

DIVISION 200

ZONING DISTRICT SCHEDULES

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DIVISION 200: ZONING DISTRICT SCHEDULES

201 INTERPRETATION

.1 PERMITTED USES

The list of uses under the heading "Permitted Uses" in each of the zoning district schedules set out in this Division shall be interpreted to mean that the uses listed in a particular schedule and no others shall be permitted in the areas designated on the zoning map of the City of Parksville as being regulated by that schedule.

.2 PERMITTED DENSITY

Where a zoning district schedule includes under the heading "Buildings and Structures" a regulation entitled "Maximum Number, Size and Height of Buildings and Structures", such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map of the City of Parksville as being regulated by that schedule shall not be occupied by a greater number of dwellings than the number specified, except as may otherwise be provided for in the regulation.

Where a zoning district schedule includes under the heading "Permitted Density" a regulation entitled "Maximum Floor Area Ratio", such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map as being regulated by that schedule shall not be occupied by any buildings the floor area ratio of which exceeds the amount specified, except as may otherwise be provided for in the regulation.

.3 MAXIMUM LOT COVERAGE

Where a zoning district schedule includes a regulation entitled "Maximum Lot Coverage", such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map as being regulated by that schedule may not have a lot coverage, as defined in this Bylaw, which exceeds the percentage specified.

.4 MINIMUM AND MAXIMUM SETBACKS FROM PROPERTY LINES

The specification of measurements for front yard, side yard and rear yard under the general heading of "Minimum Building Setbacks" in a zoning district section shall be interpreted as defining the minimum distance permitted between the front, side or rear property line and the appropriate setback line on a lot which is designated on the Zoning Map as being regulated by that schedule; such setback areas constituting the front yard, side yard and rear yard respectively.

Where a use or structure is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum setback from a property line for that use shall be the measurement specified.

.5 MAXIMUM HEIGHTS

The specification of measurements for buildings, structures or accessory buildings under the general heading of "Maximum Heights" in a zoning district schedule shall be interpreted as meaning the greatest height, as height is defined in this Bylaw, to which a building, structure or accessory building may be constructed on a lot which is designated on the Zoning Map as being regulated by that schedule.

Where the specification of a measurement for "Maximum Height" refers to a particular type of building such as a dwelling, the regulation shall be applied to that type of building only.

.6 MINIMUM LOT SIZE

Where a zoning district schedule includes a regulation entitled "Minimum lot Size", the dimensions which follow are to be interpreted as the minimum dimensions permissible for a lot which is to be used as the site of buildings for the use specified therein; such regulation being applicable to lots designated on the Zoning Map as being regulated by that schedule.

.7 MAXIMUM SIZE OF UNITS, SEATING AND SIZE OF COMMERCIAL AREA

The specification of a measurement under the heading "Maximum Commercial Area" in a zoning district schedule shall be interpreted as meaning that on a lot which is designated on the Zoning Map as being regulated by that schedule, a commercial area shall not be permitted a total gross leasable floor area in excess of the measurement specified.

The specification of a number under the heading "Maximum Number" for "Food Catering Establishments" in a zoning district schedule shall be interpreted as meaning that on a lot which is designated on the Zoning Map as being regulated by that schedule, a food catering establishment shall not be permitted seats in excess of the number specified.

The specification of a measurement under the heading "Maximum Size" in a zoning district schedule shall be interpreted as meaning that on a lot which is designated on the Zoning Map as being regulated by that schedule, an individual commercial unit shall not exceed in gross leasable floor area the measurement specified.

.8 THE FURTHER REQUIREMENT OF THE OFFICIAL COMMUNITY PLAN

Notwithstanding the requirements and limits contained in this Bylaw, those lands which have been designated as Development Permit Areas pursuant to Section 945 of the *Municipal Act* are additionally subject to the guidelines and conditions specified in the current Official Community Plan Bylaw and all amendments thereto.

.9 ZONE BOUNDARIES

Where a lot is divided by zone boundaries, the zone boundaries shall prevail for the purpose of this bylaw.

Where land that originally formed part of a lane or street is consolidated with a lot, such lane or street shall be deemed to have the same designation as the lot. (AMENDMENT BYLAW NO. 2000.19)

.10 PERMITTED USES

Where the permitted use in one zone is subject to another zone, it means that the use is permitted but all other conditions of the other zone prevail. (AMENDMENT BYLAW NO. 2000.19)

.11 SUFFIX "A" or "B"

The suffix "A" or suffix "B" attached to a zone designation denotes a special sub-zone where additional uses are permitted, subject to the regulations of the zone in which the suffix is applied. (AMENDMENT BYLAW NO. 2000.77)

(AMENDMENT BYLAW NO. 2000.69)

202 SINGLE FAMILY RESIDENTIAL**RS-1**

This zone is intended to provide land solely for the purpose of low density single family housing.

202.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites	N/A
Accessory Carriage House	N/A

202.2 Buildings and Structures**Maximum Number,
Size and Height**

Accessory Carriage House	1 per lot
Single Family Dwelling	1 per lot
Combined Gross Floor Area of Accessory Buildings and accessory carriage house	90m ²
Height of Principal Building (AMENDMENT BYLAW NO. 2000.91)	7.5 m (b)
Height of Accessory Carriage House (AMENDMENT BYLAW NO. 2000.91)	7.5 m (b)
Height of Accessory Buildings and Structures	5.0 m

- (a) Despite the above, in no case shall the total number of self contained dwelling units exceed two (2).
- (b) Except where that portion of an Accessory Carriage House or that portion of a Principal Building (where an Accessory Carriage House is also present) is located within 6.0 m of the rear lot line adjacent to an RS-1 zoned parcel (excluding park) the maximum permitted height shall not exceed 4.6m. (AMENDMENT BYLAW NO. 2000.91)

202.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family Dwelling	7.5 m	3.0 m	7.5 m	1.6 m
Accessory Buildings and Structures	7.5 m	1.2 m	7.5 m	0.6 m
Accessory Carriage House	7.5 m	3.0 m	7.5 m	3.0 m

- (a) The distance between a principal Single Family Dwelling and an Accessory Carriage House must be a minimum of 3.0 m as measured from the closest points of each structure.

202.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

202.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

202.6 Maximum Lot Coverage: 33%**202.7 Play and Recreation Area Requirements:** no requirements**202.8 Other Requirements:**

- (a) Maximum Floor Area Ratio: 0.50
 (b) Secondary Suites:

Secondary suites are permitted within single family dwellings subject to Section 613 of this Bylaw.

203 MEDIUM DENSITY RESIDENTIAL**RS-2**

This zone is intended to provide land for a mixture of low and medium density housing by allowing a diversity of housing types, and secondary suites in single family dwellings that meet all the requirements.

203.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex Dwelling	800 m ²
Multiple Family Residential	1,000 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites (a)	N/A

- (a) Secondary suites shall conform to the requirements of Section 203.8(b) below.

203.2 Buildings and Structures**Maximum Number,
Size and Height**

Single Family or Duplex Dwelling	1 per lot
Multiple Family Residential (a)(b)	30 units per ha
Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 10 units per hectare.
- (b) Where 30% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 10 units per hectare.

203.3 Minimum Building Setbacks:

Use or Structure	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family or Duplex Dwelling	7.5 m	3.0 m	7.5 m	1.6m
Multiple Family Residential	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings and Structures (a)	N/A	1.2 m	3.0 m	0.6 m

- (a) Accessory buildings and structures shall be located to the rear of the front face of the principal building, not less than 3.0 metres from any portion of the principal building.

203.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

203.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

203.6 Maximum Lot Coverage:

- (a) single family or duplex dwelling: 33%
- (b) multiple family residential: 40%

203.7 Play and Recreation Area Requirements:

Play and Recreation Area shall be provided as follows:

- (a) Every Multiple Family Residential development shall provide useable open space in the amount of:
- (i) 46 m² for each three (3) bedroom dwelling unit;
 - (ii) 28 m² for each two (2) bedroom unit;
 - (iii) 19 m² for each one (1) bedroom unit;
 - (iv) 9 m² for each bachelor unit.
- (b) Every Multiple Family Residential development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit.

203.8 Other Requirements:

- (a) Maximum Floor Area Ratio: 0.70

(b) Secondary Suites:

Secondary suites are permitted within single family dwellings subject to Section 613 of this Bylaw.

204 HIGH DENSITY RESIDENTIAL**RS-3**

This zone is intended to provide land for housing of various densities, including high density multiple family residential development.

204.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex	800 m ²
Multiple Family Residential	2,000 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites (a)	N/A

- (a) Secondary suites shall conform to the requirements of Section 204.8 (b) below.

204.2 Buildings and Structures**Maximum Number,
Size and Height**

Single Family or Duplex Dwelling	1 per lot
Multiple Family Residential (a)(b)	75 units per ha
Height of Single Family Dwelling or Duplex	7.5 m
Height of Cluster Housing or Row Housing	11.0 m
Height of Townhouse, or Apartment	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Combined Floor Area of Accessory Buildings	75 m ²

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 25 units per hectare.
- (b) Where 20% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 25 units per hectare. (AMENDMENT BYLAW NO. 2000.60)

204.3 Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Single Family or Duplex Dwelling	7.5 m	3.0 m	7.5 m	1.6 m
Cluster or Row Housing	6.0 m	6.0 m	6.0 m	6.0 m
Townhouse, Condominium or Apartment	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings	7.5 m	1.2 m	7.5 m	0.6 m

204.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

204.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

204.6 Maximum Lot Coverage:

1. Single Family Dwelling or Duplex: 33%
2. Multiple Family Residential: 45%

204.7 Play and Recreation Area Requirements:

Play and Recreation Area shall be provided as follows:

- (a) Every Multiple Family Residential development shall provide useable open space in the amount of:
 - (i) 46 m² for each three (3) bedroom dwelling unit;
 - (ii) 28 m² for each two (2) bedroom unit;
 - (iii) 19 m² for each one (1) bedroom unit;
 - (iv) 9 m² for each bachelor unit.
- (b) Every Multiple Family Residential development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit.

204.8 Other Requirements:

(a) Secondary Suites:

Secondary suites are permitted within single family dwelling units subject to Section 613 of this Bylaw.

(b) Maximum Floor Area Ratio: 1.50

205 MANUFACTURED HOME RESIDENTIAL

MH-1

This zone is intended for mobile and modular homes in manufactured home parks.

205.1 Permitted Land Uses

Minimum Lot Size

Mobile Home Park	2 ha
- Per Mobile Home	400 m ²
- Per Modular Home	400 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A

205.2 Buildings and Structures

Maximum Number, Size and Height

Mobile Home or Modular Home	1 per mobile home space
Height of Mobile Home or Modular Home	7.5 m
Height of Accessory Buildings and Structures	4.0 m

205.3 Minimum Building Setbacks:

From all property lines of the Mobile Home Park:	7.5 metres
From an internal access road or common parking area:	3.0 metres
From the side or rear boundary of the mobile home space:	1.5 metres

205.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

205.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

205.6 Maximum Lot Coverage: 40% of the mobile home space

205.7 Play and Recreation Area Requirements:

Areas for play and recreation shall be provided as follows:

- (a) a minimum of 7.5% of the mobile home park shall be provided, landscaped and maintained, and operated solely as play and recreational areas, being kept open to the residents at all reasonable times;
- (b) where more than 1,000 m² of recreation space is required, two or more recreation areas may be provided.

205.8 Other Requirements:

- (a) Maximum Floor Area Ratio: .35
- (b) Maximum Mobile Home Spaces per Hectare: 20
- (c) Mobile Home Parks: must conform to the standards of the current Mobile Home Parks Bylaw and amendments currently in effect.

206 INDUSTRIAL**I-1**

This zone is intended to provide land for a diversity of light and medium industry uses.

206.1 Permitted Land Uses**Minimum Lot Size(c)**

Accessory Residential	N/A
Accessory Retail Sales and Offices (a)	N/A
Food Catering Facility	2,000 m ²
Food Concession vehicle (AMENDMENT BYLAW 2000.99)	N/A
Heavy Equipment Display	4,000 m ²
Independent Office uses such as: (i) Architect (ii) General contractor provided that any contractor's storage yard is enclosed by a building or completely screened (iii) Computer services and data processing (iv) Courier, communication or dispatch (v) Engineer, scientist, surveyor or geologist (vi) Graphic or industrial designer (vii) Land surveyor (viii) Shipping agent or freight forwarder (ix) Wholesale broker or manufacturer's agent (x) An office use similar to the above, provided the use has a direct relationship to the immediate industrial area and will not generally attract the public to its premises.	2,000 m ²
Light Industry	2,000 m ²
Medical Marihuana Production and Research Facility (d) (AMENDMENT BYLAW NO. 2000.96)	4,000 m ²
Medium Industry	2,000 m ²
Neighbourhood Pub	2,000 m ²
Outdoor Sales	2,000 m ²
Recreation Facility	2,000m ²
Seafood Processing (b)	2,000 m ²
Shipping Yard	10,000 m ²
Transportation Terminal	5,000 m ²
Wood Processing	20,000 m ²

- (a) limited to 30% of the gross floor area of all uses combined in the same tenancy; (AMENDMENT BYLAW 2000.11)
- (b) subject to all processing activity being fully contained within a building.
- (c) Where the required Minimum Lot Size is 4,000m² or greater it shall be deemed to be the required Minimum Site Area for a given Permitted Land Use (AMENDMENT BYLAW NO. 2000.78).
- (d) Medical Marihuana Production and Research Facility shall:
 - i. be fully contained within a building;
 - ii. contain a medical marihuana research component with a minimum gross floor area of at least 200 m² (AMENDMENT BYLAW NO. 2000.96)

206.2 Buildings and Structures

Maximum Number, Size and Height

Height of Principal Building	12.0 m
Height of Accessory Buildings and Structures	5.0 m
Accessory Residential	1 unit per lot

206.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback (a)
Principal Building	9.0 m	0 m	7.5 m	0 m
Accessory Buildings and Structures	9.0 m	1.2 m	7.5 m	0.6 m

- (a) 7.5 metre minimum setback from any lot line abutting a residential zone or railway right of way.

206.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

206.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

206.6 Maximum Lot Coverage in Total: 60%

206.7 Play and Recreation Area Requirements: no requirements

206.8 Other Requirements:

- (a) Maximum Floor Area Ratio: .60
- (b) No lot in the I-1 zone shall be developed with a principle building having a gross floor area of less than 280 square metres.
- (c) Accessory uses (excluding Accessory Residential shall be accessible only from the interior of the building).

206.9 Conditions of Use

Notwithstanding Section 206.1 no seafood processing which creates noxious or offensive odours shall be permitted.

206.10 Shipping Container and Moving Container Regulations (AMENDMENT BYLAW NO. 2000.84):

Shipping containers and moving containers shall only be stored in accordance with the following regulations:

- (a) shall be setback a minimum of 7.5 metres from all lot lines;
- (b) shall be setback a minimum of 30 metre from a lot line adjacent to Highway 19A or a lot line adjacent the Esquimalt and Nanaimo Railway;
- (c) shall be screened from view of Highway 19A or the Esquimalt and Nanaimo Railway by continuous fencing or landscaping a minimum of 1.8 metres in height;
- (d) shall only be stacked in accordance with the manufacturers recommendations, and in no case shall be stacked more than three (3) containers high;
- (e) stacked containers shall in no case exceed a maximum height of 9.0 metres;
- (f) in no case shall individual containers exceed 14.0 metres in length, 3.0 metres in width or 3.0 metres in height;
- (g) shall not involve individual access except during the loading and unloading of articles in transshipment or where constituent components form part a structure authorized by Building Permit.

207 PUBLIC INSTITUTIONAL**P-1**

This zone is intended to provide land for the education, administration, recreation and servicing needs of the general public.

207.1 Permitted Land Uses**Minimum Lot Size**

Public School	N/A
Public Administration	N/A
Public Assembly	N/A
Public Utility	N/A
Community Care Facility	N/A
Park	N/A
Outdoor Recreation	N/A
Emergency Supplies Container (AMENDMENT BYLAW NO. 2000.84)	N/A
Fire Training Structure (AMENDMENT BYLAW NO. 2000.84)	N/A

207.1A On a parcel containing an -1A designation:**Permitted Land Uses****Minimum Lot Size**

Recreation and sports equipment rentals	N/A
Food and beverage sales	N/A

(AMENDMENT BYLAW NO. 2000.51)

207.1B On a parcel containing an -1B designation:**Permitted Land Uses****Minimum Lot Size**

Food and beverage sales	N/A
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(AMENDMENT BYLAW NO. 2000.77)

207.2 Buildings and Structures**Maximum Number,
Size and Height**

Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m

207.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

207.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

207.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

207.6 Maximum Lot Coverage: 60%**207.7 Play and Recreation Area Requirements: no requirements****207.8 Other Requirements:**

Maximum Floor Area Ratio: 1.0

207.9 Emergency Supplies Containers Regulations (AMENDMENT BYLAW NO. 2000.84):

Emergency supplies containers shall only be used and stored in accordance with the following regulations:

- (a) shall only to be used for the storage of emergency supplies;
- (b) shall be limited to not more than 2 containers per parcel;
- (c) shall be setback a minimum of 7.5 metres from all lot lines;
- (d) shall not exceed a maximum height of 3 metres;
- (e) shall not be stacked one on top of another;
- (f) shall be screened on all sides by solid fencing or landscaping with a minimum height of 1.8 metres.

208 PRIVATE INSTITUTIONAL**P-2**

This zone is intended to provide land for private institutional facilities and services to serve the needs of the general public.

208.1 Permitted Land Uses**Minimum Lot Size**

Private School	N/A
Place of Worship	N/A
Community Care Facility	N/A

208.2 Buildings and Structures**Maximum Number,
Size and Height**

Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Accessory Buildings	1 per lot

208.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

208.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

208.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

208.6 Maximum Lot Coverage: 30%**208.7 Play and Recreation Area Requirements: no requirements****208.8 Other Requirements:**

(a) Maximum Floor Area Ratio: 0.50

209 HEALTH CARE

P-3

This zone provides land for a variety of health care facilities.

209.1 Permitted Land Uses

Minimum Lot Size

Hospital	N/A
Community Care Facility	N/A
Congregate Care Facility	N/A
Medical Office	N/A

209.2 Buildings and Structures

Maximum Number, Size and Height

Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Accessory Buildings	1 per lot

209.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

209.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

209.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

209.6 Maximum Lot Coverage: 30%

209.7 Play and Recreation Area Requirements: no requirements

209.8 Other Requirements:

- (a) Maximum Floor Area Ratio: .60
- (b) A Congregate Care facility shall provide a common indoor area at a scale of 1 m² per unit for common dining and related services.

210 AGRICULTURAL**A-1**

This zone is intended to provide land for a diversity of rural land uses.

210.1 Permitted Land Uses Minimum Lot Size

Agriculture	N/A
Domestic Industry	1,000m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Horticulture	N/A
Produce Stand	N/A
Single Family Dwelling (AMENDMENT BYLAW NO. 2000.65)	4 ha
Silviculture	N/A
Medical Marihuana Production Facility (a) (b) (AMENDMENT BYLAW NO. 2000.96)	4000 m ²

- (a) shall only be permitted on land designated within the provincial Agricultural Land Reserve where such use is considered a 'farm use' pursuant to the acts and regulation administered by the provincial Agricultural Land Commission (AMENDMENT BYLAW NO. 2000.96).
- (b) all growing, production, processing, packaging or storage shall be fully contained within a building (AMENDMENT BYLAW NO. 2000.96).

210.1.A On a parcel containing an A-1A designation: (AMENDMENT BYLAW NO. 2000.39)

Permitted Land Uses Minimum Lot Size

Turf management training facility	2 ha
Golf course	2 ha
Restaurant accessory to a golf course use	N/A
Retail sale accessory to the golf course use	N/A

210.2 Buildings and Structures **Maximum Number,
Size and Height**

Floor Area of Accessory Buildings	200 m ² (a)
Dwelling Units per Parcel: - Lot Size of 4 ha or More - Lot Size of Less than 4 ha	2 2(b)
Height of Buildings and Structures	8.0 m

- (a) This requirement shall not apply to accessory buildings used for agriculture.
- (b) Two dwellings permitted, but only if one is used for occupation by a full-time employee who is employed on the parcel.

210.3 Minimum Building Setbacks (AMENDMENT BYLAW 2000.96):

Use	Setback from All Lot Lines (a)
Buildings and structures used for the housing of livestock, storing manure or containing marihuana	30 m
All other principal and accessory buildings or structures	7.5 m

- (a) where land is subject to more than one zone for the purpose of determining setbacks the zone boundary shall also be considered a Lot Line.

210.4 Landscaping and Screening: no requirement

210.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

210.6 Maximum Lot Coverage in Total: 25%

210.7 Play and Recreation Area Requirements: no requirements

210.8 Other Requirements: none

211 LOCAL COMMERCIAL**C-1**

This zone is intended to provide land for convenience shopping near adjacent residential areas.

