

## 9 RESIDENTIAL ZONING DISTRICT SCHEDULES

### 9.1 R1 - Residential District

#### 9.1.1 Intent

The intent of this district is to provide for smaller lot residential development and related uses.

#### 9.1.2 Permitted Uses

(1) *Residential uses*

- (a) single detached dwelling
- (b) modular home
- (c) family child care home where ancillary to a dwelling.
- (d) home based business (residential office)

(2) *Recreational and public uses*

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

(3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

#### 9.1.3 Discretionary Uses

(1) *Residential uses*

- (a) residential care homes
- (b) home based business (home occupation)
- (c) bed and breakfast homes subject to the provisions of Section 5.2
- (d) granny flats
- (e) day care centres

(2) *Institutional uses*

- (a) places of worship, religious institutions.

#### 9.1.4 Regulations for Principal Buildings

**Table 9.1 - R1 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular Dwellings	Other Uses
Lot Area	1,417 m <sup>2</sup>	*
Frontage	25 m	*
Front Yard	12 m	*
Rear Yard	12 m	*
Side Yard	4.8 m	*
Ground Floor Area		*
i) Bungalow/Bi-level	110 m <sup>2</sup>	
ii) 1 ½ & 2 storey	95 m <sup>2</sup>	
Height	11 m	*
Attached garage (max.)		*
i) Floor area	100 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	

\*All requirements of the CS zoning district shall apply to these uses .

#### 9.1.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.1.6 Development Standards for Modular Homes

- (1) All modular homes shall be place on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

#### 9.1.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.1.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.1.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3

- the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
- the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.1.10 Development Standards for Commercial or Institutional uses.

(1) The Development Officer will apply the following criteria in considering a commercial use in this District:

- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
- the development will be of a size and operation intended to serve the neighbourhood in which it is located
- the developer of the business may be required to provide a fence or other buffer to an abutting residential use.

(2) The Development Officer will apply the following criteria in considering an institutional use in this District:

- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
- significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.1.11 Signs

Section 6 regulations shall apply in the R1 – Residential District.

#### 9.1.12 Storage

Subsection 4.2.6 regulations shall apply in the R1 – Residential District.

## 9.2 R2 - Residential District

### 9.2.1 Intent

The intent of this district is to provide for residential development and related uses on larger lots than those required in the R1 Zoning District.

### 9.2.2 Permitted Uses

- (1) Residential uses
  - (a) single detached dwelling
  - (b) modular home
  - (c) family child care home where ancillary to a dwelling.
  - (d) home based business (residential office)
- (2) *Recreational and public uses*
  - (a) parks and playgrounds
  - (b) public utilities (excluding offices, warehouses and storage yards)
  - (c) municipal facilities.
- (3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### 9.2.3 Discretionary Uses

- (1) Residential uses
  - (a) residential care homes
  - (b) home based business (home occupation)
  - (c) bed and breakfast homes subject to the provisions of Section 5.2
  - (d) granny flats
  - (e) day care centres
- (2) *Institutional uses*
  - (a) places of worship, religious institutions.

## 9.2.4 Regulations for Principal Buildings

**Table 9.2 - R2 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular Dwellings	Other Uses
Lot Area	2,400 m <sup>2</sup>	*
Frontage	30 m	*
Front Yard	15 m	*
Rear Yard	15 m	*
Side Yard	3 m	*
Ground Floor Area		*
i) Bungalow/Bi-level	110 m <sup>2</sup>	
ii) 1 ½ & 2 storey	95 m <sup>2</sup>	
Height (max.)	11 m	*
Attached garage (max.)		*
i) floor area	100 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	

\*All requirements of the CS zoning district shall apply to these uses .

## 9.2.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

## 9.2.6 Development Standards for Modular Homes

- (1) All modular homes shall be place on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

## 9.2.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

## 9.2.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

## 9.2.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3

- the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
- the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.2.10 Development Standards for Commercial or Institutional uses.

(1) The Development Officer will apply the following criteria in considering a commercial use in this District:

- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
- the development will be of a size and operation intended to serve the neighbourhood in which it is located
- the developer of the business may be required to provide a fence or other buffer to an abutting residential use.

(2) The Development Officer will apply the following criteria in considering an institutional use in this District:

- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
- significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.2.11 Signs

Section 6 regulations shall apply in the R2 – Residential District.

#### 9.2.12 Storage

Subsection 4.2.6 regulations shall apply in the R2 – Residential District.

### **9.3 R3 - Residential District**

#### **9.3.1 Intent**

The intent of this district is to provide for country residential development and related uses on larger lots than those in the R2 Zoning District.

#### **9.3.2 Permitted Uses**

*(1) Residential uses*

- (a) single detached dwelling
- (b) modular home
- (c) family child care home where ancillary to a dwelling.
- (d) home based business (residential office)

*(2) Recreational and public uses*

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

- (3) Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

#### **9.3.3 Discretionary Uses**

*(1) Residential uses*

- (a) residential care homes
- (b) home based business (home occupation)
- (c) bed and breakfast homes subject to the provisions of Section 5.2
- (d) granny flats
- (e) day care centres

*(2) Institutional uses*

- (a) places of worship, religious institutions.

