewalk, from a front or **exterior side lot line**.
- (9) Along a front or exterior side **yard**, **parking areas** located within a **building** at or more than 1.5 metres above **finished grade** shall be screened from the street by **dwelling units** as shown in **Figure 16-36**.
- (10) Residential **building** length shall:
 - (a) not exceed 85.0 metres in length, including projections; and
 - (b) where a directional turn of 90-135 degrees is provided, no section of a residential **building** shall exceed 85.0 metres in length, as shown in **Figure 16-37**.
- (7) Garbage and recycling storage, and **accessory** uses such as dog runs and **community gardens** shall not be located within a front or exterior side **yard**.
- (8) Despite **Section 5.3.2**:
 - (a) awnings, canopies, cornices, eaves, gutters, leaders, ornamental features, pilasters, sills, or sunshades may project up to 0.6 metres into a required **setback**;
 - (b) decks, patios, stairs, and landings less than 0.6 metres above immediately adjacent **finished grade**, may project up to 1.5 metres into a required **setback**; and
 - (c) balconies may project up to 1.0 metre into a required **setback**.
- (9) Despite **Section 7.3**, a **landscape screen** shall be provided along all front or **exterior side lot lines** where there is parking located within a **building** more than 0.6 metres but less than 1.5 metres above **finished grade**.
- (10) Despite **Section 7.4**, no **fence** shall be permitted within a front or exterior side **yard**.
- (11) **Driveways** shall not exceed 6.0 metres in width.
- (12) No more than one **driveway** per **highway** frontage shall be permitted per **lot**.