211.1 Permitted Land Uses**Minimum Lot Size**

Convenience Store	1,000 m ²
Food Catering Facility (a)	1,000 m ²
Accessory Residential	N/A
Accessory Buildings and Structures	N/A

(a) except drive-through uses

211.2 Buildings and Structures**Maximum Number,
Size and Height**

Dwelling Units	1 per lot
Food and Catering Facility Seating	20 seats
Convenience Store	200 m ²
Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m

211.3 Minimum Building Setbacks:

From front and exterior lot lines 5.0 metres
From rear and interior lot lines 5.0 metres

211.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

211.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

211.6 Maximum Lot Coverage in Total: 40%**211.7 Play and Recreation Area Requirements: no requirement****211.8 Other Requirements:**

(a) Maximum Floor Area Ratio: 0.50

(AMENDMENT BYLAW NO. 2000.80)

213 DOWNTOWN COMMERCIAL**C-3**

This zone is intended to provide land for pedestrian oriented shops and offices that meet the various product and servicing requirements of consumers.

213.1 Permitted Land Uses (a)**Minimum Lot Size**

Retail Trade and Services	N/A
Office	N/A
Bank	N/A
Food Catering Facility	N/A
Recreation Facility	N/A
Cinema and/or movie theatre (AMENDMENT BYLAW NO. 2000.42)	N/A
Community Use	N/A
Shopping Centre	N/A
Studio	N/A
Public Assembly	N/A
Public Administration	N/A
Bus Depot (AMENDMENT BYLAW NO. 2000.84)	N/A
Taxi Operation (AMENDMENT BYLAW NO. 2000.84)	N/A
Mixed Commercial/Residential (b)	N/A
Hotel	N/A
Automobile Parking	N/A
Single Family Residential (AMENDMENT BYLAW NO. 2000.63)	560 m ²
Personal Services (AMENDMENT BYLAW NO. 2000.78)	N/A

(a) excluding drive-through uses; (AMENDMENT BYLAW NO. 2000.3)

(b) subject to terms of Section 213.7(b).

213.2 Buildings and Structures**Maximum Number,
Size and Height**

Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m

213.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	0 m	4.0 m	0 m	0 m
Accessory Buildings and Structures	15 m	1.6 m	7.5 m	0.6 m

213.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

213.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

213.6 Play and Recreation Area Requirements: no requirement**213.7 Other Requirements:**

- (a) Maximum Floor Area Ratio: 2.0
- (b) A Mixed Commercial/Residential use shall:
 - (i) limit the residential use exclusively to the storeys above the first storey of a building;
 - (ii) not provide signage on that portion of the building occupied with dwelling units.

214 HIGHWAY COMMERCIAL**CS-1**

This zone is intended to provide convenient shopping opportunities for those travelling in vehicles on the Island Highway and Alberni Highway.

214.1 Permitted Land Uses (b)**Minimum Lot Size**

Outdoor Sales	2,000 m ²
Automobile Services	2,000 m ²
Office (a)	500 m ²
Food Catering Facility	2,000 m ²
Recreation Facility	4,000 m ²
Community Use	N/A
Personal Services	1,000 m ²
Shopping Centre (c) (AMENDMENT BYLAW NO. 2000.6)	4,000 m ²
Studio	500 m ²
Bus Depot (AMENDMENT BYLAW NO. 2000.84)	2,000 m ²
Taxi Operation (AMENDMENT BYLAW NO. 2000.84)	2,000 m ²
Hotel/Motel First Unit Each additional Unit	2,000 m ² 70 m ²
Accessory Residential	N/A
Accessory Parking	N/A
Single Family Residential (AMENDMENT BYLAW NO. 2000.64)	560 m ²

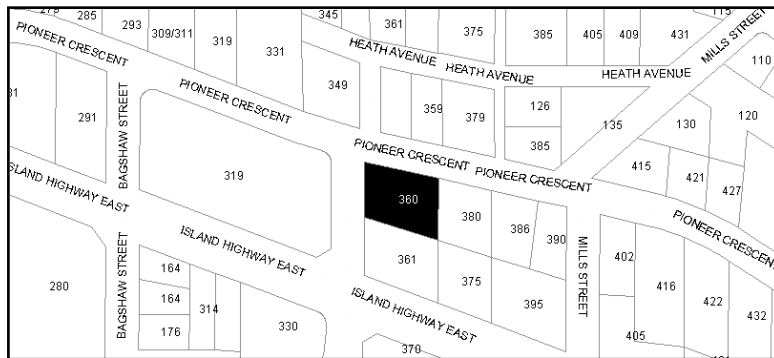
- (a) above the first storey only;
- (b) including drive-through uses; (AMENDMENT BYLAW NO. 2000.3)
- (c) office use permitted above the first storey only. (AMENDMENT BYLAW NO. 2000.6)

214.2 Site Specific Permitted Land Uses as follows: (AMENDMENT BYLAW NO. 2000.57)

In addition to the permitted land uses specified in Section 214.1 of this zone, **Automobile Parking** is a permitted land use on a site specific basis only on the property legally described as That Part of Lot 3, District Lot 4, Nanoose District, Plan 7435, Lying to the North of a Straight Boundary Joining the Points of Bisection of the East and West Boundaries of Said Lot 3 (360 Pioneer Crescent).

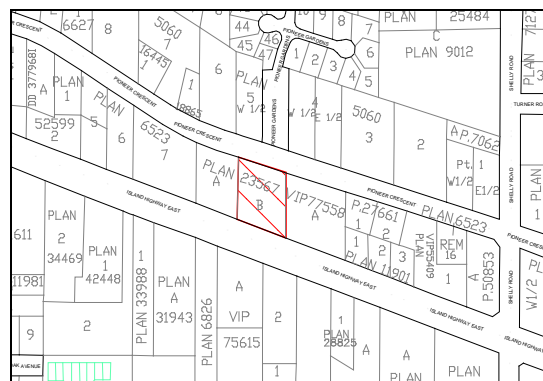
Schedule "A" of Bylaw No. 2000.57

Corporate Administrator



214.3 Site Specific Permitted Land Uses as follows: (AMENDMENT BYLAW NO. 2000.52)

- a) In addition to the permitted land uses specified in Section 214.1 of this zone, a Martini and Wine Lounge is a permitted land use on a site specific basis only on the property legally described as Lot B, District Lot 4, Nanoose District, Plan 23567 (491 Island Highway East) shown hatched on the sketch plan marked Schedule "A" attached to and forming part of this bylaw.
 - i. **Martini and Wine Lounge** means a limited scale Liquor-Primary establishment licensed to serve liquor pursuant to *Liquor Control and Licensing Act*, and amendments thereto, and may include the serving of snack foods, playing of background music but specifically excludes the activities of dancing or burlesque.



214.4 Buildings and Structures**Maximum Number,
Size and Height**

Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m
Dwelling Units per Parcel	1

214.5 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	3.0 m	3.0 m	3.0 m	0 m
Accessory Buildings and Structures	15.0 m	3.0 m	3.0 m	0 m

except where the lot line abuts a residential zone, in which case the setback shall not be less than 7.5 m.

214.6 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

214.7 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

214.8 Maximum Lot Coverage in Total: 50%**214.9 Play and Recreation Area Requirements: no requirement****214.10 Other Requirements:**

- (a) Maximum Floor Area Ratio: .60

215 TOURIST COMMERCIAL**CS-2**

This zone is intended to provide accommodation and other services to visitors to the community.

215.1 Permitted Land Uses**Minimum Lot Size**

Resort Condominiums	
Each Duplex Unit	500 m ²
Each Cluster Housing Unit	400 m ²
Each Townhouse Unit	325 m ²
Each Apartment Unit	200 m ²
Hotel/Motel	
First Unit	2,000 m ²
Each Additional Unit	70 m ²
Campground	10,000 m ²
Convenience Store	500 m ²
Food Catering Facility	2,000 m ²
Miniature Golf	N/A
Public Assembly	4,000 m ²
Recreation Facility	4,000 m ²
Studio	500 m ²
Tourist Information Booth	500 m ²
Accessory Residential	N/A

215.2 Buildings and Structures**Maximum Number,
Size and Height**

Camping Spaces per Hectare	70
Camping Spaces per Parcel	150
Dwelling Units Per Parcel	1
Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m

215.3 Minimum Building Setbacks:

From front and exterior lot lines:	6.0 metres
From rear and interior lot lines:	3.0 metres

except where the lot line abuts a residential zone, in which case the setback shall not be less than 6.0 metres.

215.4 Landscaping:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

215.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

215.6 Maximum Lot Coverage: 50%**215.7 Play and Recreation Area Requirement:**

Areas for play and recreation shall be provided for all land uses where overnight accommodation is provided as follows:

- (a) useable open space in the amount of 9 m² per accommodation unit;
- (b) indoor recreation areas such as recreation rooms, clubhouses, pools, saunas, in the amount of 2.5 m² per unit;
- (c) areas for play and recreation and all recreational facilities shall be landscaped and continuously maintained, and operated solely as play and recreational areas;
- (d) where more than 100 m² of recreation space is required, two or more recreation areas may be provided.

215.8 Other Requirements:

- (a) Maximum Floor Area Ratio: 0.60
- (b) Campground Regulations:

All requirements for campgrounds as outlined in the current Campground Bylaw and amendments must be met.

216 SERVICE COMMERCIAL**CS-3**

This zone is intended to provide for an array of service commercial and light industrial uses in the Stanford Avenue area.

216.1 Permitted Land Uses**Minimum Lot Size**

Service Industry	2,000 m ²
Light Industry	2,000 m ²
Food Catering Facility	2,000 m ²
Bus Depot (AMENDMENT BYLAW NO. 2000.84)	4,000 m ²
Taxi Operation (AMENDMENT BYLAW NO. 2000.84)	4,000 m ²
Outdoor Sales	2,000 m ²
Accessory Residential (AMENDMENT BYLAW NO. 2000.8)	N/A
Recreation Facility	2,000 m ²
Accessory Retail Sales and Offices (a)	N/A

- (a) Limited to 40% of the gross floor area of all uses combined in the same tenancy. (AMENDMENT BYLAW NO. 2000.11)

216.2 Buildings and Structures**Maximum Number, Size and Height**

Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m
Dwellings per parcel (AMENDMENT BYLAW NO. 2000.8)	1

216.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	7.5 m	3.0 m	7.5 m	0 m
Accessory Buildings and Structures	15.0 m	3.0 m	7.5 m	0 m

216.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

216.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

216.6 Maximum Lot Coverage: 50%**216.7 Play and Recreation Requirements: No requirement****216.8 Other Requirements:**

- (a) Maximum Floor Area Ratio: 0.60

217	SERVICE STATION COMMERCIAL	CS-4
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This zone is intended to provide land to meet the servicing needs of vehicular traffic.

217.1 Permitted Land Uses**Minimum Lot Size**

Service Station	1,400 m ²
Service Station with Accessory Convenience Store	1,900 m ²
Service Station with Accessory Car Wash	1,600 m ²

217.2 Buildings and Structures**Maximum Number,
Size and Height**

Accessory Convenience Store	1 per lot
Floor Area of Accessory Convenience Store	60 m ²
Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m

217.3 Minimum Building Setbacks:

From front and exterior lot lines:	7.5 metres
From rear and interior lot lines:	3.0 metres

except where the lot line abuts a residential zone, in which case the setback shall not be less than 7.5 metres.

217.4 Landscaping:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

217.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

217.6 Maximum Lot Coverage in Total: 35%**217.7 Play and Recreation Area Requirements:** no requirement**217.8 Other Requirements:**

- (a) Maximum Floor Area Ratio: .35

219 CAMPGROUND AND CONSERVATION ZONE

E-1

This zone is intended to designate land in environmentally sensitive areas that require preservation and protection of the natural qualities and heritage qualities of the land, while carefully regulating the creation of campground facilities and additions, deletions and alterations to campground facilities.

219.1 Permitted Land Uses:

- a) campground, subject to Section 614 of this Bylaw;
- b) caretaker residence;
- c) nature park;
- d) accessory store;
- e) accessory recreational;
- f) accessory storage of recreational vehicles.

219.2 Permitted Density:

- a) No buildings other than one caretaker residence, one accessory store building, one accessory campground office building, one accessory recreational building, accessory washrooms, and two storage and maintenance buildings are permitted on a lot.
- b) Not more than 12 concrete, asphalt or other impervious pads for the siting, location or support of recreational vehicles and tents shall be developed per hectare of land in a lot.
- c) Not more than:
 - (i) one campground; and
 - (ii) two swimming pools

may be located on a lot, provided that a second swimming pool shall not be constructed until more than 200 campsites are located on the lot.
- d) No recreational vehicle in the E-1 Zone shall have a floor area in excess of 45 m².

219.3 Size, Shape and Siting of Lots, Buildings and Structures:

- a) Lot Size
The minimum permitted lot area is 20 hectares.
- b) Maximum Building and Storage Area Sizes
 - (i) A caretaker residence shall have a maximum gross floor area of 200 m²;

- (ii) an accessory store building shall have a maximum gross floor area of 50 m²;
- (iii) an accessory building for a campground office shall have a maximum gross floor area of 275 m²;
- (iv) an accessory recreation building shall have a maximum gross floor area of 326 m²;
- (v) any other accessory building shall have a maximum gross floor area of 75 m²;
- (vi) the area for accessory storage of recreational vehicles shall not exceed 5% of the total area of the parcel.

c) Height

No building or structure shall exceed a height of 11.0 metres.

d) Structure Area

- (i) A structure or system of structures to support a parked recreational vehicle, including concrete, asphalt and other impervious pads, shall not exceed an area of 22.5 m²;
- (ii) one accessory unenclosed deck or patio may be constructed adjacent to each recreational vehicle, provided that such structures shall not exceed a maximum area of 32.5 m² and no canopy over such a structure shall exceed the height of the adjacent recreational vehicle.

e) Swimming Pool Setbacks

The first swimming pool constructed on a lot shall be sited not less than 30 metres from the high water mark of the ocean and the second pool constructed on a lot shall be sited not less than 400 metres from the high water mark of the ocean. No swimming pool shall be sited less than five metres from any lot line.

f) Accessory Storage Area

The perimeter of an accessory storage area for recreational vehicles shall be screened by a solid fence or landscaping hedge.

219.4 Open Site Area Requirements:

Not less than 50% of the area of each lot shall be open site area. Areas occupied by buildings, structures, pavement, concrete and other impervious surfacing are not included in open site areas.

219.5 Landscaping Provisions:

Landscaping shall be limited to the use of local native vegetation described in Schedule "A" attached to and forming part of this section.

219.6 Design Requirements:

Open air recreation area shall be provided in the amount of 9 m² per camping space.

219.7 Signs:

Signs are permitted subject to the current Sign Bylaw.

219.8 Off-Street Parking Requirements:a) For Campgrounds

Off-street parking shall be provided according to the current Campground Bylaw.

b) For All Other Uses

Two spaces shall be provided for a caretaker residence. One space shall be provided per 50 m² gross floor area of any other building.

c) Surface Requirements

Notwithstanding Section 405 of this bylaw, parking spaces in the E-1 Zone need not be constructed with a permanent surface.

219.9 Off-Street Loading Requirements:

Off-street loading shall be provided according to Division 400 of this bylaw.

219.10 Campground Regulations:

All requirements for campgrounds as outlined in the current Campground Bylaw must be met, provided that this bylaw prevails in the event of any inconsistency between this bylaw and the Campground Bylaw.

SCHEDULE "A" OF SECTION 219

LIST OF NATIVE VEGETATION

- | | | |
|---|---|--|
| 1 | <u>Offshore Eelgrass Beds</u>
(submerged marine aquatic vegetation) | |
| | eelgrass | <u>Zostera marina</u> |
| 2 | <u>Mud Flats and Brackish Aquatic Vegetation</u> | |
| | worm alga | <u>Eteromorpha intestinalia</u> |
| | widgeon grass | <u>Ruppia maritima</u> |
| | sea spurry | <u>Spargularia marina</u> |
| | Lyngbye's sedge | <u>Carex lyngbyei</u> |
| | water parsley | <u>Oenanthe sarmentosa</u> |
| | pickleweed | <u>Salicornia virginica</u> |
| 3 | <u>Gravel - Cobble - Seaweed Beach</u>
(mostly unvegetated, occasional plants of:) | |
| | fucus | <u>Fucus gardneri</u> |
| | sea lettuce | <u>Ulva lactuca</u> |
| | sea rocket | <u>Cakile edentula</u> |
| | orache | <u>Atriplex patula</u> |
| | sea plantain | <u>Plantago maritima</u> |
| | sea spurry | |
| | pickleweed | |
| 4 | <u>Stabilized Sand and Gravel Flats</u> | |
| | limegrass | <u>Elymus mollis</u> |
| | sea rocket | |
| | tarweed | <u>Grindelia integrifolia</u> |
| | silver bur-sage | <u>Ambrosia chamissonis</u> |
| | sea purslane | <u>Honckenya peploides</u> |
| | beach carrot | <u>Glehnia leiocarpa</u> |
| | thin bentgrass | <u>Agrostis ciegoensis</u> |
| | yarrow | <u>Achillea millefolium</u> |
| | bluegrass | <u>Poa macrantha</u> and <u>Poa confinis</u> |
| | bull thistle | <u>Cirsium vulgare</u> |
| | peafruit rose | <u>Rosa pisocarpa</u> |
| | small hairgrass | <u>Aira praecox</u> |
| | silver hairgrass | <u>Aira caryophylla</u> |
| | sheep fescue | <u>Festuca ovina</u> |
| | field woodrush | <u>Luzula campestris</u> |
| | ox-eye daisy | <u>Chrysanthemum leucanthemum</u> |
| | storksbill | <u>Erodium cicutarium</u> |
| | strawberry | <u>Fragaria virginiana</u> |
| | hairy cat's ear | <u>Hypochaeris radicata</u> |
| | sheep sorrel | |
| | lotus Lotus micranthus | |
| | ribwort plantain | |
| | mosses | <u>Rhacomitrium canescens</u> |
| | | <u>Ceratodon purpureus</u> |
| | | <u>Polytrichum juniperinum</u> |
| | | <u>Discranum</u> sp. |

lichens	<u>Cladina</u> spp. <u>Cladonia</u> spp. <u>Stereocaulon</u> sp.
5 <u>Grass - Forb Meadows</u> (in parts, much disturbed by man)	
grasses:	
rough bentgrass	<u>Agrostis exarata</u>
sea barley	<u>Hordeum brachyantherum</u>
seashore saltgrass	<u>Distichlis spicata</u>
limegrass	
quackgrass	<u>Agropyron repens</u>
colonial bentgrass	<u>Agrostis tenuis</u>
redtop	<u>Agrostis alba</u>
fowl bluegrass	<u>Poa palustris</u>
Kentucky bluegrass	<u>Poa pratensis</u>
timothy	<u>Phleum pratense</u>
red fescue	<u>Festuca rubra</u>
sheep fescue	
velvetgrass	<u>Holcus lanatus</u>
orchardgrass	<u>Dactylis glomerata</u>
tufted hairgrass	<u>Deschampsia cespitosa</u>
reed canarygrass	<u>Phalaris arundinacea</u>
little hairgrass	
alkaligrass	<u>Puchinellia pumila</u>
common rush	<u>Juncus effusus</u>
forbs:	
tarweed	
field chickweed	<u>Cerastium arvense</u>
red spurry	<u>Spergularia rubra</u>
tall peppergrass	<u>Lepidium virginicum</u>
lamb's quarters	<u>Chenopodium album</u>
red goosefoot	<u>Chenopodium rubrum</u>
aster	<u>Aster eatonii</u>
Queen Anne's lace	<u>Daucus carota</u>
strawberry	
ox-eye daisy	
prickly sowthistle	<u>Sonus asper</u>
hairy vetch	<u>Vicia hirsuta</u>
common sowthistle	<u>Sonchus oleraceus</u>
nodding beggar-ticks	<u>Bidens cernuus</u>
wavy-leaved thistle	<u>Cirsium undulatum</u>
asparagus	<u>Asparagus officinalis</u>
nipplewort	<u>Lapsana communis</u>
ribwort plantain	
groundsel	<u>Senecia vulgaris</u>
knotweed	<u>Polygonum</u> sp.
yarrow	
red clover	<u>Trifolium pratense</u>
dandelion	
pearly everlasting	<u>Anaphalis margaritacea</u>

Curly dock
bracken
hairy cat's ear
smooth cat's ear
burdock
field morning glory
tower mustard
marsh yellowgrass
goldenrod
hemlock parsley
English daisy
marsh forget-me-not

shrubs (occasional):

Nootka rose
peafruit rose
snowberry
mountain ash

6 Estuarine Marsh

Lyngbye's sedge
rough bentgrass
tufted hairgrass
sea barley
alkaligrass
seashore saltgrass
sea arrowgrass
saltwort
silverweed cinquefoil
sea plantain
baltic rush
pointed rush
mud rush
pickleweed
brass buttons
large-fruited plantain
fowl bluegrass
sea spurry
marsh spurry
fowl mannagrass
water parsley
annual bulrush
sea bulrush
brooklime

Rumex crispus
Pteridium aquilinum
Hypochaeris radicata
Hypochaeris glabra
Arctium minus
Convolvulus arvensis
Arabis glabra
Rorippa islandica
Solidago canadensis
Conioselinum pacificum
Bellis perennis
Myosotis scorpioides

Rosa mutkana

Symphoricarpos albus
Sorbus aucuparia

Carex lungbyei

Glaux maritima
Potentilla pacifica

Juncus balticus
Juncus oxymiris
Juncus gerardii
Salicornia virginica
Cotula coronopifolia
Plantago macrocarpa