### 9.3.4 Regulations for Principal Buildings

**Table 9.3 - R3 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular Dwellings	Other Uses
Lot Area	7,500 m <sup>2</sup>	*
Frontage	50 m	*
Front Yard	15 m	*
Rear Yard	15 m **	*
Side Yard	10 m	*
Ground Floor Area		*
i) Principal building	150 m <sup>2</sup>	
ii) Granny flats/guest house (max.)	75 m <sup>2</sup>	
Height (max.)	11 m	*
Attached garage (max.)		*
i) floor area	135 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	

\*All requirements of the CS zoning district shall apply to these uses.

\*\* Granny flats/guest houses require a minimum of 10 m.

### 9.3.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

### 9.3.6 Development Standards for Modular Homes

- (1) All modular homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

### 9.3.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

### 9.3.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

### 9.3.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.

- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
- the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.3.10 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.3.11 Signs

Section 6 regulations shall apply in the R3 – Residential District.

#### 9.3.12 Storage

Subsection 4.2.6 regulations shall apply in the R3 – Residential District.

## 9.4 R4 - Multi-Dwelling Residential District

### 9.4.1 Intent

The intent of this district is to provide for multi-unit residential development and related uses that are not allowed in other residential districts.

### 9.4.2 Permitted Uses

#### (1) Residential uses

- (a) single detached dwelling
- (b) semi-detached dwellings
- (c) duplex dwellings
- (d) triplex dwellings
- (e) family child care home where ancillary to a dwelling.
- (f) home based business (residential office)

#### (2) Recreational and public uses

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

- (3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### 9.4.3 Discretionary Uses

#### (1) Residential uses

- (a) dwelling unit group consisting of permitted and/or discretionary uses
- (b) fourplex dwellings
- (c) town house dwellings
- (d) apartment, low-rise
- (e) residential care homes
- (f) home based business (home occupation)
- (g) bed and breakfast homes subject to the provisions of Section 5.2
- (h) day care centres

#### (2) Institutional uses

- (a) places of worship, religious institutions.

#### 9.4.4 Regulations for Principal Buildings

**Table 9.4 - R4 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Semi-Detached, Duplex, Triplex Dwellings	Townhouse, Fourplex Dwellings	Apartment Buildings and Dwelling Unit Group	Other Uses
Lot Area	750 m <sup>2</sup> /unit	600 m <sup>2</sup> /unit	200 m <sup>2</sup> /unit	*
Frontage	20 m	10m/unit	n/a	*
Front Yard	10 m	10 m	15 m	*
Rear Yard	10 m	10 m	10 m	*
Side Yard	3.5 m	3.5 m	6 m	*
Floor Area /Unit	80 m <sup>2</sup>	80 m <sup>2</sup>	80 m <sup>2</sup>	*
Height (max.)	11 m	11 m	13 m	*
Attached garage (max.) i) floor area/unit ii) height	50 m <sup>2</sup> The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	50 m <sup>2</sup> The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	50 m <sup>2</sup> The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	*
Site Coverage (max.)	25%	25%	30%	*

\*All requirements of the CS zoning district shall apply to these uses.

#### 9.4.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.4.6 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.4.7 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.4.8 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.4.9 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
  - good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
  - locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.4.10 Signs

Section 6 regulations shall apply in the R4 – Multi-Dwelling Residential District.

#### 9.4.11 Storage

Subsection 4.2.6 regulations shall apply in the R4 – Multi-Dwelling Residential District.

## **9.5 R5 - Residential District**

### **9.5.1 Intent**

The intent of this district is to provide for small lot residential development and related uses.

### **9.5.2 Permitted Uses**

#### *(1) Residential uses*

- (a) single detached dwelling
- (b) modular home
- (c) family child care home where ancillary to a dwelling.
- (d) home based business (residential office)

#### *(2) Recreational and public uses*

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

#### *(3) Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### **9.5.3 Discretionary Uses**

#### *(1) Residential uses*

- (a) residential care homes
- (b) home based business (home occupation)
- (c) bed and breakfast homes subject to the provisions of Section 5.2
- (d) granny flats
- (e) day care centres

#### *(2) Institutional uses*

- (a) places of worship, religious institutions.

#### 9.5.4 Regulations for Principal Buildings

**Table 9.5 - R5 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular Dwellings	Other Uses
Lot Area	700 m <sup>2</sup>	*
Frontage	18 m	*
Front Yard	6 m	*
Rear Yard	8 m	*
Side Yard	1.5 m	*
Ground Floor Area		*
i) Bungalow/Bi-level	110 m <sup>2</sup>	
ii) 1 ½ & 2 storey	70 m <sup>2</sup>	
Height (max.)	11 m	*
Attached garage (max.)		*
i) floor area	100 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	

\*All requirements of the CS zoning district shall apply to these uses .