Figure 16-33. Front and Exterior Side Setbacks and Setback Areas

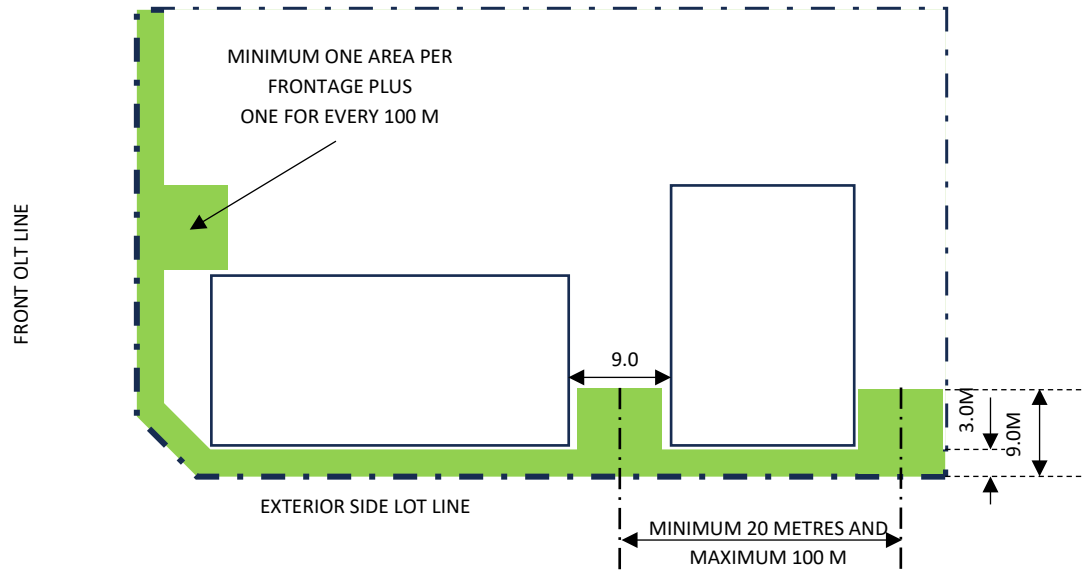


Figure 16-34. Rear and Side Setbacks

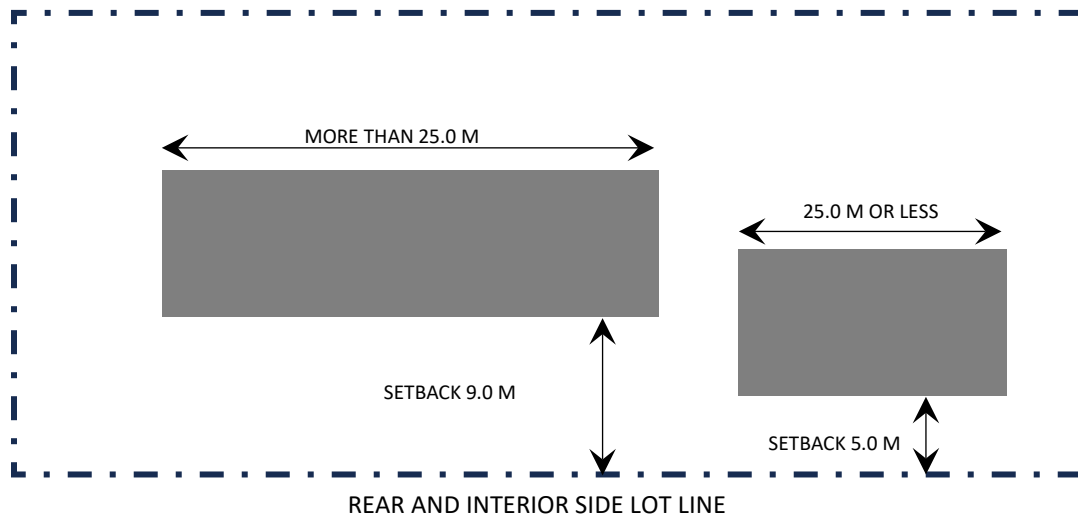


Figure 16-35. First Storey Elevation

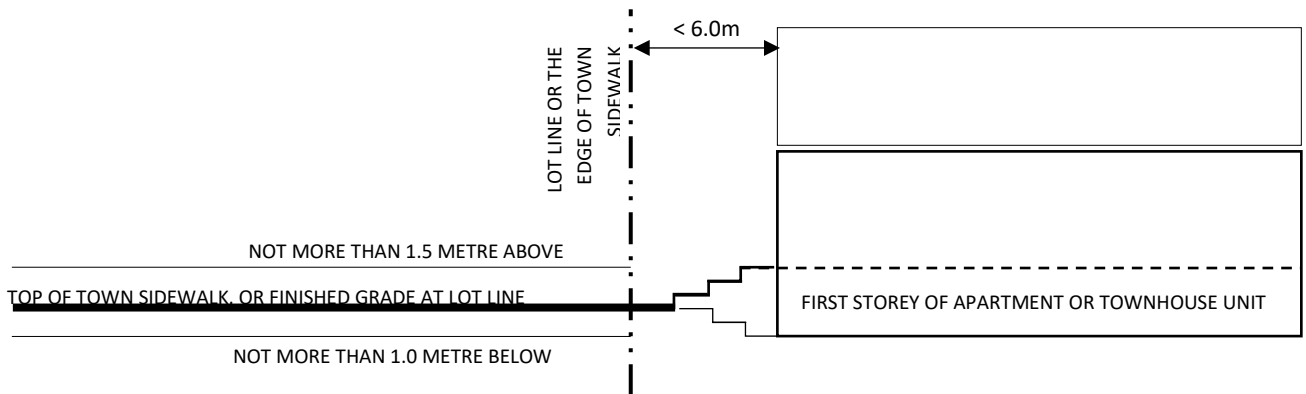


Figure 16-36. Screening Parking Areas Using Dwelling Units

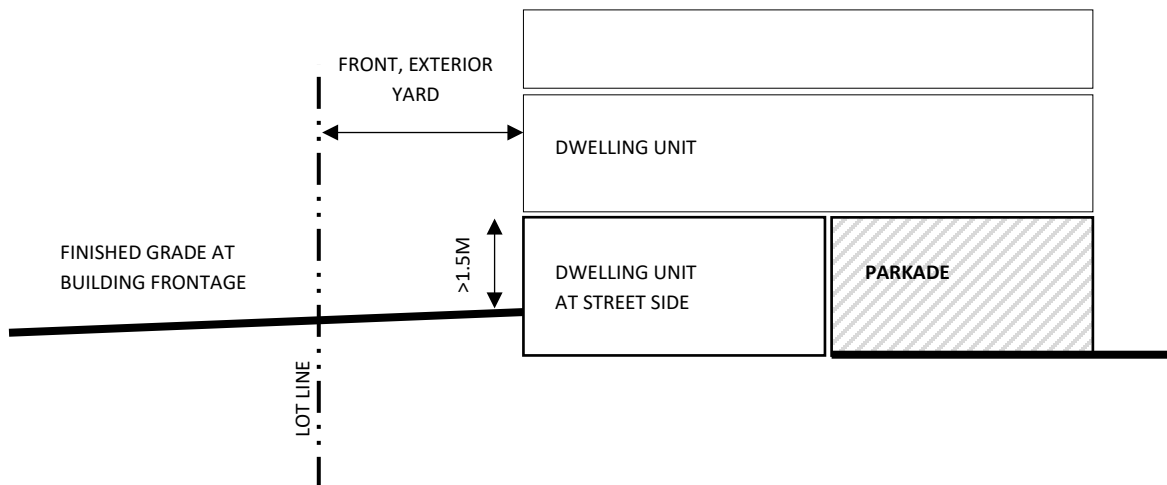
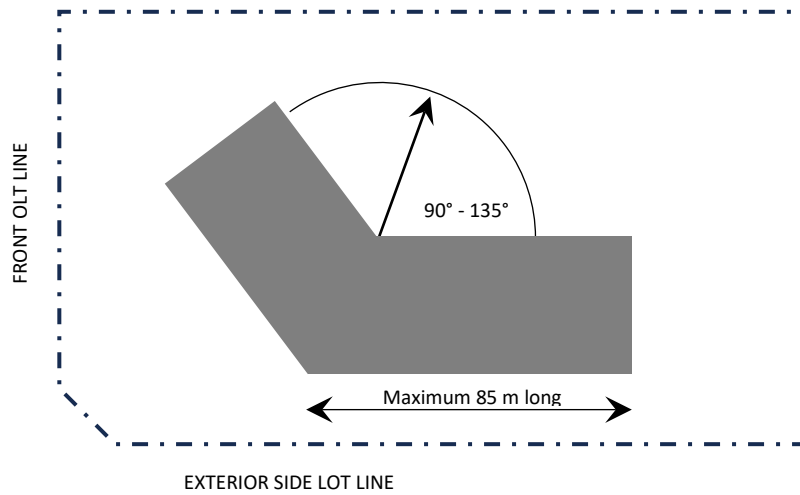


Figure 16-37. Residential Building Length



SECTION 17 | EFFECTIVE DATE

READ FOR A FIRST TIME this 19th day of November, 2025.

READ FOR A SECOND TIME this 19th day of November, 2025.

READ FOR A SECOND TIME, AS AMENDED, this 26th day of November, 2025.

PUBLIC HEARING HELD this XX day of MONTH, 2025.

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

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

ADOPTED this XX day of MONTH, 2025.

Mayor

Corporate Officer



Schedule A - Zoning Map

Town of Comox Zoning

Low-Density Residential Zones

- Small-Scale Multi-Unit Residential (R-SSMU)
- Cape Lazo Residential (R-CL)
- Western Foreshore Residential (R-WF)
- Large Lot Residential (R-LL)

Multi-Unit Residential Zones

- Ground-Oriented Residential (MR-1)
- Low-Rise Residential (MR-2)
- Mid-Rise Residential (MR-3)

Mixed-Use Zones

- Downtown Mixed-Use (MU-1)
- Downtown Residential Mixed-Use (MU-2)
- Corridor Mixed-Use (MU-3)
- Neighbourhood Mixed-Use (MU-4)
- Cape Lazo Accommodation (MU-5)

Employment Zones

- Corridor Commercial (E-1)
- Service Commercial (E-2)
- Light Industrial (E-3)

Marine Zones

- Open Water (M-1)
- Marina (M-2)

Parks & Public Use Zones

- Civic Facilities and Public Space (PU)
- Parks and Nature Conservation (P-1)
- Parks and Open Space (P-2)
- Public Golf Course (P-3)

Special Use Zones

- Agriculture (ALR)
- DND Lands (DND)

Comprehensive Development Zones

- Comprehensive Development Zones