Spergularia canadensis
Glyceria striata
Oenanthe sarmentosa
Scirpus cernuus
Scirpus maritimus
Veronica americana

7 Rose Shrub Thickets

Nootka rose
peafruit rose

snowberry
western crabapple
Scouler's willow
hardhack
salmonberry
thimbleberry
black twinberry
coast black gooseberry
hawthorn
ocean spray

Salix scouleriana
Spirea douglasii
Rubus spectabilis
Rubus parviflorus
Lonicera involucrata
Ribes divaricatum
Crataegus douglasii
Holodiscus discolor

The herb layer (includes various of the previously named species from 4, but most typically):

limegrass
giant vetch
yarrow
Queen Anne's lace

Vicia gigantea

8 Mixed Evergreen - Deciduous Forest

trees:

Douglas-fir
grand fir
bigleaf maple
red alder
western redcedar
black cottonwood
flowering dogwood
bitter cherry
western white pine (rare)
western hemlock (rare)
cascara (tall shrub/small tree)
western crabapple (tall shrub/small tree)
hawthorn (tall shrub/small tree)

Pseudotsuga menziesii
Abies grandis
Acer macrophyllum
Alnus rubra
Thuja plicata
Populus tricarpa
Cornus nuttallii
Prunus emarginata
Pinus monticola
Tsuga heterophylla
Rhamnus purshiana
Pyrus fusca

shrubs:

thimbleberry
salmonberry
trailing bramble

Rubus ursinus

Himalayan blackberry	
black raspberry	<u>Rubus leucodermis</u>
snowberry	
creeping snowberry	<u>Symphoricarpos mollis</u>
western crabapple	
cascara	
Scouler's willow	
Nootka rose	
orange honeysuckle	<u>Lonicera ciliosa</u>
red elderberry	
red osier dogwood	<u>Cornus stolonifera</u>
ocean spray	
coast black gooseberry	
Oregon grape	<u>Berberis nervosa</u>
red huckleberry (occasional on stumps and other decaying wood)	

herb layer:

swordfern (dominant)	<u>Polystichum munitum</u>
wild rye	<u>Elymus glaucus</u>
reed canarygrass	
orchardgrass	
creeping buttercup	<u>Ranunculus repens</u>
stinging nettle	<u>Urtica dioica</u>
bracken	
bluegrass	<u>Poa palustris</u> and <u>Poa pratensis</u>
nodding false-oat	<u>Trisetum cernuum</u>
slough sedge	<u>Carex obnupta</u>
nipplewort	
wild lettuce	<u>Lactuca biennis</u> and <u>Lactuca muralis</u>
selfheal	<u>Prunella vulgaris</u>
bedstraw	<u>Galium triflorum</u>
hedge nettle	<u>Stachys cooleyae</u>
shield fern	<u>Dryopteris austriaca</u>
foam flower	<u>Tiarella trifoliata</u>
youth-on-age	<u>Tolmiea trifoliata</u>
colt's foot	<u>Petasites palmatus</u>
vanilla leaf	<u>Achlys triphylla</u>
giant horsetail	<u>Equisetum telmateia</u>
common scouring rush	<u>Equisetum hyemale</u>
water parsley	
trillium	<u>Trillium ovatum</u>

moss layer (poorly developed, often on decaying wood):

<u>Mnium insigne</u>
<u>Euthynchium oreganum</u>
<u>Eurhynchium stokesii</u>
<u>Rhytidiadelphus triquetrus</u>

Dicranum fuscenscens
Hylocomium splendens
Climacium dendroides
Cladonia spp.

epiphytes:

licorice fern
tree cumulus clouds

Polypodium glycyrrhiza
Lobaria oregana

221 COMPREHENSIVE DEVELOPMENT**CD-1****221.1 Statement of Intent:**

Provides for innovative higher density residential development that takes advantage of the unique nature of the site.

221.2 Permitted Uses:

- a) multiple family residential use;
- b) accessory recreation building use;
- c) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- d) accessory off-street parking.

221.3 Specific Use Regulations:**221.4 Maximum Density:**

- a) The maximum density on a parcel shall not exceed 20 dwelling units per hectare (8 dwelling units per acre).
- b) One building shall be permitted for accessory recreation purposes.

221.5 Size, Shape and Siting of Building and Structures:**a) Parcel Size and Shape**

The minimum parcel size shall be 2.8 hectares (7 acres).

b) Maximum Floor Area

- (i) the maximum floor area for 8 dwelling units shall not exceed 145 sq.m. (1560.8 sq. ft.) per unit;
- (ii) the maximum floor area for 10 dwelling units shall not exceed 140 sq. m. (1500 sq. ft.) per unit;
- (iii) the maximum floor area for 10 dwelling units shall not exceed 75 m² (807.3 sq. ft.) per unit;
- (iv) the maximum floor area for 28 dwelling units shall not exceed 115 m² (1237.9 sq. ft.) per unit;

c) Lot Coverages

Buildings and structures shall not exceed a lot coverage of 25%.

d) Height

- (i) a maximum of 2 principal building containing not more than 8 dwelling units shall not exceed a height of 10 metres (32.8 ft.)
- (ii) a maximum of 1 principal building containing not more than 4 dwelling units shall not exceed a height of 10 metres (32.8 ft.)
- (iii) a maximum of 3 principal buildings containing not more than 10 dwelling units shall not exceed a height of 7.5 m (24.61 ft.)
- (iv) all other principal buildings shall not exceed a height of 5 metres (16.4 ft.)

e) Setbacks

- (i) principal buildings shall be a minimum of:
 - (aa) 4.8 m (16 ft.) from the north lot line;
 - (bb) 8.2 m (27 ft.) from the east lot line;
 - (cc) 6.1 m (20 ft.) from the south lot line;
- (ii) principal buildings shall be located west of the west boundary of Plan RW 3115.

f) Accessory Building and Structures

Buildings and structures accessory to the principal use shall be subject to the following:

- (i) buildings for off-street parking use shall:
 - (aa) be a maximum of 5 buildings not exceeding 115 m² each in area;
 - (bb) be a minimum of 3 m (9.88 ft.) from a north lot line;
 - (cc) be a minimum 8.2 m (27 ft.) from all other lot lines;
 - (dd) be a maximum of 5 m (16.4 ft.) in height.

- (ii) buildings for service use shall:
 - (aa) be a maximum of 1 building not exceeding 45 m² (484.4 sq. ft.) in size;
 - (bb) be a minimum of 18 m (59 ft.) from all lot lines;
 - (cc) be a maximum of 4 m (13.13 ft.) in height;
- (iii) building for accessory recreation use shall:
 - (aa) not exceed 215 m² (2314.3 sq. ft.) in floor area;
 - (bb) be a minimum of 7.5 m (24.61 ft.) from a south lot line;
 - (cc) be a minimum of 75 m (246 ft.) from a north lot line;
 - (dd) be a maximum of 5 m (16.4 ft.) in height from the original top of the bank.
- (iv) 3 additional structures for the purpose of housing utilities may be permitted and shall be subject to the setback and height restrictions set out in subsections (i), (bb), (cc) and (dd).

221.6 Open Site Area Requirements:

- a) the minimum open site area requirement is 50% of the total site.

221.7 Landscaping Provisions:

- a) A solid wood good neighbour fence shall not exceed a height of 2.0 metres (6.562 feet) adjacent to the north, west and south lines and shall be combined with landscaping.
- b) All accessory off-street parking shall be bounded by a landscape screen of not less than 1.5 metres (4.922 feet) in width and 1 metre (3.28 feet) in height and shall be maintained at all times.

221.8 Signs:

Signs shall comply with the current City of Parksville Sign Bylaw.

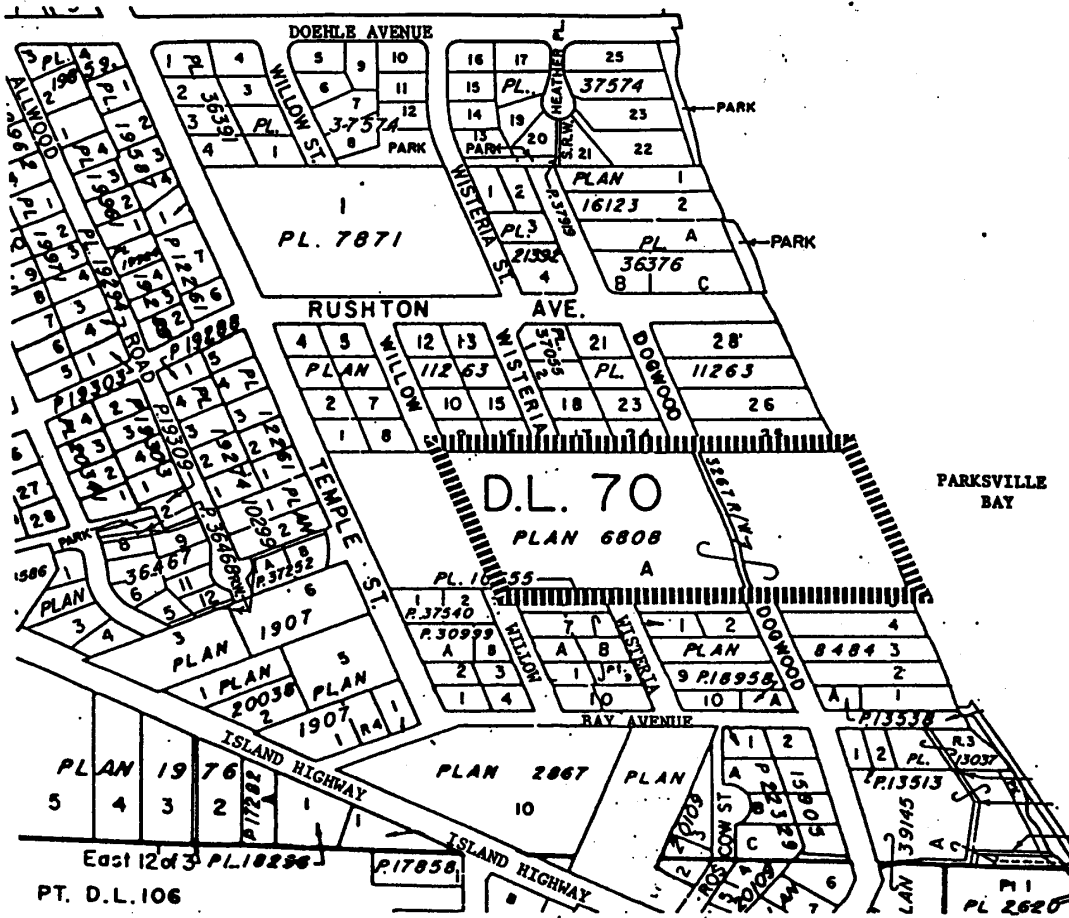
221.9 Refuse Removal Provisions:

- a) a minimum of 2 garbage container spaces a minimum of 3 metres (9.844 feet) in width, 4 metres (13.13 feet) in length and enclosed on 3 sides by a solid wood

fence of not less than 2 metres (6.562 feet) in height shall be provided and sanitary disposal trucks.

221.10 Off Street Parking Requirements:

- a) The number of parking spaces required shall be the same as a multiple residential use pursuant to Division 400 of this Bylaw;
- b) Internal aisle ways shall be not less than 6 m (19.8 ft.) in width;
- c) All other requirements set out in Division 400 of this Bylaw shall apply.



This is Schedule "A" attached to
 and forming part of Bylaw No. 938.

[Handwritten Signature]
 Deputy Clerk

222 COMPREHENSIVE DEVELOPMENT**CD-2****222.1 Statement of Intent:**

Provides for the accommodation of a variety of complimentary tourist commercial facilities on a single parcel of land.

222.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) miniature golf course;
- b) recreational building;
- c) recreational vehicle park and campground;
- d) restaurant and cafe excluding drive-in restaurant;
- e) hotel and motel;
- f) commercial entertainment including catering establishments, meeting rooms, night clubs, cabarets, pubs and other related hotel facilities contained within a principle building;
- g) accessory off-street parking;
- h) accessory off-street loading;
- i) accessory single family residential;
- j) accessory buildings (AMENDMENT BYLAW NO. 2000.78);
- k) fairground, excluding the use of internal combustion engines or compression engines (AMENDMENT BYLAW NO. 2000.102).

222.3 Specific Use Regulations:

- a) More than one (1) principal use shall be permitted on a parcel of land;
- b) In a recreational building referred to in Section 222.2 (b) a games room of a size no greater than 70 square metres (750 square feet) shall be permitted, such a games room to accommodate but not necessarily be limited to video machines, pool tables and card tables;

- c) Accessory single family residential use shall be:
 - (i) contained within the principal building to which it is accessory;
 - (ii) limited to the proprietor or caretaker of the principal use and their immediate family;
 - (iii) provided with a separate outside entrance to the residential accommodation from the entrance used for the principal use.

222.4 Maximum Density:

Not more than thirty five (35) sites shall be developed in a recreational vehicle park and campground.

222.5 Size, Shape and Siting of Buildings and Structures:

a) Parcel Size

The minimum parcel size shall be 1.9 ha (4.7 acres);

b) Maximum Floor Area

- (i) the maximum floor area for a recreational building use shall be 187 square metres (2,016 square feet);
- (ii) the maximum floor area for an accessory single family residential use shall be 187 square metres (2,016 square feet).

c) Lot Coverage

All buildings and structures together shall not exceed a lot coverage of 75%.

d) Height

All buildings and structures shall not exceed a height of 12.2 metres (40 feet).

e) Setbacks

All building and structures shall be located not less than:

- (i) 6 metres (19.69 feet) from a front, rear or exterior side lot line;
- (ii) 4 metres (13.13 feet) from an interior side lot line;
- (iii) 15 metres (49.2 feet) from a lot line that is adjacent to Parksville Bay.

222.6 Open Site Area Requirements:

Not less than 10% of the area of a total parcel of land shall be used as open site area.

222.7 Landscaping Provisions:

- a) Accessory off-street parking areas shall be bounded on all sides adjacent to a street or a lot line by a landscape screen of not less than 1 metre (3.281 feet) in width and 1 metre (3.281 feet) in height, except for points of access and egress;
- b) Any outdoor storage areas shall be enclosed by a landscape screen of not less than 2 metres (6.562 feet) in height;
- c) Those portions of a lot not covered by buildings, structures, parking areas, aisles, driveways or sidewalks, shall be fully landscaped and the landscaping maintained at all times.

222.8 Signs:

Signs shall comply with the current City of Parksville Sign Bylaw.

222.9 Off-Street Parking Requirements:

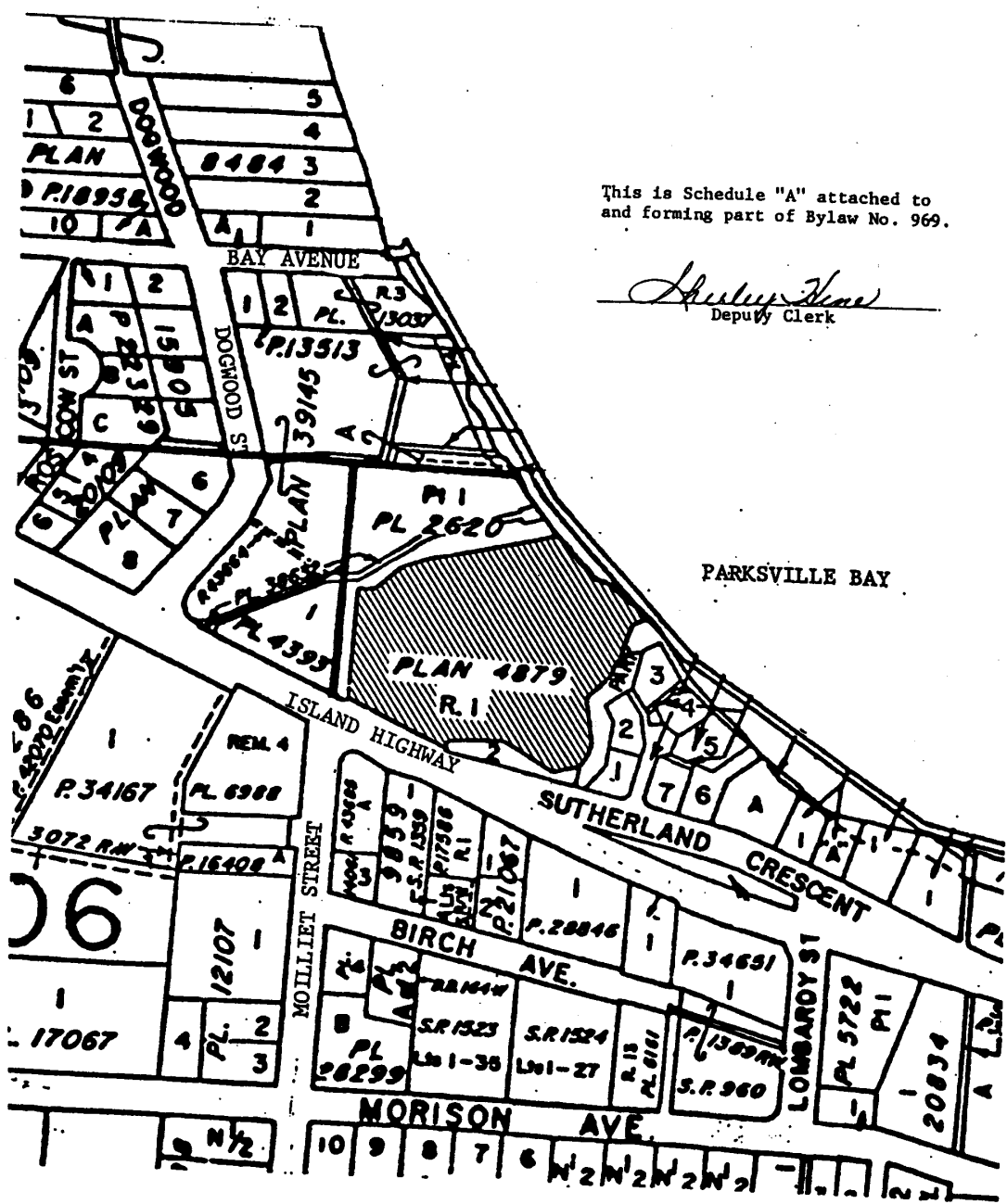
Off-street parking shall be provided according to Division 400 of this Bylaw.

222.10 Off-Street Loading Requirements:

- a) Off-street loading requirements shall comply with Division 400 of this Bylaw;
- b) Each loading space shall be separate from any required parking spaces and shall not interfere with or block any access to the site or to parking spaces.

222.11 Refuse Removal Provisions:

Not less than one (1) garbage container space that is a minimum of 3 metres (9.844 feet) in length and 1.5 metres (4.921 feet) in width shall be provided for each lot used by a permitted use.



This is Schedule "A" attached to
and forming part of Bylaw No. 969.

Hester Kane
Deputy Clerk

223 COMPREHENSIVE DEVELOPMENT**CD-3****223.1 Statement of Intent:**

Provides for innovative higher density residential development.

223.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) townhouse;
- b) accessory recreational building;
- c) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- d) accessory off-street parking;

223.3 Specific Use Regulations:**223.4 Maximum Density:**

- a) The maximum number of dwelling unit shall not exceed 36.
- b) One (1) building shall be permitted for accessory recreational purposes.

223.5 Size, Shape and Siting of Buildings and Structures:**a) Parcel Size**

The minimum parcel size shall be 1.6 ha (4 acres).

b) Maximum Floor Area

- (i) the maximum floor area for four (4) dwelling units shall not exceed 135 m² (1,453.2 sq. ft.) per unit;
- (ii) the maximum floor area for nine (9) dwelling units shall not exceed 133.5m² (1,437 sq. ft.) per unit;
- (iii) the maximum floor area for thirteen (13) dwelling units shall not exceed 151.3 m² (1,628 sq. ft.) per unit;

- (iv) the maximum floor area for six (6) dwelling units shall not exceed 100 m² (1,076.4 sq. ft.) per unit;
- (v) the maximum floor area for five (5) dwelling units shall not exceed 103 m² (1,108.7 sq. ft.) per unit.

c) Lot Coverage

Buildings and structures shall not exceed a lot coverage of thirty per cent (30%).

d) Height

A maximum of thirty six (36) dwelling units contained within eight (8) principal buildings shall not exceed a height of 6.0 metres (19.7 ft.).

e) Setbacks

Principal buildings shall be a minimum of:

- (i) 11.5 metres (38 ft.) from a Provincial Highway;
- (ii) 4.8 metres (16 ft.) from Brice Avenue;
- (iii) 6.09 metres (20 ft.) from all other lot lines.

f) Accessory Buildings and Structures

- (i) a maximum of one (1) building for an accessory recreation use shall:
 - (aa) not exceed 20 m² (215.3 sq. ft.) in floor area;
 - (bb) be a minimum of 20 metres (65.6 ft.) from a Provincial Highway;
 - (cc) be a minimum of 6.1 metres (20.0 ft.) from all other lot lines;
 - (dd) be a maximum of 4.3 metres (14.1 ft.) in height.
- (ii) three (3) additional structures for the purpose of housing utilities may be permitted and be a minimum of 6 metres (19.7 ft.) from any street and 2.5 metres (8.2 ft.) from any lot line.