#### 9.5.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.5.6 Development Standards for Modular Homes

- (1) All modular homes shall be place on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

#### 9.5.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.5.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.5.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3

- the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
- the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.5.10 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
  - good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
  - locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.5.11 Signs

Section 6 regulations shall apply in the R5 – Residential District.

#### 9.5.12 Storage

Subsection 4.2.6 regulations shall apply in the R5 – Residential District.

## 9.6 R6 - Semi-Detached Multi-Dwelling Residential District

### 9.6.1 Intent

The intent of this district is to provide for multi-dwelling residential development and related uses.

### 9.6.2 Permitted Uses

#### (1) Residential uses

- (a) single detached dwelling
- (b) semi-detached dwellings
- (c) duplex dwellings
- (d) town house dwellings
- (e) modular home
- (f) family child care home where ancillary to a dwelling.
- (g) home based business (residential office)

#### (2) Recreational and public uses

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

- (3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### 9.6.3 Discretionary Uses

#### (1) Residential uses

- (a) dwelling unit group consisting of permitted and/or discretionary uses
- (b) residential care homes
- (c) home based business (home occupation)
- (d) bed and breakfast homes subject to the provisions of Section 5.2
- (e) granny flats
- (f) day care centres

#### (2) Institutional uses

- (a) places of worship, religious institutions.

#### 9.6.4 Regulations for Principal Buildings

**Table 9.6 - R6 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular, Semi-Detached, Duplex, Townhouse Dwellings	Dwelling Unit Group	Other Uses
Lot Area	750 m <sup>2</sup> /unit	600 m <sup>2</sup> /unit	*
Frontage	13 m	n/a	*
Front Yard	10 m	10 m	*
Rear Yard	10 m	10 m	*
Side Yard	2.5 m**	6 m	*
Floor Area/Unit	80 m <sup>2</sup>	80 m <sup>2</sup>	*
Height (max.)	11 m	11m	*
Attached garage (max.)			*
i) floor area	75 m <sup>2</sup>	75 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	
Lot Coverage	35%	35%	

\*All requirements of the CS zoning district shall apply to these uses .

\*\* Where a common wall exists this setback applies to only to the exterior wall.

#### 9.6.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.6.6 Development Standards for Modular Homes

- (1) All modular homes shall be place on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

#### 9.6.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.6.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.6.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.

- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
- the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.6.10 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
- good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
- locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.6.11 Signs

Section 6 regulations shall apply in the R6 – Residential District.

#### 9.6.12 Storage

Subsection 4.2.6 regulations shall apply in the R – Residential District.

## 9.7 R7 - Residential District

### 9.7.1 Intent

The intent of this district is to provide for small lot residential development and related uses.

### 9.7.2 Permitted Uses

#### (1) Residential uses

- (a) single detached dwelling
- (b) modular home
- (c) family child care home where ancillary to a dwelling.
- (d) home based business (residential office)

#### (2) Recreational and public uses

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

#### (3) Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### 9.7.3 Discretionary Uses

#### (1) Residential uses

- (a) residential care homes
- (b) home based business (home occupation)
- (c) bed and breakfast homes subject to the provisions of Section 5.2
- (d) granny flats
- (e) day care centres

#### (2) Institutional uses

- (a) places of worship, religious institutions.

#### 9.7.4 Regulations for Principal Buildings

**Table 9.7 - R7 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular Dwellings	Other Uses
Lot Area	825 m <sup>2</sup>	*
Frontage	18.4 m	*
Front Yard	10 m	*
Rear Yard	12 m	*
Side Yard	2.5 m	*
Ground Floor Area		*
i) Bungalow/Bi-level	102 m <sup>2</sup>	
ii) 1 ½ & 2 storey	74 m <sup>2</sup>	
Height (max.)	11 m	*
Attached garage (max.)		*
i) floor area	100 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	

\*All requirements of the CS zoning district shall apply to these uses.

#### 9.7.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.7.6 Development Standards for Modular Homes

- (1) All modular homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

#### 9.7.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.7.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.7.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3

- the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
- the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.7.10 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
  - good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
  - locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.7.11 Signs

Section 6 regulations shall apply in the R7 – Residential District.

#### 9.7.12 Storage

Subsection 4.2.6 regulations shall apply in the R7 – Residential District.

## 9.8 R8 - Residential District

### 9.8.1 Intent

The intent of this district is to provide for residential development and related uses on larger lots than those required in the R1 Zoning District.

### 9.8.2 Permitted Uses

#### (1) Residential uses

- (a) single detached dwelling
- (b) modular home
- (c) family child care home where ancillary to a dwelling.
- (d) home based business (residential office)

#### (2) *Recreational and public uses*

- (a) parks and playgrounds
- (b) public utilities (excluding offices, warehouses and storage yards)
- (c) municipal facilities.

#### (3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

### 9.8.3 Discretionary Uses

#### (1) Residential uses

- (a) residential care homes
- (b) home based business (home occupation)
- (c) bed and breakfast homes subject to the provisions of Section 5.2
- (d) granny flats
- (e) day care centres

#### (2) *Institutional uses*

- (a) places of worship, religious institutions.