223.6 Open Site Area Requirements:

- a) The minimum open site area requirement is 35% of the total site.
- b) Each dwelling unit shall be provided with private outdoor space a minimum of 18.6 m² (200.2 sq. ft.) in area.

223.7 Landscaping Provisions:

All open space areas shall be landscaped.

223.8 Signs:

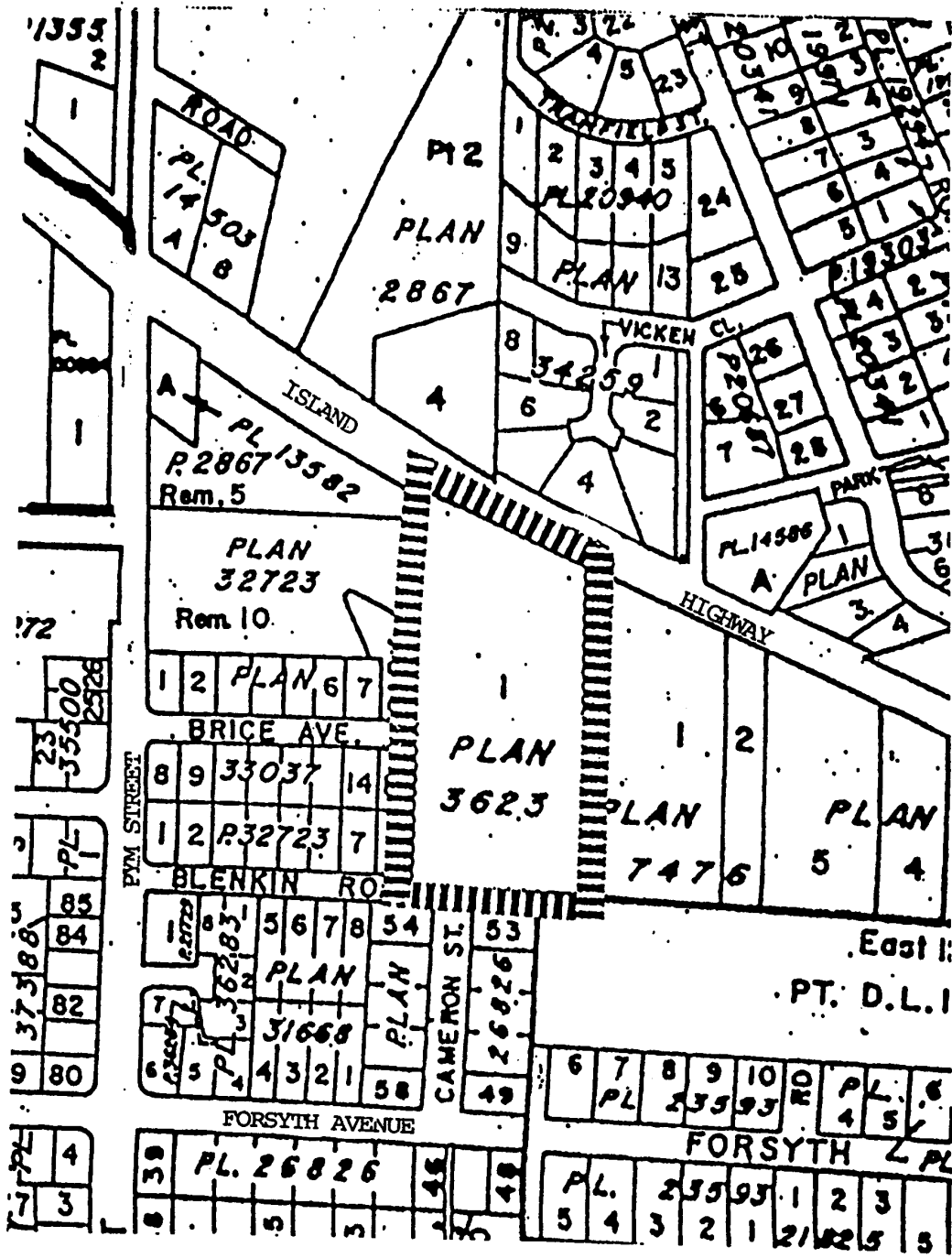
A maximum of two (2) identification signs, not to exceed 1 m² (10.76 sq. ft.) in size each, shall be permitted.

223.9 Refuse Removal Provisions:

Refuse provisions shall be provided for each dwelling unit.

223.10 Off-Street Parking requirements:

- a) The number of parking spaces required shall be the same as a multiple residential use pursuant to Division 400 of this Bylaw.
- b) Internal aisle ways shall be not less than 6.1 metres (20 ft.) and not more than 7.9 metres (26 ft.).
- c) All other requirements set out in Division 400 of this Bylaw shall apply.



This is Schedule "A" attached to and forming part of Bylaw No. 980.

[Signature]
Deputy Clerk

224 COMPREHENSIVE DEVELOPMENT**CD-4****224.1 Statement of Intent:**

Provides for innovative higher density residential development.

224.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) townhouse;
- b) accessory recreational building;
- c) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- d) accessory off-street parking.

224.3 Specific Use Regulation:**224.4 Maximum Density:**

- a) The maximum number of dwelling units shall not exceed forty (40).
- b) One (1) building shall be permitted for accessory recreational purposes.

224.5 Siting, Shape and Size of Buildings and Structures:**a) Siting of Buildings**

All buildings and structures shall be sited in conformity with the "Site Plan" attached as Schedule "B".

b) Maximum Floor Area

- (i) the maximum floor area for thirty two (32) dwelling units shall not exceed 120 m² (1,291.7 sq. ft.) per unit.
- (ii) the maximum floor area for eight (8) dwelling units shall not exceed 160 m² (1,722.3 sq. ft.) per unit.
- (iii) the maximum floor area for the assembly building shall not exceed 120 m² (1,291.7 sq. ft.).

c) Shape of Buildings

The design of all buildings and structures shall conform to the elevations as shown on the attached Schedule "C".

d) Lot Coverage

Buildings and structures shall not exceed a lot coverage of thirty percent (30%).

224.6 Open Site Area Requirements:

- a) The minimum open site area requirement is 35% of the total site.
- b) Each dwelling unit shall be provided with private outdoor space a minimum of 18.6 m² (200.2 sq. ft.) in area.

224.7 Landscaping Provisions:

All open space areas shall be landscaped.

224.8 Signs:

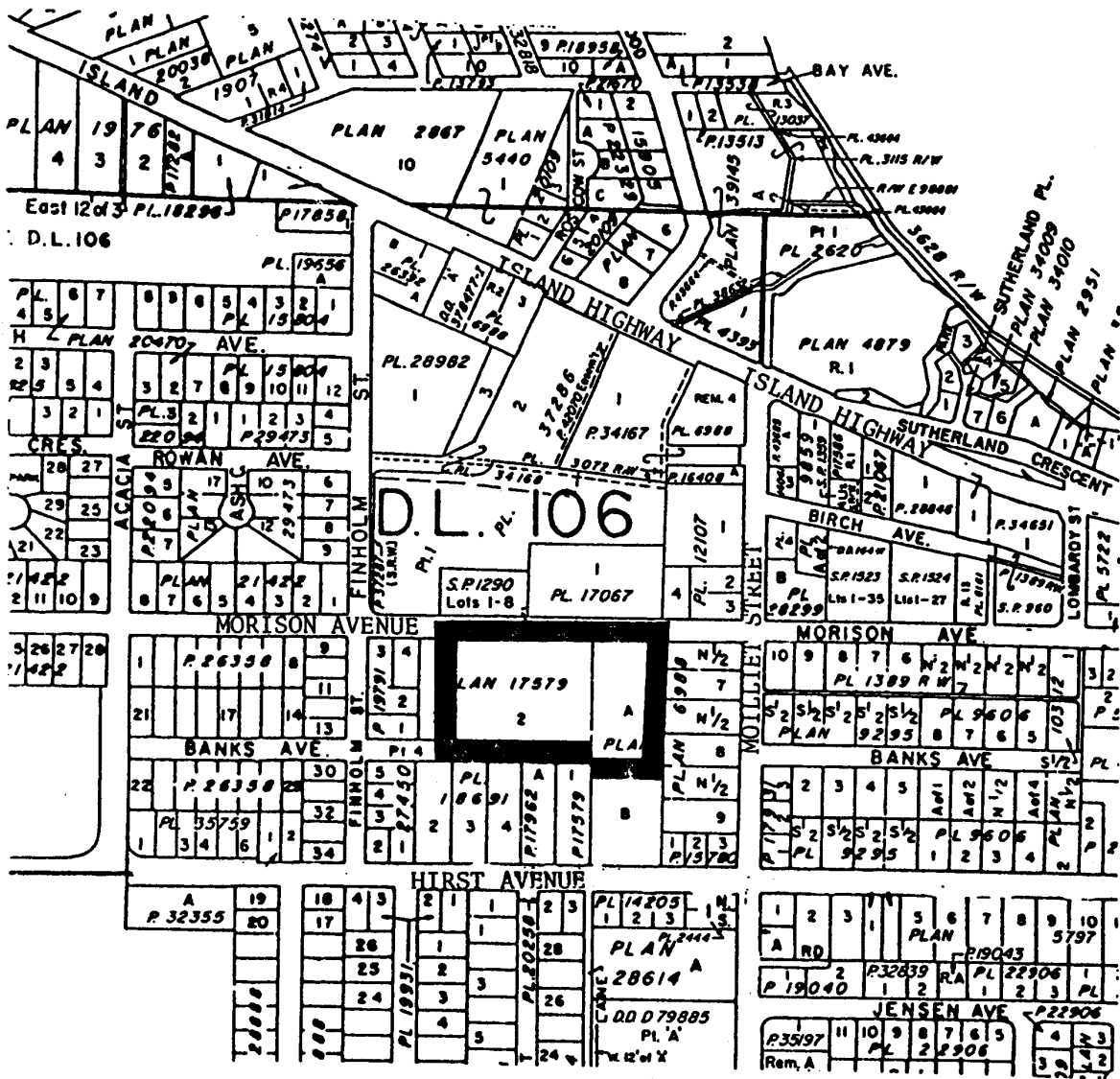
One (1) identification sign not to exceed 4 m² (43.04 sq. ft.) in size shall be permitted.

224.9 Refuse Removal Provisions:

Refuse provisions shall be provided for each dwelling unit.

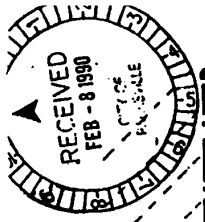
224.10 Off-Street Parking Requirements:

- a) The number of parking spaces required shall be the same as a multiple residential use pursuant to Division 400 of this Bylaw.
- b) Internal aisle ways shall be not less than 6.1 metres (20 ft.) and not more than 7.9 metres (26 ft.).
- c) All other requirements set out in Division 400 of this Bylaw shall apply.

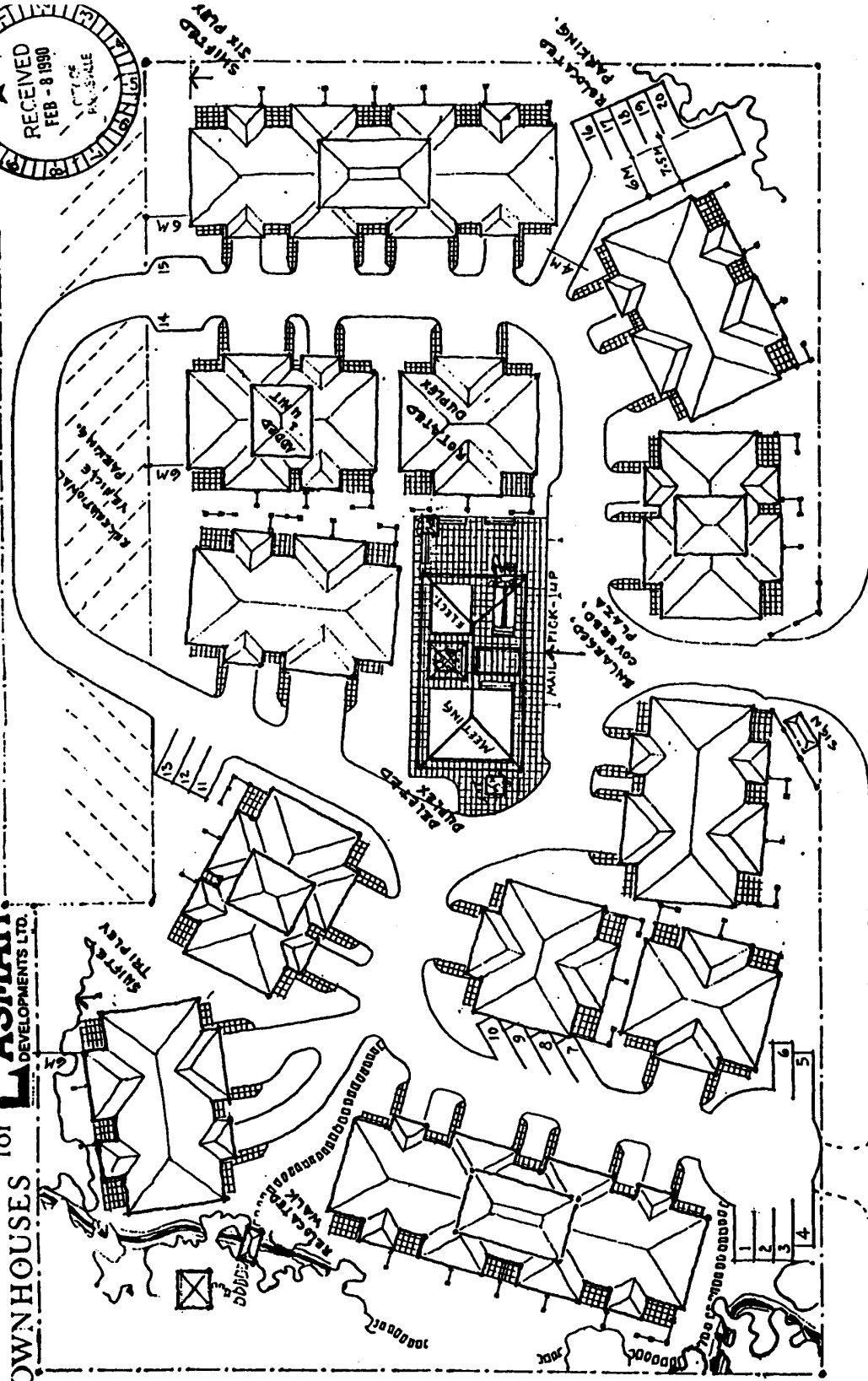


This is Schedule "A" attached to and forming part of Bylaw No. 1000.

A. Shirley
Deputy Clerk



PASADENA for **LASMAN** DEVELOPMENTS LTD. TOWNHOUSES



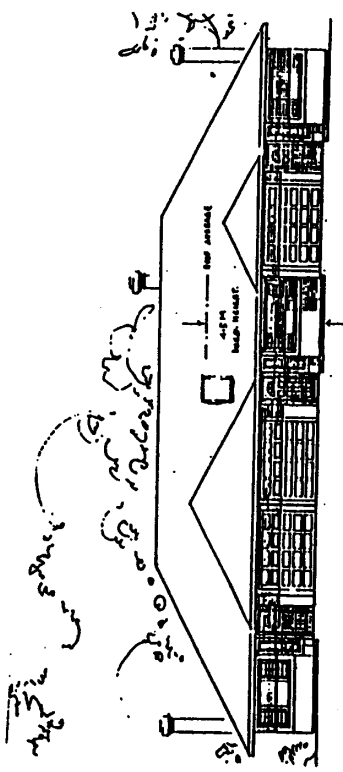
REVISION 1 OF FEBRUARY 1990
SITE PLAN 1:500

MORISON AVENUE

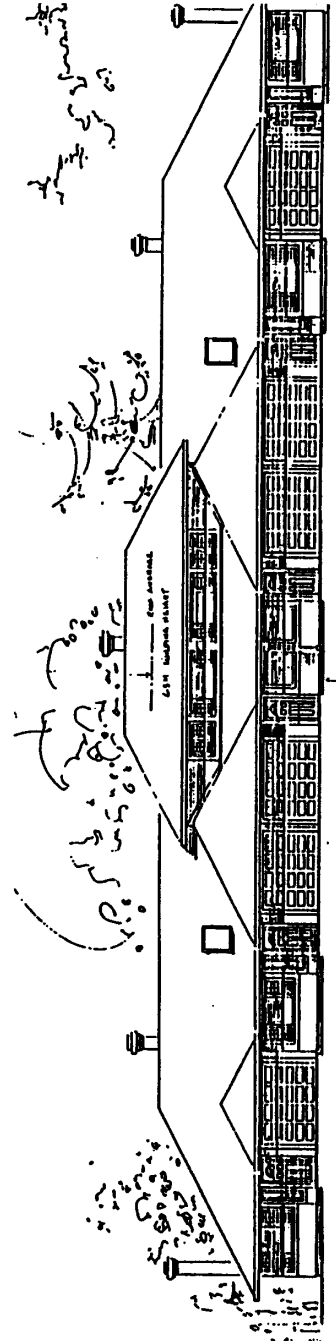
DAVE N. SPEARING & ASSOCIATES ARCHITECTS

This is Schedule "B" attached to and forming part of Bylaw No. 1000.

Shirley Stone
Deputy Clerk



3 UNIT GROUP, 3 SINGLE STOREY, FLOOR
 AREA 102 M² TO 120 M²



4 UNIT GROUP, 4 SINGLE STOREY, FLOOR
 AREA 102 M² TO 120 M² PLUS 2 DOUBLE
 STOREY, FLOOR AREA 150 M²

CASMAN
 DEVELOPMENTS LTD.

DAVID N. SPEARING & ASSOCIATES
 ARCHITECTS

This is Schedule "C" attached to and forming part of Bylaw No. 1000.

Abulhasan Hani
 Deputy Clerk

225 COMPREHENSIVE DEVELOPMENT**CD-5****225.1 Statement of Intent:**

Provides for innovative higher density residential development.

225.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) apartment use;
- b) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- c) accessory off-street parking;

225.3 Specific Use Regulations:**225.4 Maximum Density:**

The maximum number of dwelling units shall not exceed twenty six (26).

225.5 Siting, Shape and Size of Buildings and Structures:**a) Siting of Buildings**

All buildings and structures shall be sited in conformity with the "Site Plan" attached as Schedule "B".

b) Maximum Floor Area

The maximum floor area for individual dwelling units shall be in conformity with the "Suite Types A, B, C, D" attached as Schedules "C-1" and "C-2".

c) Shape of Buildings

- (i) the design of all buildings and structures shall conform to the elevations as shown on the attached Schedules "D-1" and "D-2";
- (ii) the maximum height of the principal building shall not exceed 11 metres measured from the centre line of Hirst Avenue at the centre point of the adjacent parcel to the peak of the roof of the principal building.

d) Lot Coverage

Buildings and structures shall not exceed a lot coverage of thirty per cent (30%).

225.6 Open Site Area Requirements:

The minimum open site area requirement is twenty five percent (25%) of the total site.

225.7 Landscaping Provisions:

- a) A solid wood good neighbour fence shall be a maximum of 2.0 metres (6.6 ft.) in height adjacent to the north lot line and shall be combined with landscaping;
- b) Wood fencing shall be a maximum of 1.2 metres (4 ft.) adjacent to the west and east lot lines and shall be combined with landscaping;
- c) All accessory off-street parking areas shall be bounded by a landscape screen of not less than 1.4 metres (4.6 ft.) in width and 1 metre (3.3 ft.) in height and shall be maintained at all times.

225.8 Signs:

One (1) identification sign not to exceed 1 m² (10.76 sq. ft.) in size shall be permitted.

225.9 Refuse Removal Provisions:

- a) Refuse removal provisions shall be provided in conformity with the "Site Plan" attached as Schedule "B" and including the provision of screen fencing;
- b) A minimum of one (1) garbage container space a minimum of 3 metres (9.84 ft.) in width, 4 metres (13.13 ft.) in length and encloses on three (3) sides by a solid wood fence screening of not less than 1.7 metres (5.5 ft.) in height shall be provided and shall provide direct access at all times for removal by sanitary disposal trucks.

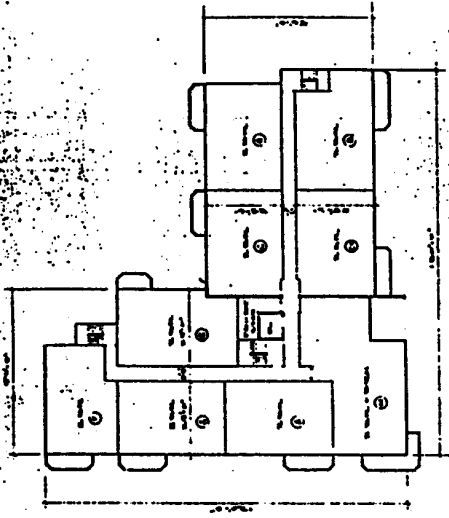
225.10 Off-Street Parking Requirements:

- a) The minimum number of parking spaces shall be thirty nine (39) of which two (2) spaces shall be designed for handicapped use only;
- b) All other requirements set out in Division 400 of this Bylaw shall apply.



This is Schedule "A" attached to and forming part of Bylaw No. 1006.

Arthur Harris
Deputy Clerk



TYPICAL FLOOR PLAN
 1/8" = 1'-0"

SITE DATA

SITE AREA: 15,000 sq. ft.
 SITE COVERAGE: 37.5%
 TOTAL SITE COVERAGE: 5625 sq. ft.
 OPEN SITE AREA: 10,375 sq. ft.
 PAVING: 10,375 sq. ft.
 PARKING: 20 SPACES

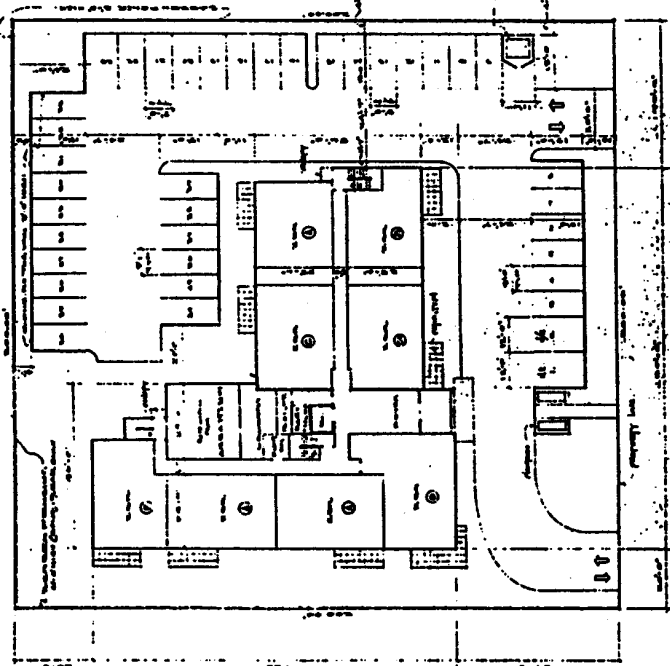
SUITE DESCRIPTION

2 bedrooms
 2 bathrooms & pool
 1 carport

LEGAL DESCRIPTION

Lot
 10000 sq. ft.
 subject of variance


2000 W. HIRSH AUSTIN, TX 78704 2000 W. HIRSH AUSTIN, TX 78704	2000 W. HIRSH AUSTIN, TX 78704 2000 W. HIRSH AUSTIN, TX 78704	2000 W. HIRSH AUSTIN, TX 78704 2000 W. HIRSH AUSTIN, TX 78704	2000 W. HIRSH AUSTIN, TX 78704 2000 W. HIRSH AUSTIN, TX 78704
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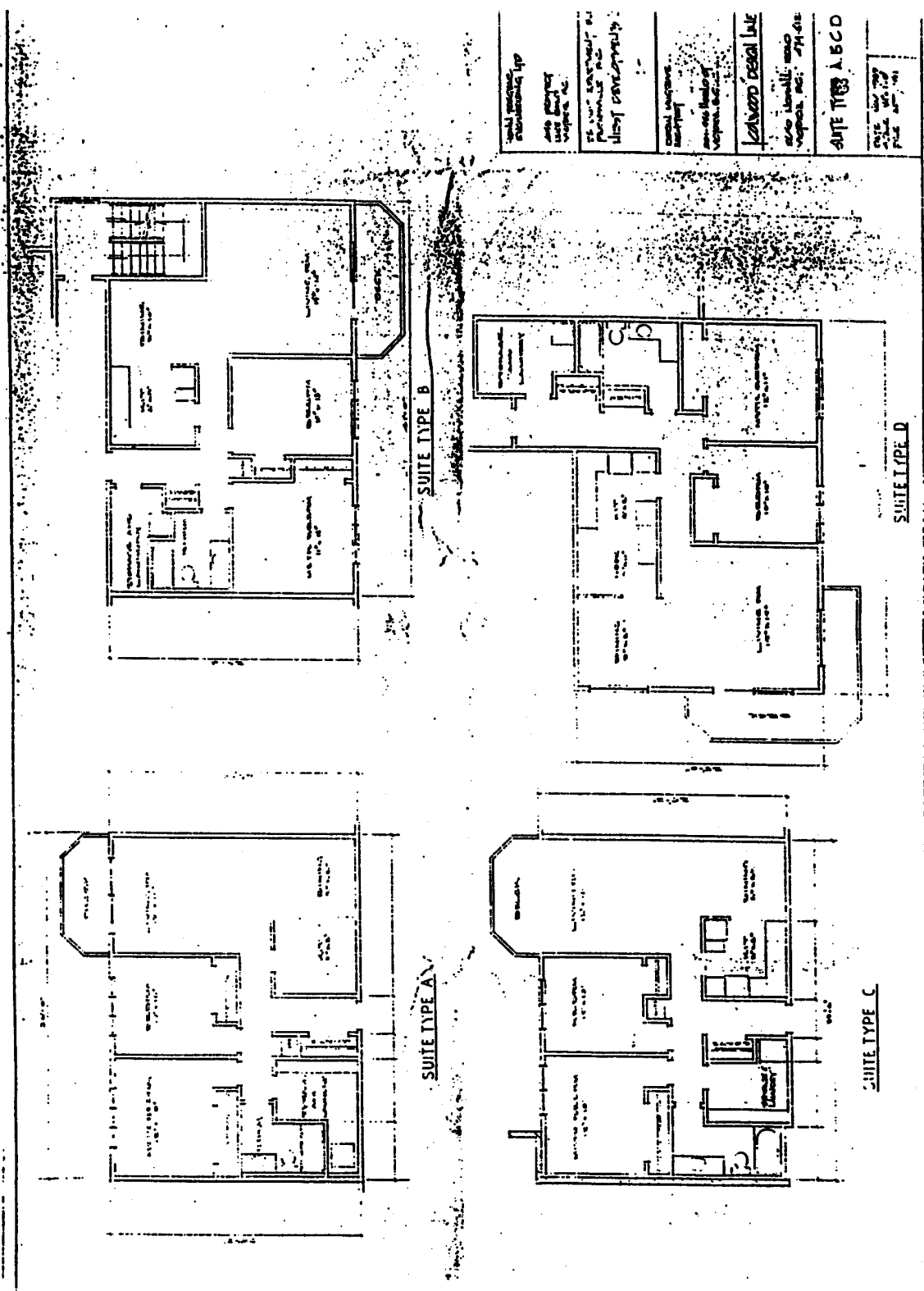


HIRST AVENUE

SITE PLAN
 1/8" = 1'-0"

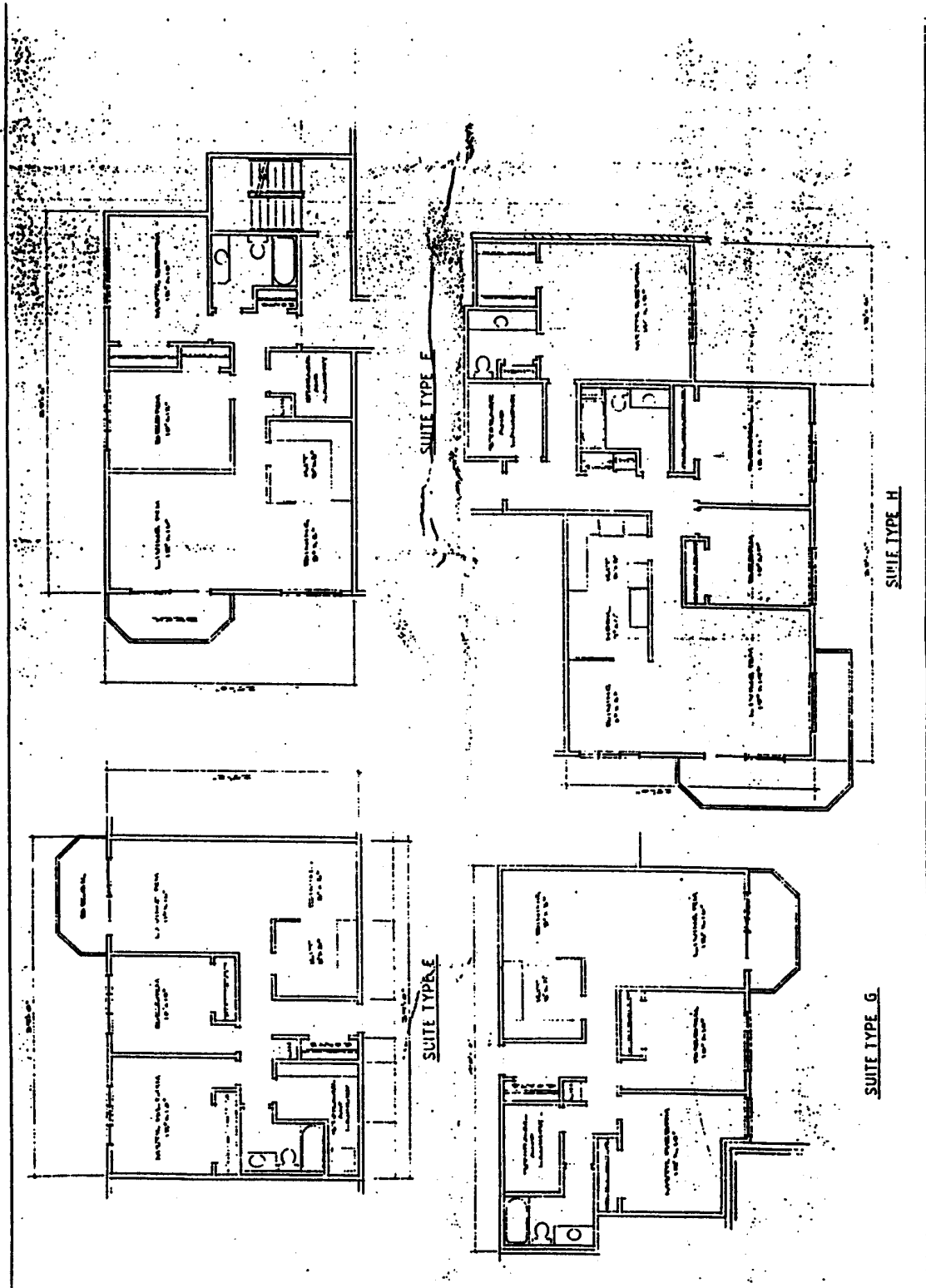
This is Schedule "B" attached to and forming part of Bylaw No. 1006.


 Deputy Clerk



This is Schedule "C-1" attached to and forming part of Bylaw No. 1006.

Shirley Harris
 Deputy Clerk



This is Schedule "C-2" attached to and forming part of Bylaw No. 1006.

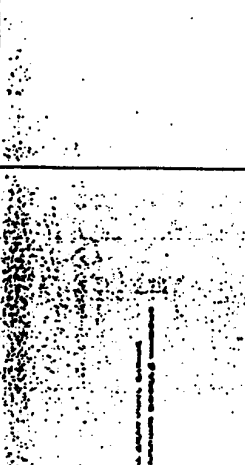
Shirley Hines
Deputy Clerk

DONALD WATSON ARCHITECT 201-250 HERALD STREET VICTORIA, B.C.	JAMES TROSCIAN ENGINEERING LTD 1155 Prospect Lake Road Victoria, B.C.	25 unit apartment building HIRST DEVELOPMENTS LTD.	COLWOOD DESIGN LINE 7000 McMillan Road Victoria, B.C. 878 8122	ELEVATIONS 5	All scale 1/8" = 1'-0" printed
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SOUTH ELEVATION

This is Schedule "D-1" attached to and forming part of Bylaw No. 1006.

Shirley Thomas
Deputy Clerk

 <p data-bbox="535 714 584 1344">ELEVATION TO FIRST AVENUE SCALE: 3/8" = 1'-0"</p>	<p data-bbox="860 273 941 367">JAMES HENDERSON ARCHITECT 211 851 BRADLEY STREET VICTORIA, B.C.</p>	<p data-bbox="1055 210 1120 367">25 unit apartment building HIRST DEVELOPMENTS LTD.</p>	<p data-bbox="1169 210 1226 367">COWWOOD DESIGN LINE 2550 Mahood Road, Victoria, B.C. CR 6127</p>	<p data-bbox="1250 262 1282 378">ELEVATIONS 6</p>	<p data-bbox="1299 336 1347 378">DATE BY FILE PRINTED</p>
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This is Schedule "D-2" attached to and forming part of Bylaw No. 1006.

Shirley Harris
Deputy Clerk

226**COMPREHENSIVE DEVELOPMENT****CD-6****226.1 Statement of Intent:**

Provides for the operation of a group day care facility within an existing single family dwelling.

226.2 Permitted Uses:

- a) single family residential;
- b) accessory group day care facility as defined under the *Community Care Facility Act* for children between thirty (30) months to school entrance age;
- c) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- d) accessory off-street parking;
- e) accessory buildings and structures.

226.3 Specific Use Regulations:

- a) the keeping of animals is prohibited on a lot of less than one (1) hectare (2 acres) except for household pets;
- b) the storage of one (1) recreational vehicle shall be permitted and may be used for accommodation of guests or visitors for a maximum of one (1) month at any one time provided such accommodation is not for rent;
- c) the accessory group day care facility shall be contained within the principal single family dwelling.

226.4 Maximum Residential Density:

- a) residential density shall not exceed one (1) dwelling unit per lot;
- b) the maximum number of children enrolled in the accessory group day care facility shall not exceed fourteen (14).

226.5 Minimum Building Setbacks:

(refer to section 202.3)

226.6 Maximum Building Heights:

- a) principal building: 7.5 metres
- b) accessory building: 5.0 metres

226.7 Landscaping and Screening:

(refer to Division 500)

226.8 Other Requirements:

- a) Maximum Lot Coverage: 33%
- b) Maximum Floor Ration 0.50

226.9 Signs:

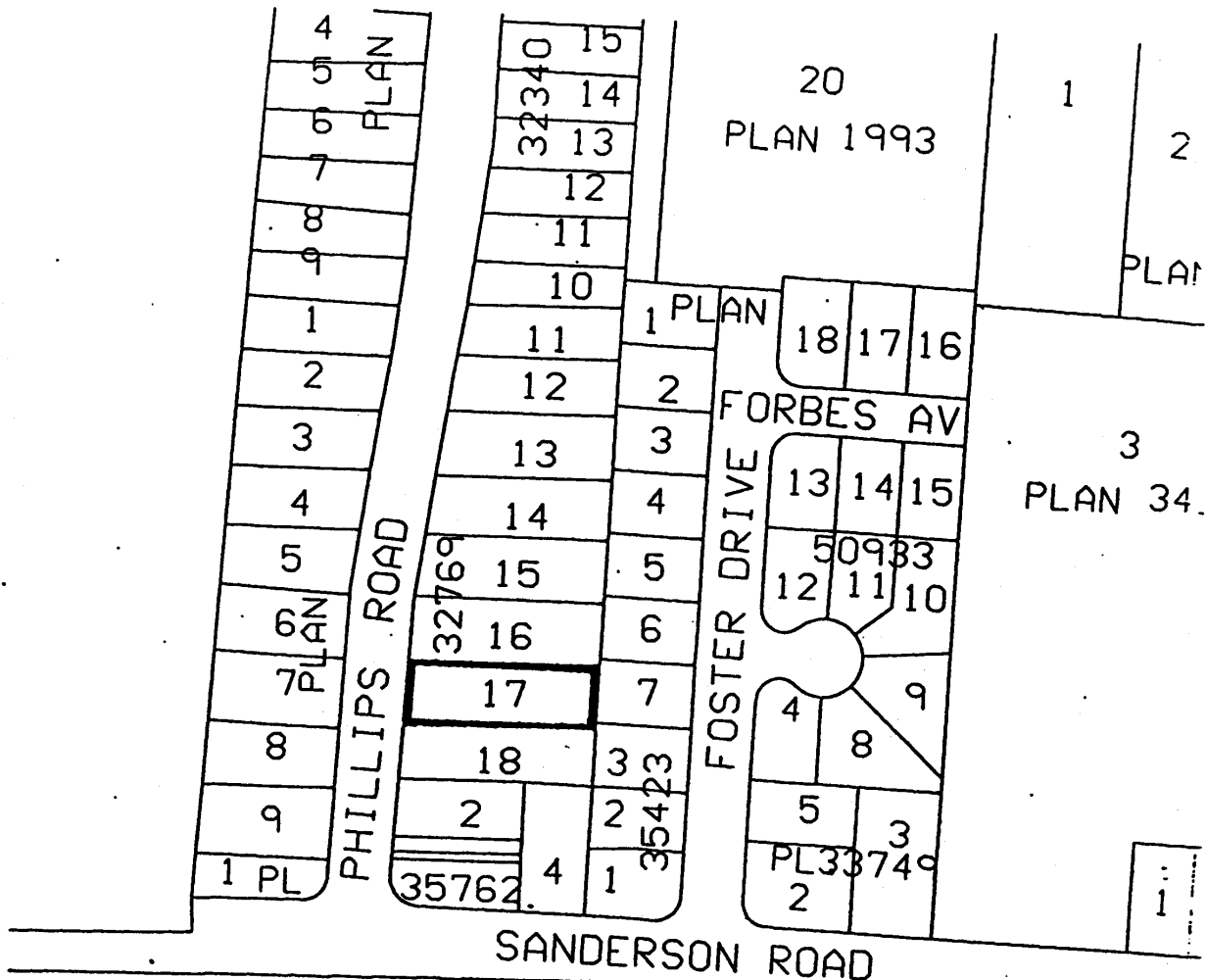
(refer to Section 301.5)

226.10 Off-Street Parking Requirements:

(refer to Division 400)

226.11 Off-Street Loading Requirements:

(refer to Division 400)



LOT 1
 PLAN
 14729

This is Schedule "A" attached to and forming part of Bylaw No. 1077.

Shirley Harris
 Clerk

227 COMPREHENSIVE DEVELOPMENT**CD-7****227.1 Statement of Intent:**

Provides for an innovative apartment residential/commercial development.

227.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) apartment use;
- b) retail stores;
- c) personal service establishment uses including barber shops, beauty parlours, tailor or dressmaker shops, photographic studios and shoe repair;
- d) offices including financial institutions;
- e) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- f) accessory off-street parking;
- g) food catering facility. (AMENDMENT BYLAW 2000.30)

227.3 Specific Use Regulations:

- a) apartment use shall not be permitted on the ground floor;
- b) retail stores and personal service establishment uses shall be restricted to the ground floor.

227.4 Maximum Density:

- a) the maximum number of dwelling units shall not exceed thirty six (36);
- b) the maximum floor area for retail stores and personal service establishments shall not exceed 968 m² (10,417 sq. ft.).

227.5 Siting, Shape and Size of Buildings and Structures:

- a) Siting of Buildings

All buildings and structures shall be sited in conformity with the Site Plan attached as Schedule "B".

b) Maximum Floor Area

The maximum floor area of individual dwelling units shall conform to the floor plans attached as Schedule "C" (C-1 and C-2).

- (i) the maximum floor area for thirty six (36) dwelling units shall not exceed 5,076 m² (54,635 sq. ft.);
- (ii) the maximum floor area for retail stores and personal service establishment uses shall not exceed 968 m² (10, 417 sq. ft.).

c) Shape of Buildings

The design of all buildings and structures shall conform to the elevations as shown on the attached Schedule "D".

d) Lot Coverage

Buildings and structures shall not exceed a lot coverage of thirty nine percent (39%).

e) Height

The height of all buildings and structures shall conform to the elevations as shown on the attached Schedule "D".

227.6 Open Site Area Requirements:

The minimum open site area requirement is twenty five percent (25%) of the total site.

227.7 Landscaping Provisions:

Landscaping shall conform to the landscaping plan as shown on the attached Schedule "E".

227.8 Signs:

Signs shall comply with the current City of Parksville Sign Bylaw.