#### 9.8.4 Regulations for Principal Buildings

**Table 9.8 - R8 Requirements**  
(minimum unless specified otherwise)

Requirement	Single Detached, Modular Dwellings	Other Uses
Lot Area	2,400 m <sup>2</sup>	*
Frontage	30 m	*
Front Yard	15 m	15 m
Rear Yard	15 m	15 m
Side Yard		7.5 m
a) lot frontage of 35 m or less	9% of lot frontage or 3 m whichever is greater	
b) lot frontage > 35 m to 38 m	11% of lot frontage	
c) lot frontage > 38 m to 41 m	13% of lot frontage	
d) lot frontage > 41 m to 44 m	15% of lot frontage	
e) lot frontage > 44 m to 47 m	17% of lot frontage or 7.5 M whichever is greater	
Ground Floor Area		*
i) Bungalow/Bi-level	110 m <sup>2</sup>	
ii) 1 ½ & 2 storey	95 m <sup>2</sup>	
Height (max.)	11 m	*
Attached garage (max.)		*
i) floor area	100 m <sup>2</sup>	
ii) height	The ceiling elevation of the garage cannot exceed the ceiling elevation of the main level of the house	

\*All requirements of the CS zoning district shall apply to these uses .

#### 9.8.5 Regulations for Accessory Buildings

The applicable regulations of Subsections 4.2.4 and 4.3.4 shall apply.

#### 9.8.6 Development Standards for Modular Homes

- (1) All modular homes shall be place on a permanent foundation at a standard comparable to a single detached dwelling.
- (2) Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.

#### 9.8.7 Development Standards for Residential Care Homes

- (1) The maximum number of client residents shall not exceed 5.
- (2) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.6
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

#### 9.8.8 Family Child Care Operations

- (1) Family child care operations are limited to 5 client spaces.

#### 9.8.9 Development Standards for Home Based Business

- (1) The applicable standards of Section 5.3 or 5.4 shall apply.
- (2) Council will apply the following criteria in considering a home based business (home occupation) application.
  - the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

#### 9.8.10 Development Standards for Commercial or Institutional uses.

- (1) The Development Officer will apply the following criteria in considering a commercial use in this District:
  - good access from major streets to the development will exist and the development will not cause excessive traffic through existing low density residential areas; locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred
  - the development will be of a size and operation intended to serve the neighbourhood in which it is located
  - the developer of the business may be required to provide a fence or other buffer to an abutting residential use.
- (2) The Development Officer will apply the following criteria in considering an institutional use in this District:
  - locations on major streets, on corner parcels, and at the periphery of the neighbourhood are preferred. The degree to which the development will be considered for internal areas to the neighbourhood will relate to the size of the development and to the degree to which it serves the local neighbourhood
  - significant institutional uses will be encouraged to seek sites in or abutting CS - Community Service Districts.

#### 9.8.11 Signs

Section 6 regulations shall apply in the R8 – Residential District.

#### 9.8.12 Storage

Subsection 4.2.6 regulations shall apply in the R8 – Residential District.

## 10 COMMERCIAL ZONING DISTRICT SCHEDULES

### 10.1 CS - Community Service District

#### 10.1.1 Intent

The intent of this district is to reserve lands for the development of Institutional, Recreational, Religious and other Community Service uses.

#### 10.1.2 Permitted Uses

##### *(1) Institutional uses*

- (a) community centres
- (b) day care centres
- (c) group care facilities
- (d) hospitals, medical clinics
- (e) libraries and cultural institutions
- (f) lodges, fraternal organizations, clubs
- (g) law enforcement facilities
- (h) nursing homes
- (i) places of worship, religious institutions
- (j) schools, educational institutions.

##### *(2) Recreational facilities*

- (a) curling and skating rinks
- (b) parks
- (c) sports fields
- (d) swimming pools.

##### *(3) Public utilities and municipal facilities*

- (a) public utilities (excluding offices, warehouses and storage yards)
- (b) municipal facilities.

##### *(4) Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.*

#### 10.1.3 Discretionary Uses

##### *(1) Residential*

- (a) multiple unit dwellings developed as senior citizen housing

##### *(2) Commercial use - where ancillary to a permitted or discretionary use*

- (a) confectionaries
- (b) gift shops
- (c) snack bars, restaurants
- (d) personal service shops.

#### 10.1.4 Regulations

##### *(1) Site requirements*

**Table 10.1.1 - CS Site Requirements\***

Use	Frontage	Mean width	Parcel area	Depth
Institutional Uses				
- day care centres, group care facilities, libraries, lodges, fraternal organizations, clubs, residential care home	15 m	15 m	550 m <sup>2</sup>	30 m
- other institutional use	30 m	30 m	900 m <sup>2</sup>	30 m
Multiple unit dwellings (seniors' housing)	30 m	30 m	900 m <sup>2</sup>	30 m
Recreational uses	30 m	30 m	900 m <sup>2</sup>	30 m
Utilities and municipal facilities	No requirements			

\*All requirements are the minimum unless specified otherwise.

(2) Required Yards

**Table 10.1.2 - CS Required Yards\***

Use	Front yard	Side yard abutting Street	Side yard other	Rear yard	Coverage	Building floor area
Institutional uses	15 m	10 m	10 m	15 m		
Accessory buildings	As required in Section 4.2.2				-	-
Multiple unit dwellings (seniors' housing)	6 m	3 m	3 m	3 m		
Recreational use buildings	15 m	10 m	10 m	15 m		
Recreational outdoor sports fields, public uses, and municipal facilities	No requirements					

\*All requirements are the minimum unless specified otherwise.

10.1.5 Joint use facilities

- (1) Two or more institutional uses in a CS District may be developed and operated on a single parcel where owned and operated by public authorities.
- (2) To create a joint use facility, public authorities may, by agreement, join two parcels together to be considered one parcel for the purpose of regulation under this Bylaw.

10.1.6 Development Standards and Criteria for Multiple Unit Dwellings (Seniors' Housing)

- (1) Council must be satisfied that the development will be used for restricted or assisted housing for seniors to grant discretionary use approval and a reduced parking standard.
- (2) Proposals not meeting Clause (1) will be considered for rezoning to a Residential District if appropriate.

10.1.7 Development Standards and Criteria for Commercial Uses

- (1) There will be no exterior signs or advertising of an ancillary commercial use located within an institutional use building.
- (2) Council will consider discretionary use applications for ancillary commercial uses where it is satisfied that the development will support the basic function of the institutional use.

10.1.8 Signs

- (1) Section 6 regulations apply in the CS District.

#### 10.1.9 Storage

- (1) Subsection 4.2.4 regulations shall apply in the CS District.

## 10.2 C1 - Commercial Core District

### 10.2.1 Intent

The intent of this district is to accommodate retail commercial development to serve the residential neighbourhoods and the community.

### 10.2.2 Permitted Uses

#### *(1) Retail, commercial service, and office uses*

- (a) banks, financial services, and business offices
- (b) bakeries with retail sales
- (c) broadcasting media and commercial communications studios and offices
- (d) bus terminals
- (e) cafes, restaurants, and lounges
- (f) government and professional service offices
- (g) medical, dental, and other health services offices and clinics
- (h) personal service establishments
- (i) printing and publishing offices, including related printing presses and equipment
- (j) retail stores
- (k) rental stores
- (l) travel agents..

#### *(2) Tourism, recreational, and cultural uses*

- (a) art galleries
- (b) bed-and-breakfast homes subject to the requirements of Section 5.2
- (c) libraries, cultural institutions
- (d) hotels, motels
- (e) museums.

#### *(3) Transportation and vehicle sales and services*

- (a) service stations without car washes
- (b) gas bars with or without confectionaries.

#### *(4) Institutional and public uses*

- (a) community centres
- (b) day care centres
- (c) lodges, fraternal organizations, clubs
- (d) places of worship, religious institutions
- (e) public utilities
- (f) municipal facilities.

- (5) Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building, but not including dwellings.

### 10.2.3 Discretionary Uses

#### *(1) Retail or wholesale uses*

- (a) Mini-malls, strip malls
- (b) licensed beverage rooms, restaurants and lounges
- (c) funeral homes and crematorium commercial entertainment establishments
- (d) commercial entertainment establishments
- (e) construction trades, artisans, and craft shops offices and workshops.

(2) *Transportation and vehicle sales and services*

- (a) establishments for the sale, storage and servicing of motor vehicles, recreational vehicles or trailers, or farm machinery
- (b) service stations with car washes.

(3) *Residential*

- (a) dwellings accessory to a permitted or discretionary use
- (b) multiple unit dwellings located above the ground floor
- (c) single detached dwellings subject to Section 10.2.4(1).

10.2.4 Regulations

(1) Site requirements

**Table 10.2.1 - C1 Site Requirements\***

Use	Frontage	Mean Width	Parcel area	Depth
Retail, commercial service, and office uses				
- funeral homes and crematoriums	30 m	30 m	900 m <sup>2</sup>	30 m
- other uses listed in 10.2.2 (1) and 10.2.3(1)	7.5 m	7.5 m	225 m <sup>2</sup>	30 m
- 2 or more uses in 10.2.2 (1) and 10.2.3(1) operating in a single building	15 m	15 m	550 m <sup>2</sup>	30 m
- mini malls, lumber yards, wholesale establishments	30 m	30 m	900 m <sup>2</sup>	30 m
Tourism, recreational, and cultural uses				
- hotels and motels	30 m	30 m	900 m <sup>2</sup>	30 m
- other uses in 10.2.2 (2) and 10.2.3(2)	15 m	15 m	550 m <sup>2</sup>	30 m
Residential uses				
- multiple unit dwellings	30 m	30 m	900 m <sup>2</sup>	30 m
- single detached dwellings	15 m	15 m	550 m <sup>2</sup>	30 m
Transportation and vehicle sales and services	30 m	30 m	900 m <sup>2</sup>	30 m
Institutional and public uses				
- day care centres, lodges, fraternal organizations, clubs	30 m	30 m	900 m <sup>2</sup>	30 m
- community centres, places of worship, religious institutions	7.5 m	7.5m	225 m <sup>2</sup>	30 m
- utilities and municipal facilities	30 m	30 m	900 m <sup>2</sup>	30 m
	No requirements			

\*All requirements are the minimum unless specified otherwise.