227.9 Off-Street Loading Requirements:

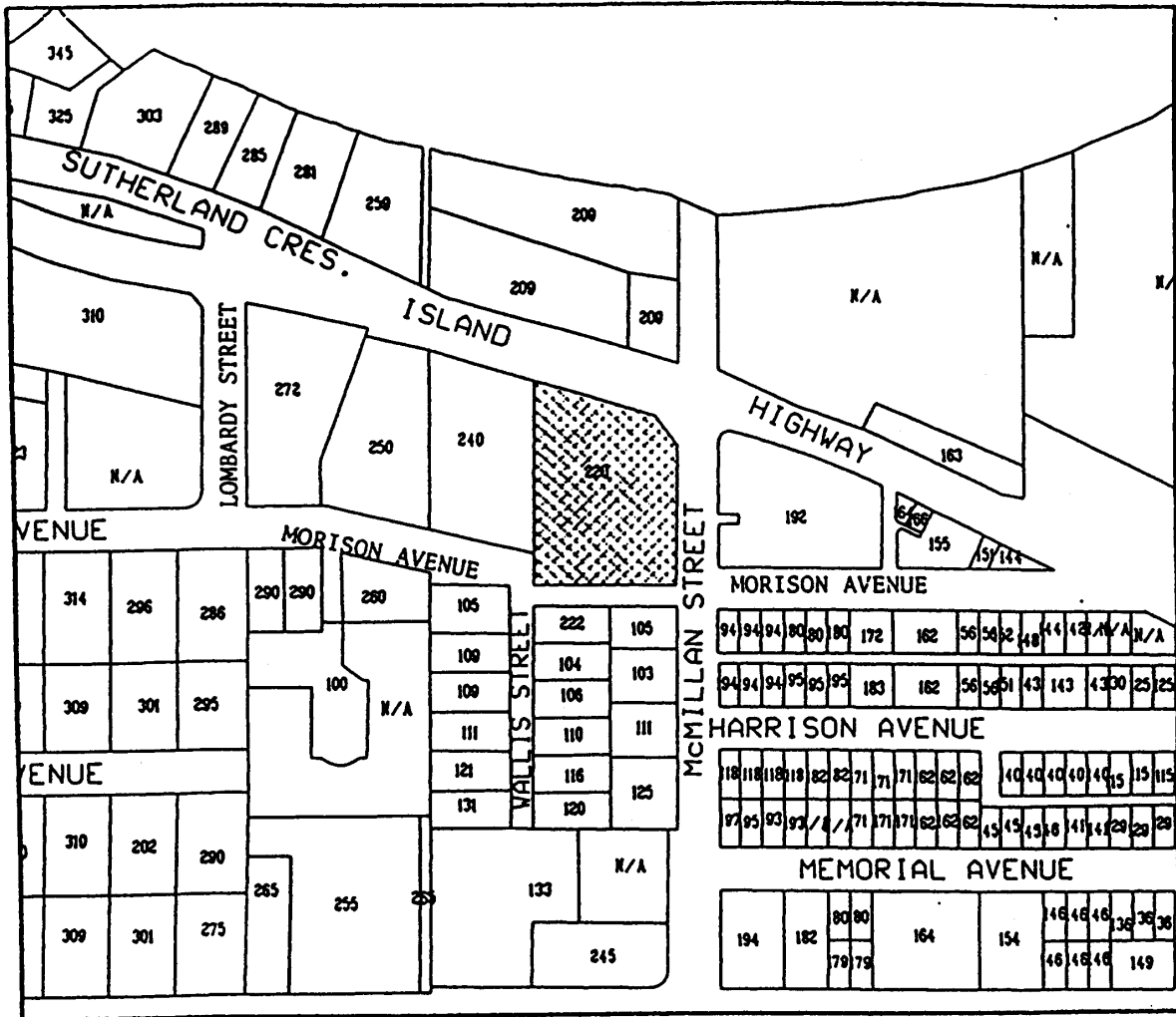
Off-street loading space shall be provided in accordance with Division 400 of this Bylaw.

227.10 Refuse Removal Provisions:

Refuse provisions shall be provided for each dwelling unit and the retail store use/personal service establishment uses.

227.11 Off-Street Parking Requirements:

A minimum of 111 parking spaces shall be provided as shown on the attached Schedule "B". All other requirements set out in Division 400 of this Bylaw shall apply.

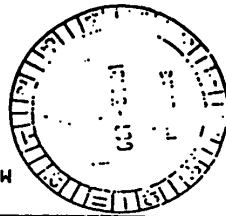


This is Schedule "A" attached to and forming part of Bylaw No. 1086.

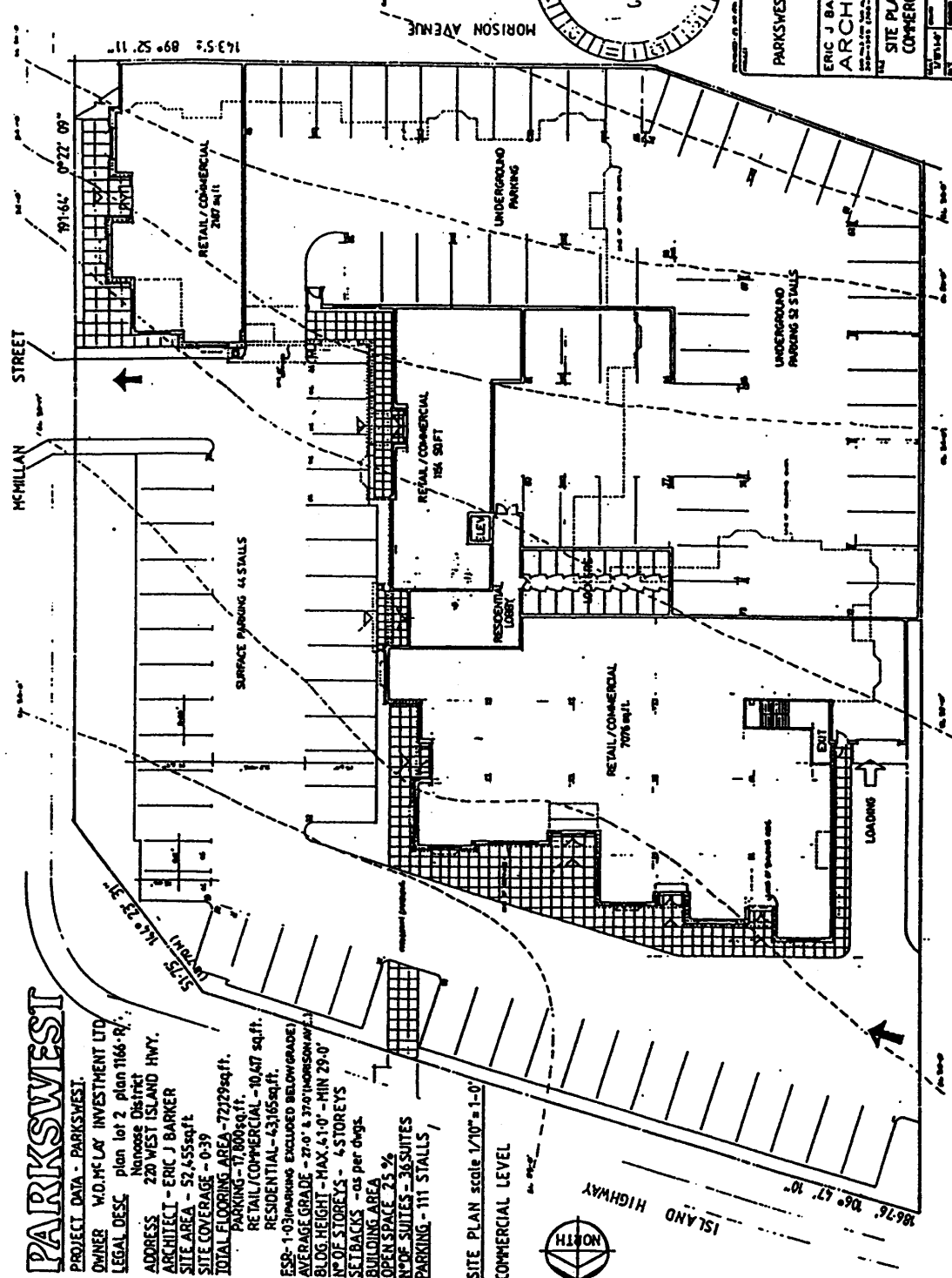
Julian T. ...
Clerk

This is Schedule "B" attached to and forming part of Bylaw No. 1086.

Shirley Jones
Clerk



B	
PARKSWEST	
ERIC J BARKER ARCHITECT	
SITE PLAN COMMERCIAL LEVEL	
DATE	11/10/01
BY	AB/AV
SCALE	1:1



PARKSWEST

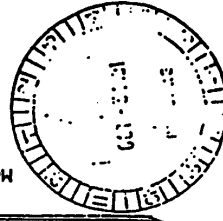
PROJECT DATA - PARKSWEST.
OWNER W.D. McLAY INVESTMENT LTD.
LEGAL DESC plan lot 2 plan 1166-R.
ADDRESS 220 WEST ISLAND HWY.
ARCHITECT - ERIC J BARKER
SITE AREA - 52,855sqft
SITE COVERAGE - 0.39
TOTAL FLOORING AREA - 72,729sqft.
PARKING - 111 STALLS.
RETAIL/COMMERCIAL - 10,47 sq.ft.
RESIDENTIAL - 43,165sq.ft.
ESR - 1.03 (PARKING EXCLUDED BELOW GRADE)
AVERAGE GRADE - 22.0' (L. 370' HORIZON HWY.)
BLDG HEIGHT - MAX. 61'0" - MIN 29'0"
NO. OF STOREYS - 4 STOREYS
SETBACKS - as per divgs.
BUILDING AREA
OPEN SPACE 25 %
NO. OF SUITES - 36 SUITES
PARKING - 111 STALLS

SITE PLAN scale 1/10" = 1'-0"
COMMERCIAL LEVEL

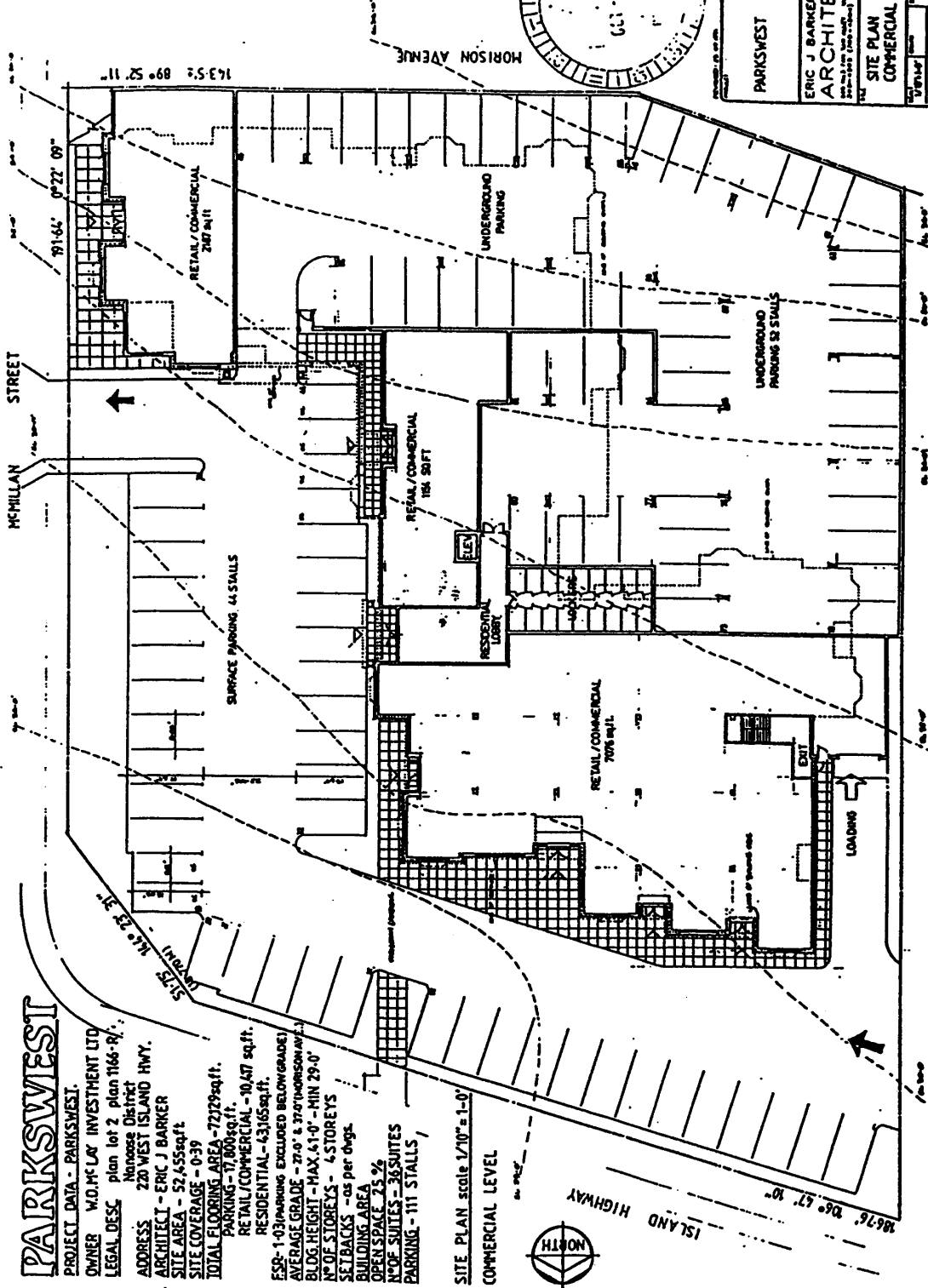


This is Schedule "B" attached to and forming part of Bylaw No. 1086.

Shirley Davis
Clerk



B	
PARKSWEST	
ERIC J BARKER ARCHITECT	
SITE PLAN COMMERCIAL LEVEL	
DATE	SCALE
03-23-81	1/10" = 1'-0"



PARKSWEST

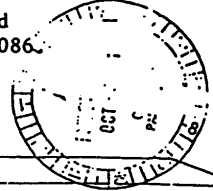
PROJECT DATA - PARKSWEST.
 OWNER W.D. MC LAY INVESTMENT LTD
 LEGAL DESC plan lot 2 plan 1166-R7.
 Nanoose District
 ADDRESS 220 WEST ISLAND HWY.
 ARCHITECT - ERIC J BARKER
 SITE AREA - 52,655 sq ft
 SITE COVERAGE - 0.39
 TOTAL FLOORING AREA - 72,129 sq ft.
 PARKING - 127,000 sq ft.
 RETAIL/COMMERCIAL - 10,417 sq ft.
 RESIDENTIAL - 43,165 sq ft.
 ESS - 1-03 (PARKING EXCLUDED BELOW GRADE)
 AVERAGE GRADE - 72.0' ± 72.0' (HORSION AVE)
 BLDG HEIGHT - MAX. 41'-0" - MIN 29'-0"
 N° OF STOREYS - 4 STOREYS
 SETBACKS - as per dvgs.
 BUILDING AREA 75 %
 N° OF SUITES - 38 SUITES
 PARKING - 111 STALLS

SITE PLAN scale 1/10" = 1'-0"
 COMMERCIAL LEVEL

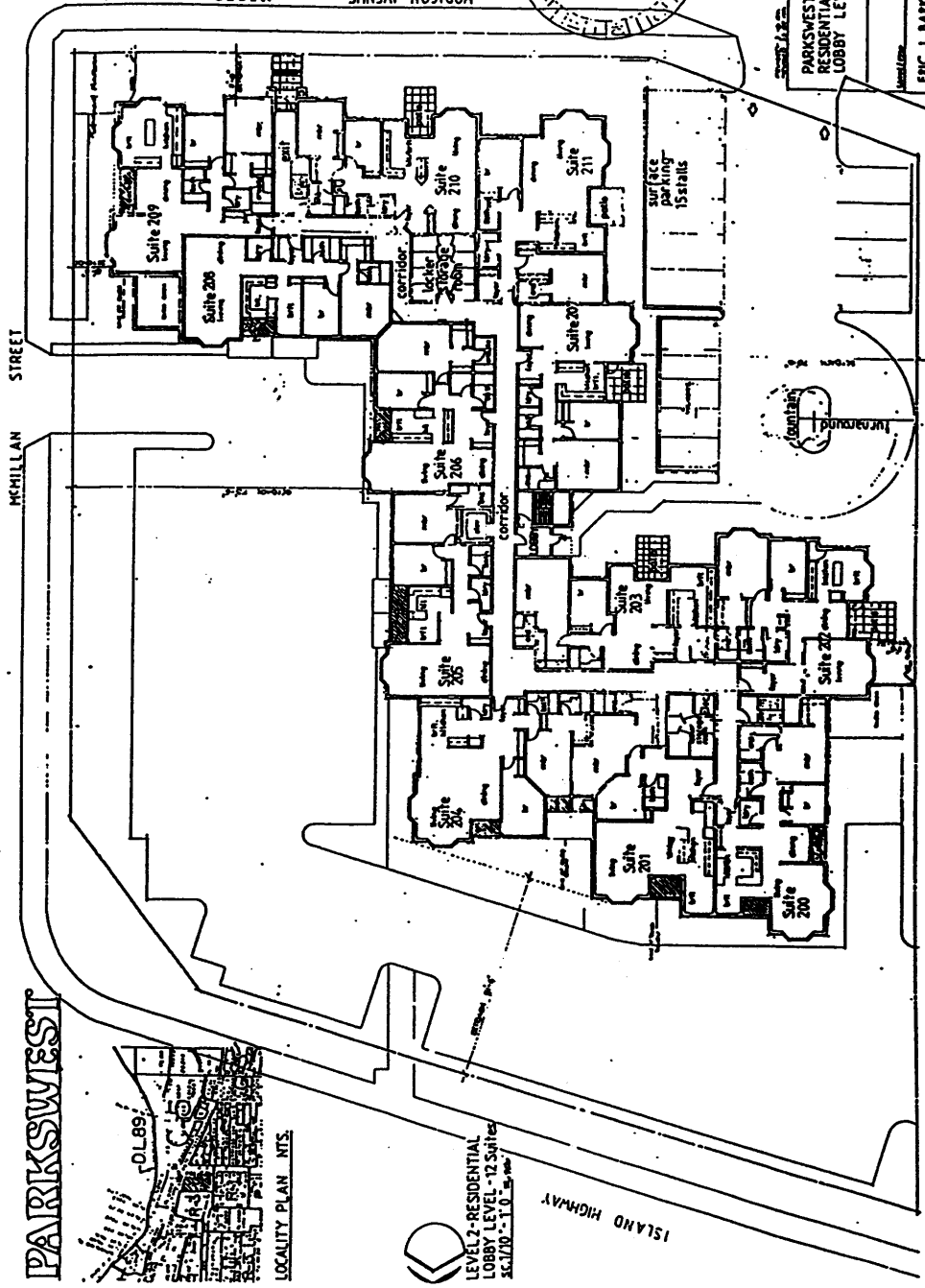


This is Schedule "C" (C-1) attached to and forming part of Bylaw No. 1086.

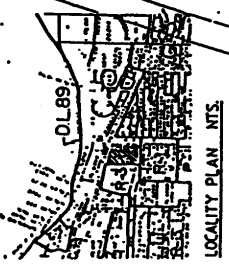
Hubert Davis
Clerk



C-1
PARKSWEST
RESIDENTIAL
LOBBY LEVEL
ENC. J. BARKER ARCHITECT



PARKSWEST



LEVEL 2 - RESIDENTIAL
LOBBY LEVEL - 12 Suites
SCALE 1/10" = 1'-0"

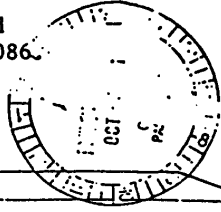
ISLAND HIGHWAY

McMILLAN STREET

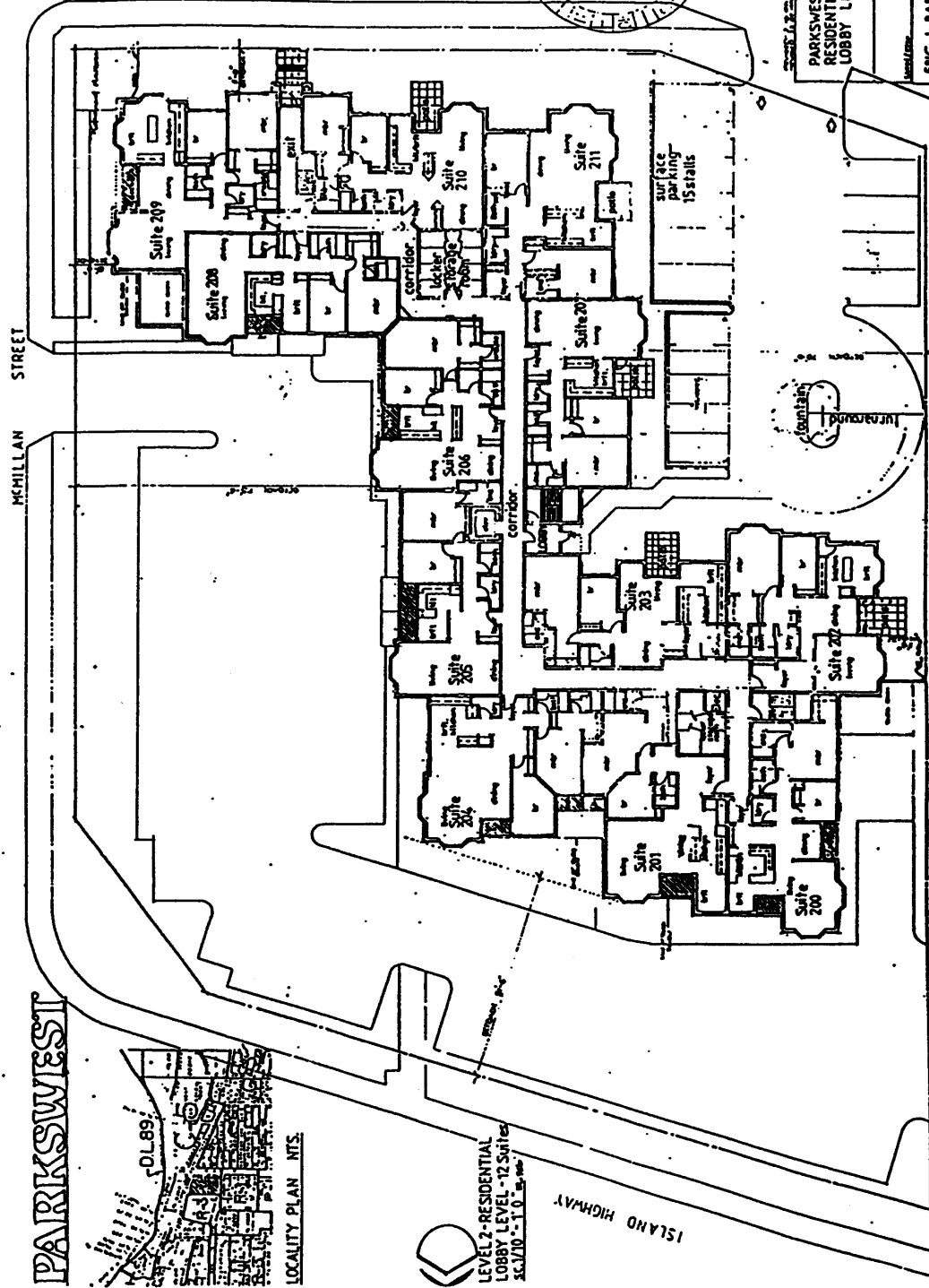
SURFACE
parking
15 stalls

This is Schedule "C" (C-1) attached to and forming part of Bylaw No. 1086.