(2) Required Yards

**Table 10.2.2 - C1 Required Yards\***

Use	Front yard	Side yard abutting Residential Districts	Side yard other	Rear Yard	Parking
Retail, commercial service, and office uses					
- undertaking establishments	6 m	3 m	3 m	6 m	See Section 7
- other uses listed in 10.2.2 (1) and 10.2.3(1)	nil	3 m	nil	6 m	See Section 7
- 2 or more uses in 10.2.2 (1) and 10.2.3(1)(operating in a single building)	nil	3 m	nil	6 m	See Section 7
- mini malls, lumber Yards,	6 m	3 m	3 m	3 m	See Section 7
- wholesale establishments	6 m	3 m	3 m	3 m	See Section 7
Tourism, recreational, and cultural uses					
- hotels and motels	6 m	3 m	3 m	3 m	See Section 7
- bed-and-breakfast homes	6 m	1.5 m	1.5 m	3 m	See Section 7
- other uses in 10.2.2 (2) and 10.2.3(2)	nil	3 m	3 m	3 m	See Section 7
Residential uses					
- multiple unit dwellings	nil	3 m	3 m	6 m	See Section 7
- single detached dwellings	6 m	1.5 m	1.5 m	6 m	See Section 7
Transportation and vehicle sales and services	6 m	3 m	3 m	3 m	See Section 7
Institutional and public uses					
- day care centres, lodges, fraternal organizations, clubs	nil	3m	nil	6 m	See Section 7
- community centres, places of worship, religious institutions	nil	3 m	3 m	6 m	See Section 7
- utilities and municipal facilities	No requirements				

\*All requirements are the minimum unless specified otherwise.

10.2.5 Mini Malls

- (1) Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.
- (2) Parking stalls for mini mall clients shall be accessible from the street by way of on site access lanes, and not directly from the street.

10.2.6 Drive Through Restaurants

- (1) Restaurants with drive through sales shall have room on site for at least 5 cars in the ordering line. This line of cars shall not block access to parking stalls.
- (2) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

10.2.7 Construction Trades, Artisans, and Craft Shop Offices and Workshops

- (1) All operations related to construction trades, artisans, and craft shop offices and workshops shall be conducted within an enclosed building.
- (2) No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

10.2.8 Transportation and Vehicle Sales and Services

- (1) Service stations and gas bars shall be governed by Section 5.5.

10.2.9 Development Standards and Criteria for Multiple Unit Dwellings

- (1) Multiple unit dwellings may be developed where located on a second or higher floor over office, retail, restaurant, cafe, and personal serve uses on the main floor.
- (2) The parking required for the multiple unit dwelling is additional to parking for the commercial uses.
- (3) Council will consider discretionary use applications with respect to the following criteria:
  - inclusion of ground level commercial development in the proposal
  - convenience of parking.

10.2.10 Accessory Dwelling Units. Attached to Stores or Commercial Establishments

- (1) One accessory dwelling unit accessory to a retail or commercial use listed in Section 10.2.2(1) may be considered by Council where the unit is used for the operator of the business to which the dwelling unit is accessory.
- (2) The accessory dwelling shall be located in the principle building.
  - (3) Accessory dwelling units shall have an entrance separate from that of the store or commercial establishment, and provided a fire exit secondary to the required entrance.

10.2.11 Signs - Section 6 regulations shall apply in the C1 District.

### 10.3 C2 - Highway Commercial District

#### 10.3.1 Intent

The intent of this district is to accommodate the orderly development of commercial establishments catering to the community and the traveling public.

#### 10.3.2 Permitted Uses

(1) *Commercial uses*

- (a) auto body shops, excluding works related to auto wrecking and salvage
- (b) bus terminals
- (c) cafes and restaurants
- (d) car and truck washes
- (e) commercial entertainment establishments
- (f) construction trades
- (g) equipment and tool rental establishments
- (h) greenhouses, tree and plant nurseries
- (i) gas bars with or without confectionaries
- (j) hotels, motels
- (k) licensed beverage rooms, restaurants and lounges
- (l) lumber Yards, building supply and home improvement stores
- (m) mini malls - which may include retail stores, restaurants, cafes, personal service establishments, offices and small animal veterinary clinics
- (n) motor vehicles, recreational vehicles or trailers, or farm machinery, sale, storage and servicing
- (o) service stations with or without car washes
- (p) veterinary clinics
- (q) wholesale trade establishments
- (r) furniture and appliances sales and service
- (s) print shops and newspaper offices
- (t) personal service establishments.

(2) *Public uses*

- (a) community centres
- (b) government offices.
- (c) tourist information centres
- (d) public utilities
- (e) municipal facilities.

(3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building, but not including dwellings.