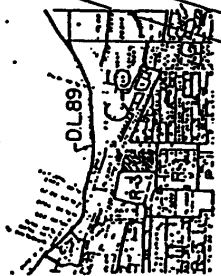
Robert D. ...
Clerk



C-1
PARKSWEST
RESIDENTIAL
LOBBY LEVEL
A92
ERIC J. BARKER ARCHITECT



PARKSWEST



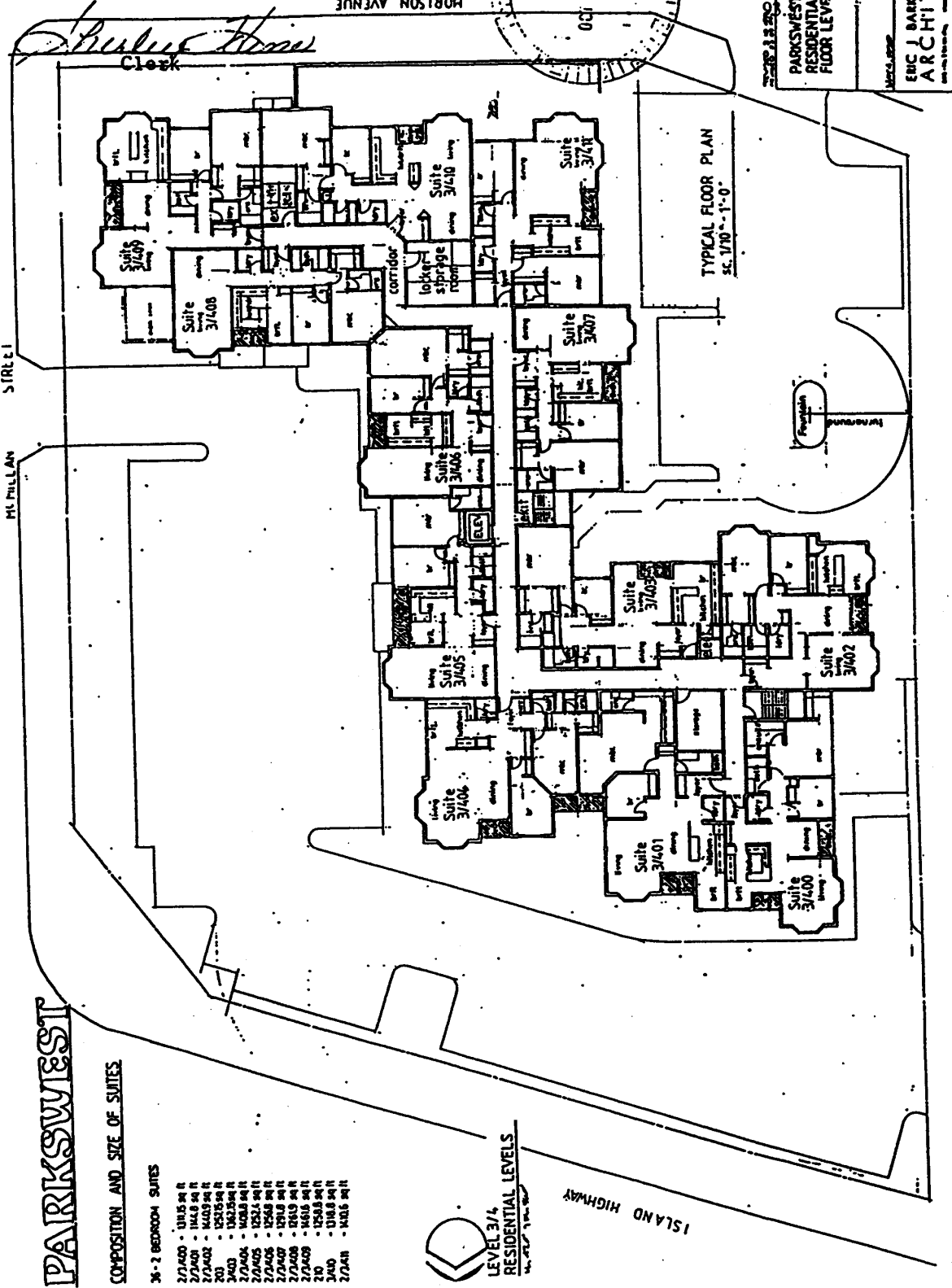
LOCALITY PLAN N.T.S.



LEVEL 2 - RESIDENTIAL
LOBBY LEVEL - 12 SUITES
S.C. 1/10" = 1" O.S. 1986

ISLAND HIGHWAY

This is Schedule "C" (C-2) attached to and forming part of Bylaw No. 1086.



PARKSWEST

COMPOSITION AND SIZE OF SUITES

36 - 2 BEDROOM SUITES	
27400	1015 sq ft
27401	1148 sq ft
27402	1449 sq ft
27403	1525 sq ft
27404	1623 sq ft
27405	1623 sq ft
27406	1525 sq ft
27407	1449 sq ft
27408	1148 sq ft
27409	1015 sq ft
27410	1148 sq ft
27411	1015 sq ft
27412	1148 sq ft
27413	1015 sq ft
27414	1148 sq ft
27415	1015 sq ft
27416	1148 sq ft
27417	1015 sq ft
27418	1148 sq ft
27419	1015 sq ft
27420	1148 sq ft
27421	1015 sq ft
27422	1148 sq ft
27423	1015 sq ft
27424	1148 sq ft
27425	1015 sq ft
27426	1148 sq ft
27427	1015 sq ft
27428	1148 sq ft
27429	1015 sq ft
27430	1148 sq ft
27431	1015 sq ft
27432	1148 sq ft
27433	1015 sq ft
27434	1148 sq ft
27435	1015 sq ft
27436	1148 sq ft
27437	1015 sq ft
27438	1148 sq ft
27439	1015 sq ft
27440	1148 sq ft
27441	1015 sq ft
27442	1148 sq ft
27443	1015 sq ft
27444	1148 sq ft
27445	1015 sq ft
27446	1148 sq ft
27447	1015 sq ft
27448	1148 sq ft
27449	1015 sq ft
27450	1148 sq ft

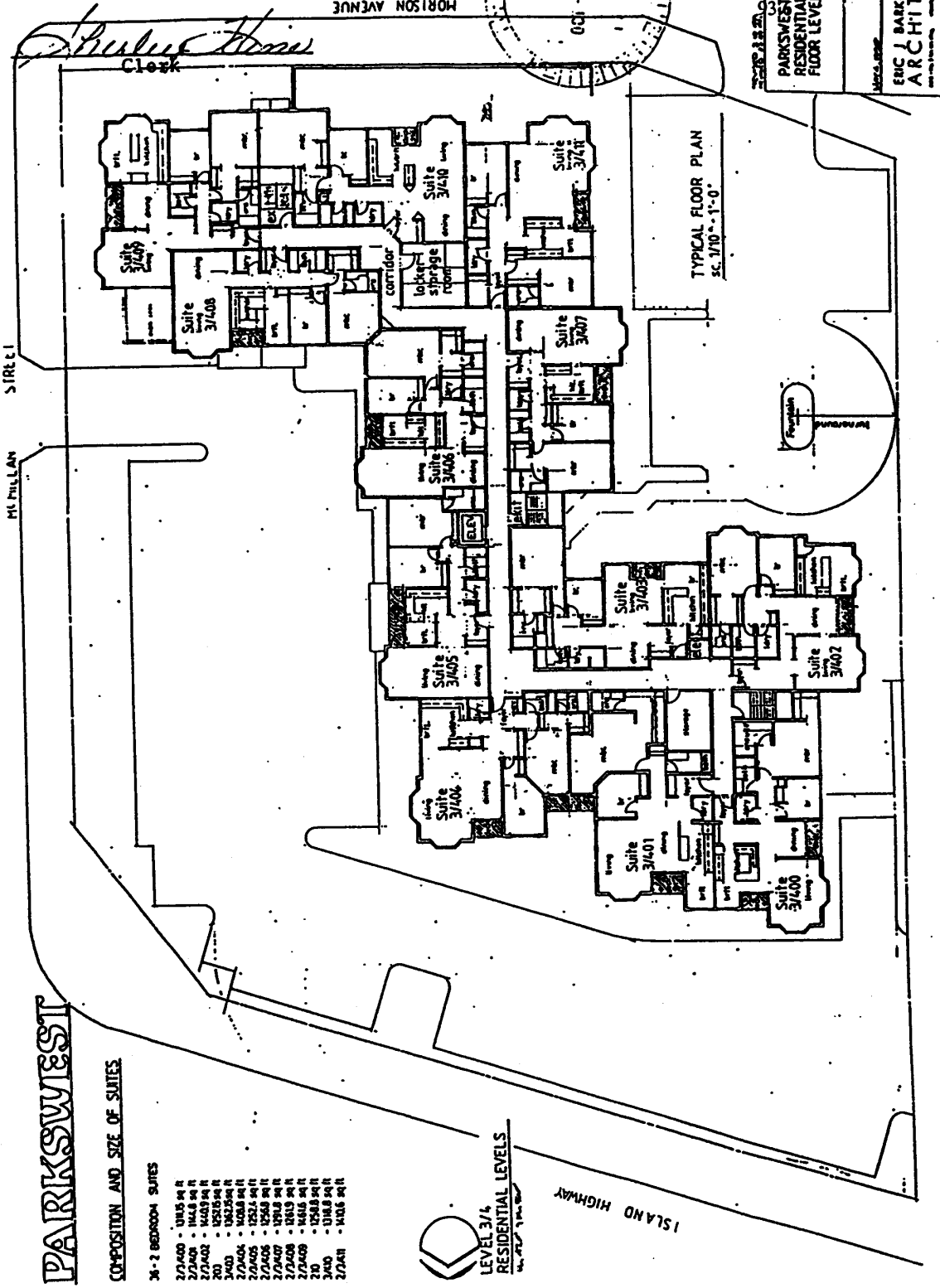
LEVEL 3/4
RESIDENTIAL LEVELS

DATE: 12/15/2010
 PARKSWEST
 RESIDENTIAL TYPICAL
 FLOOR LEVEL
 ARCHITECT
 ERIC J. BARKER ARCHITECT

This is Schedule "C" (C-2) attached to and forming part of Bylaw No. 1086.

C-2
PARKSWEST
RESIDENTIAL TYPICAL
FLOOR LEVEL LEVELS

EA3
ERIC J. BARKER ARCHITECT



PARKSWEST

COMPOSITION AND SIZE OF SUITES

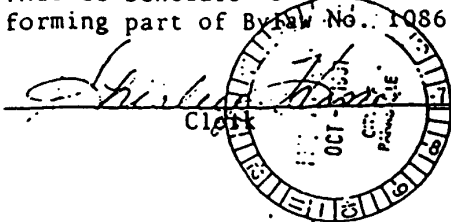
- 36 - 2 BEDROOM SUITES
- 272400 - 1015 sq ft
 - 272401 - 1148 sq ft
 - 272402 - 1443 sq ft
 - 272403 - 1525 sq ft
 - 272404 - 1608 sq ft
 - 272405 - 1523 sq ft
 - 272406 - 1258 sq ft
 - 272407 - 1013 sq ft
 - 272408 - 1148 sq ft
 - 272409 - 1548 sq ft
 - 272410 - 1148 sq ft
 - 272411 - 1406 sq ft

LEVEL 3/4
RESIDENTIAL LEVELS

ISLAND HIGHWAY

TYPICAL FLOOR PLAN
SC. 1/10" = 1'-0"

This is Schedule "D" attached to and forming part of Bylaw No. 1086.

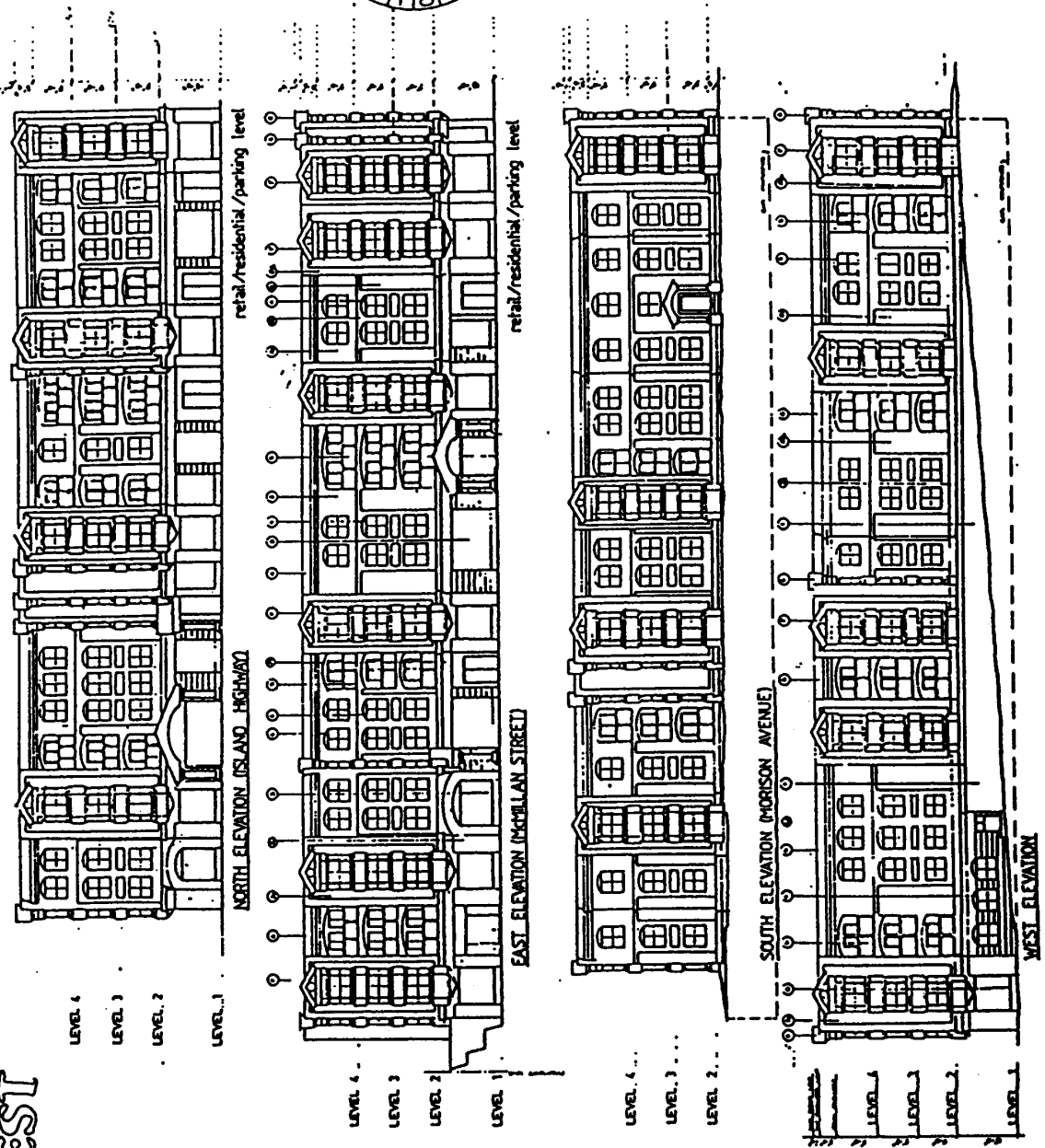


PARKSWEST	
D	
ERIC J. BARKER ARCHITECT	
ELEVATIONS	
A	

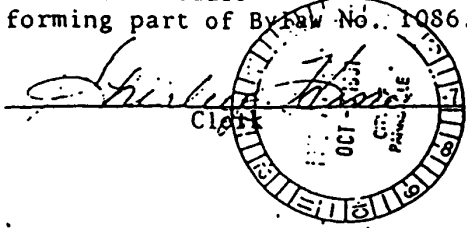
PARKSWEST

MATERIAL LIST

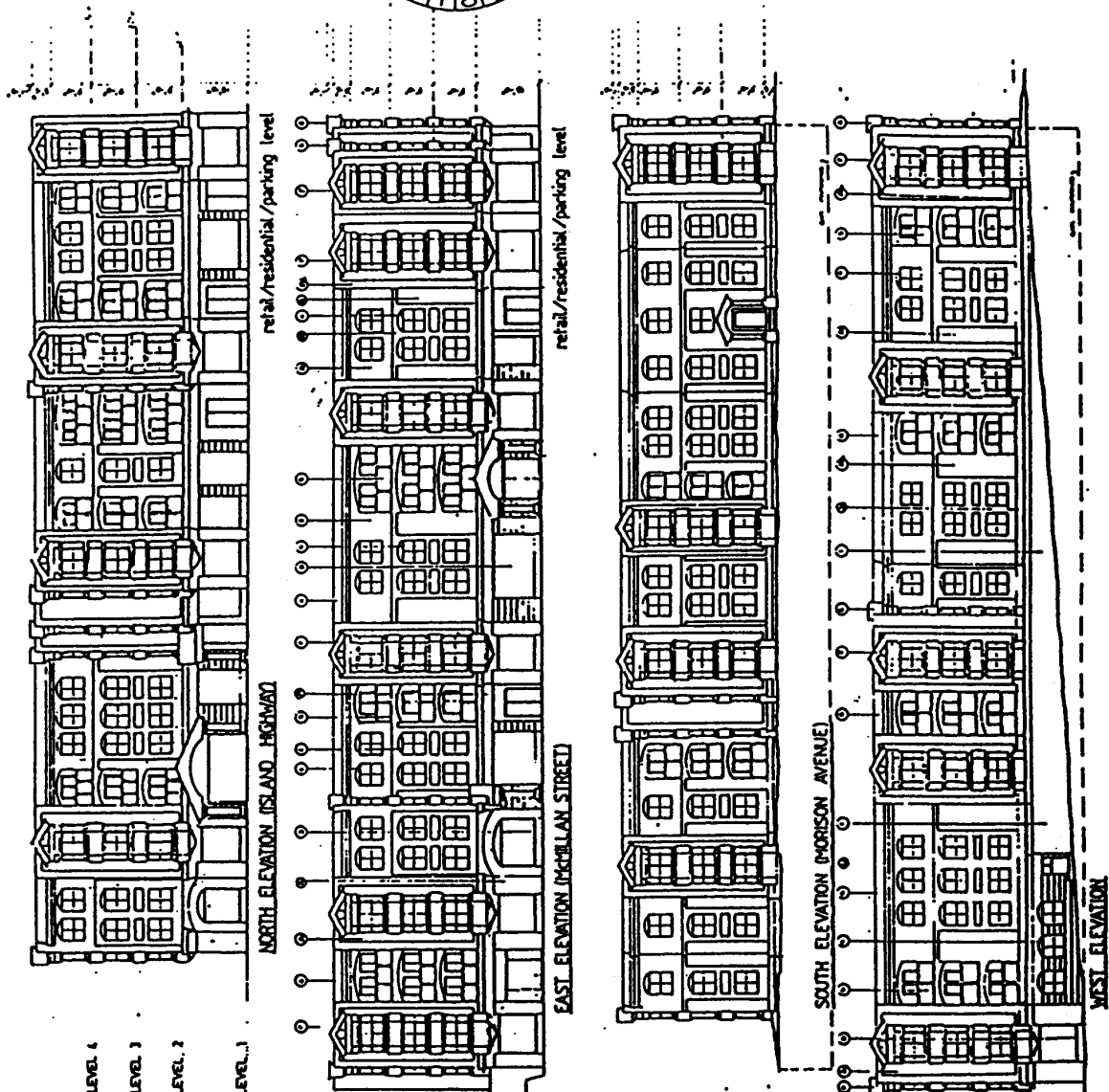
- 1 CONCRETE
- 2 STUCCO:
 - 2a LIGHT SALMON MASCO 6-11
 - 2b DARK ROSE MASCO 1-92
 - 2c MEDIUM SALMON MASCO 3-11
 - 2d DARK SALMON MASCO 1-11
 - 2e LIGHT BEIGE MASCO 6-34
- 3 STOREFRONT GLAZING & BALCONY RAILING ALUMINUM - ALUMINEX LIGHT BRONZE
- 4 ALUMINUM WINDOWS CUSTOM COLOR TO MATCH STOREFRONT
- 5 GLASS COLOR FOR STOREFRONT AND BALCONIES PPG SOLAR-BRONZE TINTED (TEMPERED AT BALCONY)
- 6 METAL ROOFING VIEWWEST QC 256 MIST GREEN
- 7 METAL FASCIA VIEWWEST QC 256 MIST GREEN



This is Schedule "D" attached to and forming part of Bylaw No. 1086.