#### 10.3.3 Discretionary Uses

- (a) bulk oil dealers and chemical supply dealers
- (b) wholesale trade stores, offices and warehouses
- (c) funeral homes and crematoriums

- (d) manufacturing and processing shops and associated storage facilities wherein applicable work activities are conducted wholly within enclosed buildings
- (e) truck and freight terminals
- (f) public works storage yards.

#### 10.3.4 Regulations

##### (1) Site requirements

**Table 10.3.1 – C2 Site Requirements\***

Use	Frontage	Mean Width	Parcel area	Depth
Public uses - tourist information centres - public utilities - municipal facilities	No requirements			
All other uses	20 m	30 m	1200 m <sup>2</sup>	30 m

\*All requirements are the minimum unless specified otherwise.

##### (2) Required Yards

**Table 10.3.2 - C2 Required Yards\***

Use	Front yard	Side yard abutting residential districts	Side yard other	Rear yard	Parking
Public uses - tourist information centres - public utilities - municipal facilities	No requirements				
All other uses	15 m	6 m	6 m	7.5 m	See Section 7

\*All requirements are the minimum unless specified otherwise.

#### 10.3.5 Transportation and Vehicle Sales and Services

- (1) Service stations and gas bars shall be governed by Section 5.5.
- (2) Establishments for the sale, storage and servicing of motor vehicles, recreational vehicles, trailers, or farm machinery may include service stations and gas bars.
- (3) Required parking and access aisles to fuel dispensing equipment may not be used for the display of vehicles and goods for sale.

#### 10.3.6 Drive Through Restaurants

- (1) Restaurants with drive through sales shall have room on site for at least 5 cars in the ordering line and this line shall not block access to parking stalls.
- (2) Access and egress lanes shall not be located so as to create congestion on the adjacent streets.

#### 10.3.7 Mini Malls

- (1) Council will consider the appropriate separation to industrial and other uses that may be incompatible with restaurant and retail uses and access to the site when making a discretionary use decision on a proposed mini mall.

- (2) Parking stalls for mini mall clients shall be accessible from the street by way of access lanes located on the site, and shall not be directly accessed from the street.

#### 10.3.8 Processing and Manufacturing Operations

- (1) All operation with respect to processing and manufacturing shall be conducted within an enclosed building.
- (2) No exterior storage of materials, goods, or of waste products is permitted except within a waste disposal bin for collection.
- (3) The operation shall not emit levels of noise, odour, or dust not common to the other uses in the District.
- (4) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.

#### 10.3.9 Bulk Oil Dealers and Chemical Supply Dealers

- (1) Council will consider appropriate separation to residences, tourist facilities, restaurants, and mini malls in making a discretionary use decision.
- (2) Locations with direct access to a highway or highway frontage road are preferred.

#### 10.3.10 Single Detached Dwellings

- (1) To recognize existing use, Council will only consider building or expansion of single detached dwellings in a C2 District on a site that holds an exiting single detached dwelling.
- (2) Council may consider rezoning to a Residential District of a C2 District property abutting a Residential District, to accommodate new single detached dwelling development.
- (3) All single detached dwellings shall comply with the standards of the R2 District except as specifically provided Section 9.4.3.

#### 10.3.11 Signs

- (1) Section 6 regulations shall apply in the C2 District.

# 11 INDUSTRIAL ZONING DISTRICT SCHEDULES

## 11.1 ID - Industrial District

### 11.1.1 Intent

The intent of this zone is to accommodate the development of industrial and service establishments, including a reasonable level of outdoor storage.

### 11.1.2 Permitted Uses

#### (1) *Commercial uses*

- (a) auto body shops
- (b) bulk oil dealers and chemical supply dealers
- (c) custom meat cutting and packaging (excluding slaughtering)
- (d) car and truck washes
- (e) construction trades
- (f) equipment and tool rental establishments
- (g) gas bars
- (h) grain elevators and related grain handling facilities.
- (i) lumber yards, building supply and home improvement stores
- (j) machine shops
- (k) manufacturing and processing plants and associated storage facilities
- (l) industrial services
- (m) motor vehicles, recreational vehicles or trailers, or farm machinery, sale, storage and servicing
- (n) printers and publishers
- (o) railway operations
- (p) service stations with or without car washes
- (q) truck, bus and other transport terminals and yards
- (r) veterinary hospitals and clinics
- (s) wholesale trade
- (t) warehouses
- (u) restaurants
- (v) personal service establishments
- (w) automobile sales and service.

#### (2) *Public uses*

- (a) public utilities, including , workshops, warehouses and storage yards
- (b) municipal facilities.

- (3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building, but not including dwellings.

Discretionary Uses

- (a) auto wrecking yards
- (b) concrete manufacturing plants, and gravel yards
- (c) equipment maintenance and storage yards
- (d) feed mills, and seed cleaning plants
- (e) mining and petroleum industry service
- (f) tanneries and hide storage establishments
- (g) undertaking establishments and funeral homes
- (h) hotels and motels
- (i) billboard signs.

11.1.3 Regulations

(1) Site requirements

Table 11.1.1 - ID Site Requirements\*

Use	Frontage	Mean Width	Parcel area	Depth
Public uses - public utilities - municipal facilities	No requirements			
All other uses	20 m	30 m	1200 m <sup>2</sup>	30 m

\*All requirements are the minimum unless specified otherwise.

(2) Required Yards

Table 11.1.2 - ID Required Yards\*

Use	Front yard	Side yard abutting residential districts	Side yard other	Rear yard	Parking
Public uses - public utilities - municipal facilities	No requirements				
All other uses	15 m	6 m	6 m	7.5 m	See Section 7
Any use where the Yard abuts a rail line		nil	nil	nil	

\*All requirements are the minimum unless specified otherwise.

11.1.4 Accessory Cafes

- (1) A cafe may be developed within a principle building and operated as accessory to another use in an ID District.
- (2) There shall be no adverting signs for the cafe outside of the interior of the principle building.

#### 11.1.5 Discretionary Uses

- (1) Council will consider the applications for discretionary use with respect to the following criteria:
  - the sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system
  - the potential for noise, dust, smoke and other emissions causing pollution has been effectively mitigated
  - adequate separation exists from the development to residential and tourist service uses
  - access to truck routes major streets and railway transportation is appropriate to the type of development. For agricultural product processing, railway spur sites will be considered an asset.
- (2) Billboard signs will be considered pursuant to the standards and criteria of Section 6.5.

#### 11.1.6 Signs

- (1) Section 6 regulations shall apply in the ID District.

## 12 FUTURE URBAN DEVELOPMENT DISTRICT SCHEDULES

### 12.1 FUD - Future Urban Development District

#### 12.1.1 Intent

The intent of this district is to reserve unsubdivided and/or undeveloped lands within the town limits for future urban development in compliance with the Official Community Plan.

#### 12.1.2 Permitted Uses

(1) *Agricultural uses*

- (a) crop farming on an existing parcel without any buildings
- (b) crop farming including a dwelling and farm buildings
- (c) livestock pasture.

(2) *Public uses*

- (a) public utilities, including , workshops, warehouses and storage Yards
- (b) sewage lagoons and sanitary land fills operated by a public authority
- (c) cemeteries
- (d) municipal facilities.

(3) *Accessory uses* that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building, but not including dwellings.

#### 12.1.3 Discretionary Uses

(1) *Dwellings*

- (a) single detached dwellings accessory or ancillary to any other use.

(2) *Commercial Uses*

- (a) green houses, market gardens, horticultural supply, tree and plant nurseries
- (b) veterinary clinics
- (c) private airports
- (d) dog kennels ancillary to a dwelling.

(3) *Recreational Uses*

- (a) golf courses
- (b) sports fields
- (c) sports arenas
- (d) tourist campgrounds.

## 12.1.4 Regulations

### (1) Site requirements

**Table 12.1 - FUD Site Requirements\***

Use	Frontage	Mean Width	Parcel area	Depth
Public uses - cemeteries - public utilities - municipal facilities	No requirements			
Agricultural uses - including dwellings or farmstead - crop farming only	30 m		16 ha	
Discretionary uses - golf courses - all other discretionary uses	30 m 30 m		16 ha 2 ha	

\*All requirements are the minimum unless specified otherwise.

### (2) Required Yards

**Table 12.2 - FUD Required Yards\***

Use	Front yard	Side yard	Rear yard	Parking
Public uses - cemeteries - public utilities - municipal facilities	No requirements			
All other uses	15 m	15 m	15 m	See Section 7

\*All requirements are the minimum unless specified otherwise.

## 12.1.5 Single Detached Dwellings

- (1) To recognize existing use, Council will consider building or expansion of single detached dwellings in a UH District on a site that holds an exiting single detached dwelling.
- (2) The approval of development of a single detached dwelling on vacant or idle land, or in a new subdivision for large site residential use, will not be considered except in conjunction with the adoption of a concept plan to the Official Community Plan that designates the area for large site residential use.
- (3) Council may consider approval of a single detached dwelling accessory or ancillary to another existing use, where the location will not interfere with future development pursuant to the Official Community Plan and any concept plan adopted under that plan. All single detached dwellings shall comply with the standards as specifically provided Section 12.1.4.

#### 12.1.6 Discretionary Uses

- (1) Council will consider the applications for discretionary use with respect to the following criteria:
  - the sewer, water, and utility servicing capacity is available to service the development without excessive impact on other uses being served by the system
  - the proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan
  - the development will not require the development of new streets and utility lines except as may be provide for in existing plans under the Official Community Plan
  - the proposal is not premature.

#### 12.1.7 Signs

- (1) Section 6 regulations shall apply in the UH - Urban Holding District.

### **13 EFFECTIVE DATE OF THE BYLAW**

#### **13.1 Repeal**

Bylaw No. \_\_\_\_\_ is hereby repealed.

#### **13.2 Coming Into Force**

This Bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.

\_\_\_\_\_  
Mayor

SEAL

\_\_\_\_\_  
Town Administrator

INTRODUCED AND READ a first time this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

READ A THIRD TIME and passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CERTIFIED a true copy of Bylaw No. \_\_\_\_\_  
adopted by Resolution of Council on the  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Town Administrator