PARKSWEST	
D	
ERIC J. BARKER ARCHITECT	
ELEVATIONS, L.S. 00	
10/10/87	A*



PARKSWEST

MATERIAL LIST

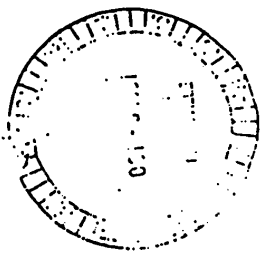
- 1 CONCRETE
- 2 STUCCO:
 - 2a LIGHT SALMON MASCO 6-11
 - 2b DARK ROSE MASCO 1-92
 - 2c MEDIUM SALMON MASCO 3-11
 - 2d DARK SALMON MASCO 1-11
 - 2e LIGHT BEIGE MASCO 6-34
- 3 STOREFRONT GLAZING & BALCONY RAILING
 - ALUMINUM-ALUMINEX LIGHT BRONZE
- 4 ALUMINUM WINDOWS
 - CUSTOM COLOR TO MATCH STOREFRONT
- 5 GLASS COLOR FOR STOREFRONT AND BALCONIES
 - PPG SOLAR-BRONZE TINTED (TEMPERED AT BALCONY)
- 6 METAL ROOFING
 - VICWEST QC 256
 - MIST GREEN
- 7 METAL FASCIA
 - VICWEST QC 256
 - MIST GREEN

This is Schedule "E" attached to and forming part of Bylaw No. 1086.

93



Richard J. ...
Clerk

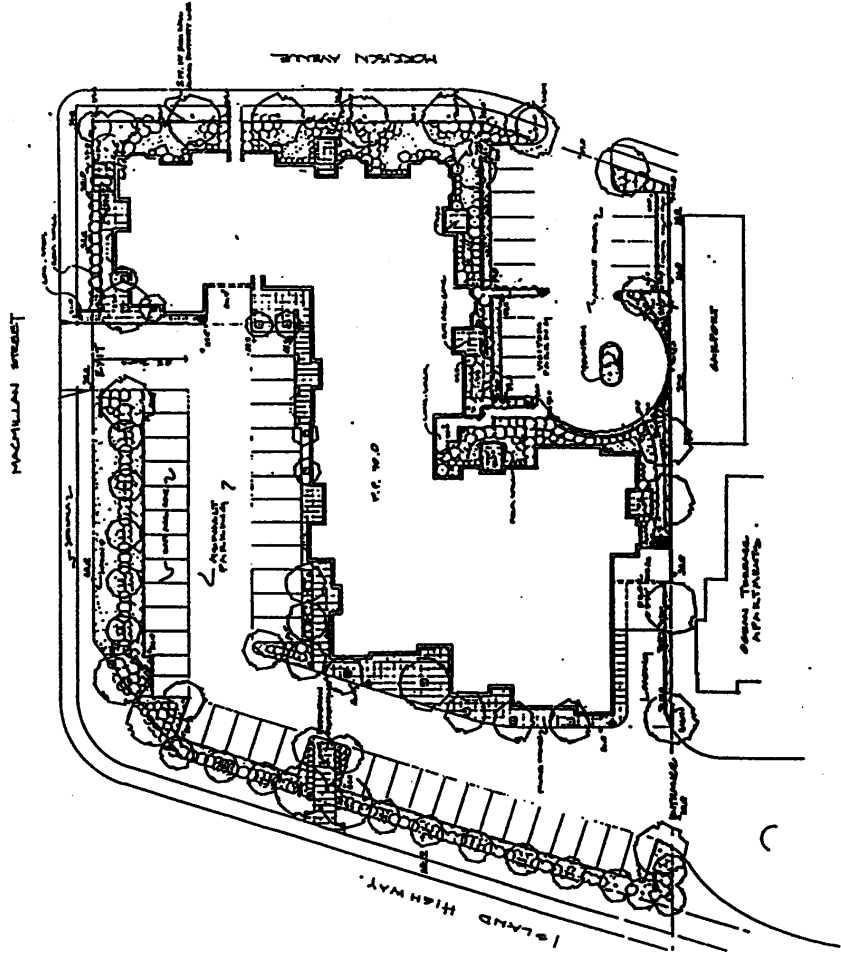


PLANT LIST

NO.	DESCRIPTION	QTY.	REMARKS
1	1" x 1" x 1" ...	10	...
2	2" x 2" x 2" ...	5	...
3	3" x 3" x 3" ...	3	...
4	4" x 4" x 4" ...	2	...
5	5" x 5" x 5" ...	1	...
6	6" x 6" x 6" ...	1	...
7	7" x 7" x 7" ...	1	...
8	8" x 8" x 8" ...	1	...
9	9" x 9" x 9" ...	1	...
10	10" x 10" x 10" ...	1	...
11	11" x 11" x 11" ...	1	...
12	12" x 12" x 12" ...	1	...
13	13" x 13" x 13" ...	1	...
14	14" x 14" x 14" ...	1	...
15	15" x 15" x 15" ...	1	...
16	16" x 16" x 16" ...	1	...
17	17" x 17" x 17" ...	1	...
18	18" x 18" x 18" ...	1	...
19	19" x 19" x 19" ...	1	...
20	20" x 20" x 20" ...	1	...
21	21" x 21" x 21" ...	1	...
22	22" x 22" x 22" ...	1	...
23	23" x 23" x 23" ...	1	...
24	24" x 24" x 24" ...	1	...
25	25" x 25" x 25" ...	1	...
26	26" x 26" x 26" ...	1	...
27	27" x 27" x 27" ...	1	...
28	28" x 28" x 28" ...	1	...
29	29" x 29" x 29" ...	1	...
30	30" x 30" x 30" ...	1	...
31	31" x 31" x 31" ...	1	...
32	32" x 32" x 32" ...	1	...
33	33" x 33" x 33" ...	1	...
34	34" x 34" x 34" ...	1	...
35	35" x 35" x 35" ...	1	...
36	36" x 36" x 36" ...	1	...
37	37" x 37" x 37" ...	1	...
38	38" x 38" x 38" ...	1	...
39	39" x 39" x 39" ...	1	...
40	40" x 40" x 40" ...	1	...
41	41" x 41" x 41" ...	1	...
42	42" x 42" x 42" ...	1	...
43	43" x 43" x 43" ...	1	...
44	44" x 44" x 44" ...	1	...
45	45" x 45" x 45" ...	1	...
46	46" x 46" x 46" ...	1	...
47	47" x 47" x 47" ...	1	...
48	48" x 48" x 48" ...	1	...
49	49" x 49" x 49" ...	1	...
50	50" x 50" x 50" ...	1	...

NOTES

1. All plants shown on this plan are to be planted as indicated.
2. Plants are to be planted in the locations shown on this plan.
3. All plants are to be planted in the locations shown on this plan.
4. All plants are to be planted in the locations shown on this plan.
5. All plants are to be planted in the locations shown on this plan.
6. All plants are to be planted in the locations shown on this plan.
7. All plants are to be planted in the locations shown on this plan.
8. All plants are to be planted in the locations shown on this plan.
9. All plants are to be planted in the locations shown on this plan.
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14. All plants are to be planted in the locations shown on this plan.
15. All plants are to be planted in the locations shown on this plan.
16. All plants are to be planted in the locations shown on this plan.
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18. All plants are to be planted in the locations shown on this plan.
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31. All plants are to be planted in the locations shown on this plan.
32. All plants are to be planted in the locations shown on this plan.
33. All plants are to be planted in the locations shown on this plan.
34. All plants are to be planted in the locations shown on this plan.
35. All plants are to be planted in the locations shown on this plan.
36. All plants are to be planted in the locations shown on this plan.
37. All plants are to be planted in the locations shown on this plan.
38. All plants are to be planted in the locations shown on this plan.
39. All plants are to be planted in the locations shown on this plan.
40. All plants are to be planted in the locations shown on this plan.
41. All plants are to be planted in the locations shown on this plan.
42. All plants are to be planted in the locations shown on this plan.
43. All plants are to be planted in the locations shown on this plan.
44. All plants are to be planted in the locations shown on this plan.
45. All plants are to be planted in the locations shown on this plan.
46. All plants are to be planted in the locations shown on this plan.
47. All plants are to be planted in the locations shown on this plan.
48. All plants are to be planted in the locations shown on this plan.
49. All plants are to be planted in the locations shown on this plan.
50. All plants are to be planted in the locations shown on this plan.



Project No. 1086
 Date: 1908
 Location: Vancouver, B.C.
 Drawing No. 1086-1
 Title: Landscape Plan

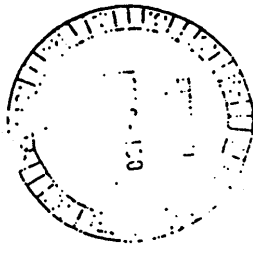


This is Schedule "E" attached to and forming part of Bylaw No. 1086.

9310



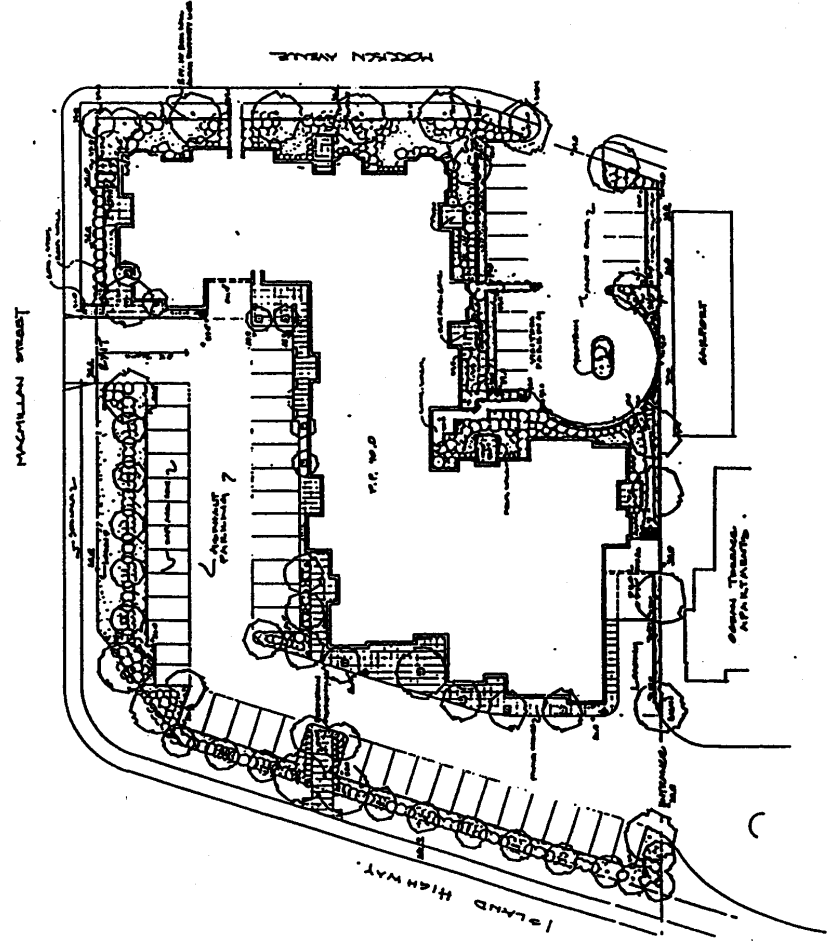
Richard Jones
Clerk



PLANT LIST

PLANT	QUANTITY	LOCATION
1. 10' x 12' Norway Spruce	1	Central Island
2. 10' x 12' Norway Spruce	1	Central Island
3. 10' x 12' Norway Spruce	1	Central Island
4. 10' x 12' Norway Spruce	1	Central Island
5. 10' x 12' Norway Spruce	1	Central Island
6. 10' x 12' Norway Spruce	1	Central Island
7. 10' x 12' Norway Spruce	1	Central Island
8. 10' x 12' Norway Spruce	1	Central Island
9. 10' x 12' Norway Spruce	1	Central Island
10. 10' x 12' Norway Spruce	1	Central Island
11. 10' x 12' Norway Spruce	1	Central Island
12. 10' x 12' Norway Spruce	1	Central Island
13. 10' x 12' Norway Spruce	1	Central Island
14. 10' x 12' Norway Spruce	1	Central Island
15. 10' x 12' Norway Spruce	1	Central Island
16. 10' x 12' Norway Spruce	1	Central Island
17. 10' x 12' Norway Spruce	1	Central Island
18. 10' x 12' Norway Spruce	1	Central Island
19. 10' x 12' Norway Spruce	1	Central Island
20. 10' x 12' Norway Spruce	1	Central Island
21. 10' x 12' Norway Spruce	1	Central Island
22. 10' x 12' Norway Spruce	1	Central Island
23. 10' x 12' Norway Spruce	1	Central Island
24. 10' x 12' Norway Spruce	1	Central Island
25. 10' x 12' Norway Spruce	1	Central Island
26. 10' x 12' Norway Spruce	1	Central Island
27. 10' x 12' Norway Spruce	1	Central Island
28. 10' x 12' Norway Spruce	1	Central Island
29. 10' x 12' Norway Spruce	1	Central Island
30. 10' x 12' Norway Spruce	1	Central Island
31. 10' x 12' Norway Spruce	1	Central Island
32. 10' x 12' Norway Spruce	1	Central Island
33. 10' x 12' Norway Spruce	1	Central Island
34. 10' x 12' Norway Spruce	1	Central Island
35. 10' x 12' Norway Spruce	1	Central Island
36. 10' x 12' Norway Spruce	1	Central Island
37. 10' x 12' Norway Spruce	1	Central Island
38. 10' x 12' Norway Spruce	1	Central Island
39. 10' x 12' Norway Spruce	1	Central Island
40. 10' x 12' Norway Spruce	1	Central Island
41. 10' x 12' Norway Spruce	1	Central Island
42. 10' x 12' Norway Spruce	1	Central Island
43. 10' x 12' Norway Spruce	1	Central Island
44. 10' x 12' Norway Spruce	1	Central Island
45. 10' x 12' Norway Spruce	1	Central Island
46. 10' x 12' Norway Spruce	1	Central Island
47. 10' x 12' Norway Spruce	1	Central Island
48. 10' x 12' Norway Spruce	1	Central Island
49. 10' x 12' Norway Spruce	1	Central Island
50. 10' x 12' Norway Spruce	1	Central Island

NOTES
1. All plants shown to be installed in the landscape plan are to be installed in the landscape plan.
2. All plants shown to be installed in the landscape plan are to be installed in the landscape plan.
3. All plants shown to be installed in the landscape plan are to be installed in the landscape plan.
4. All plants shown to be installed in the landscape plan are to be installed in the landscape plan.



Project No.	1086
Sheet No.	1
Date	1968
Location	Langara Park



228 COMPREHENSIVE DEVELOPMENT**CD-8****228.1 Statement of Intent:**

Provides for an innovative semi-sheltered retirement residential care facility development.

228.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) semi-sheltered retirement residential care facility;
- b) accessory off-street parking.

228.3 Specific Use Regulations:**228.4 Maximum Density:**

The maximum number of dwelling units shall not exceed seventy two (72).

228.5 Siting, Shape and Size of Buildings and Structures:

a) Parcel Size

The minimum parcel size shall be 2.026 ha (5.006 acres).

b) Maximum Floor Area

The maximum floor area shall be as shown on the typical Floor Plan attached as Schedule "C" and forming part of this Bylaw.

c) Lot Coverage

Buildings and structures shall not exceed a lot coverage as shown on the typical Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of this Bylaw.

d) Height

Maximum height shall be as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of this Bylaw.

e) Setbacks

Principal buildings shall be as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of this Bylaw.

228.6 Open Site Area Requirements:

Open site area shall be as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of this Bylaw.

228.7 Landscaping Provisions:

All open space areas shall be landscaped as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of the Bylaw.

228.8 Design Requirements:

- a) All buildings and structures shall be constructed to the standards set out in the National Building Code and the British Columbia Plumbing Code;
- b) The facade and exterior finishes of buildings and structures shall be as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-2" and forming part of this Bylaw.

228.9 Signs:

A maximum of two (2) identification signs not to exceed 1 m² (10.76 sq. ft.) in size each shall be permitted.

228.10 Off-Street Loading Requirements:

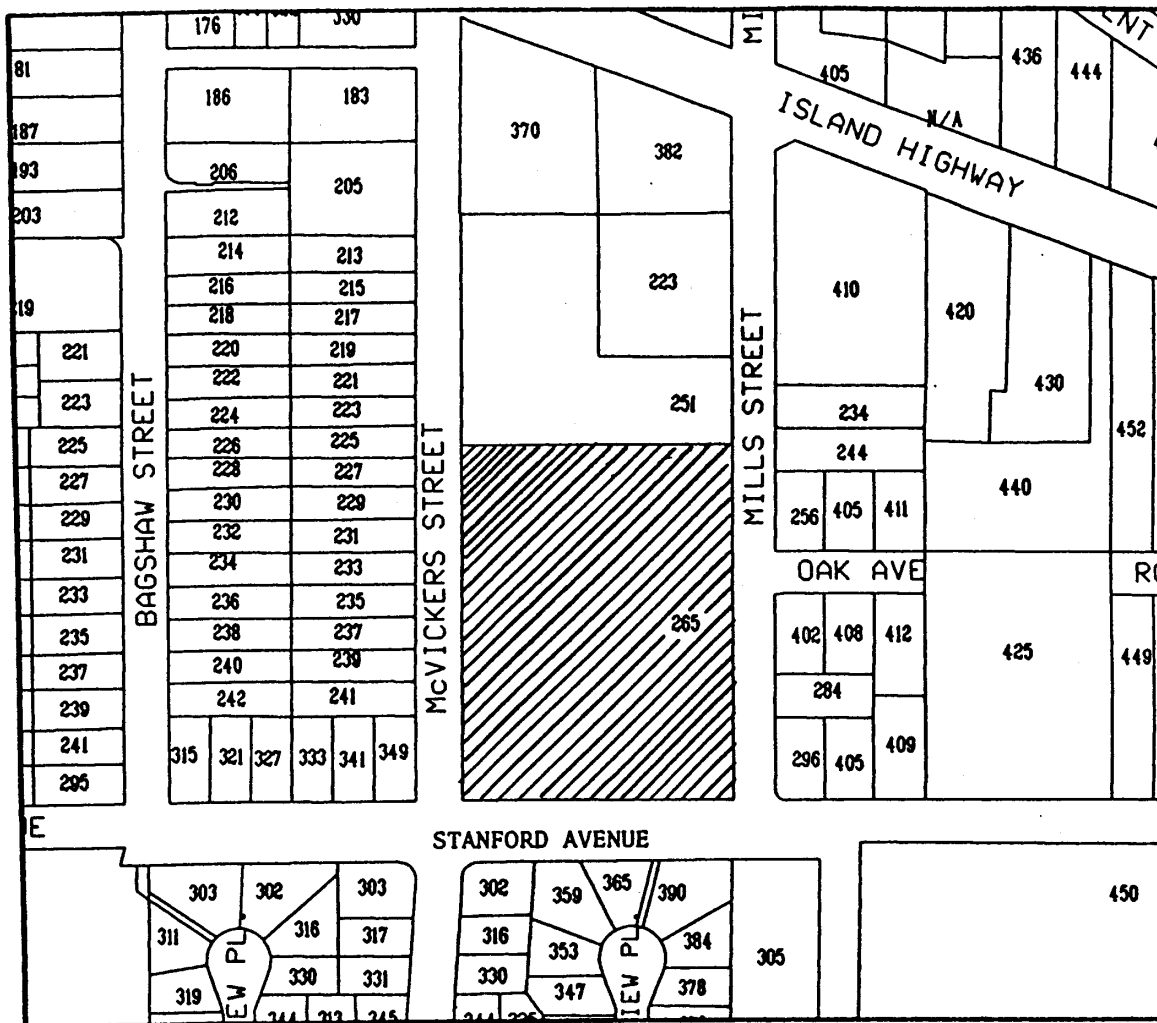
Off-street loading shall be as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of this Bylaw.

228.11 Refuse Removal Provisions:

The refuse collection area shall be as shown on the Plan, date stamped 1991 June 11, attached as Schedule "B-1" and forming part of the Bylaw.

228.12 Off-Street Parking Requirements:

- a) A minimum of one hundred (100) off-street parking spaces shall be provided.
- b) All other requirements set out in Division 400 of this Bylaw shall apply.

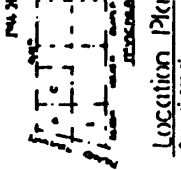


This is Schedule "A" attached to and forming part of Bylaw No. 1087.

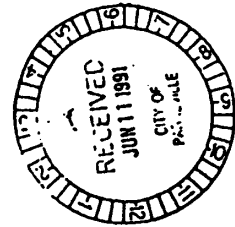
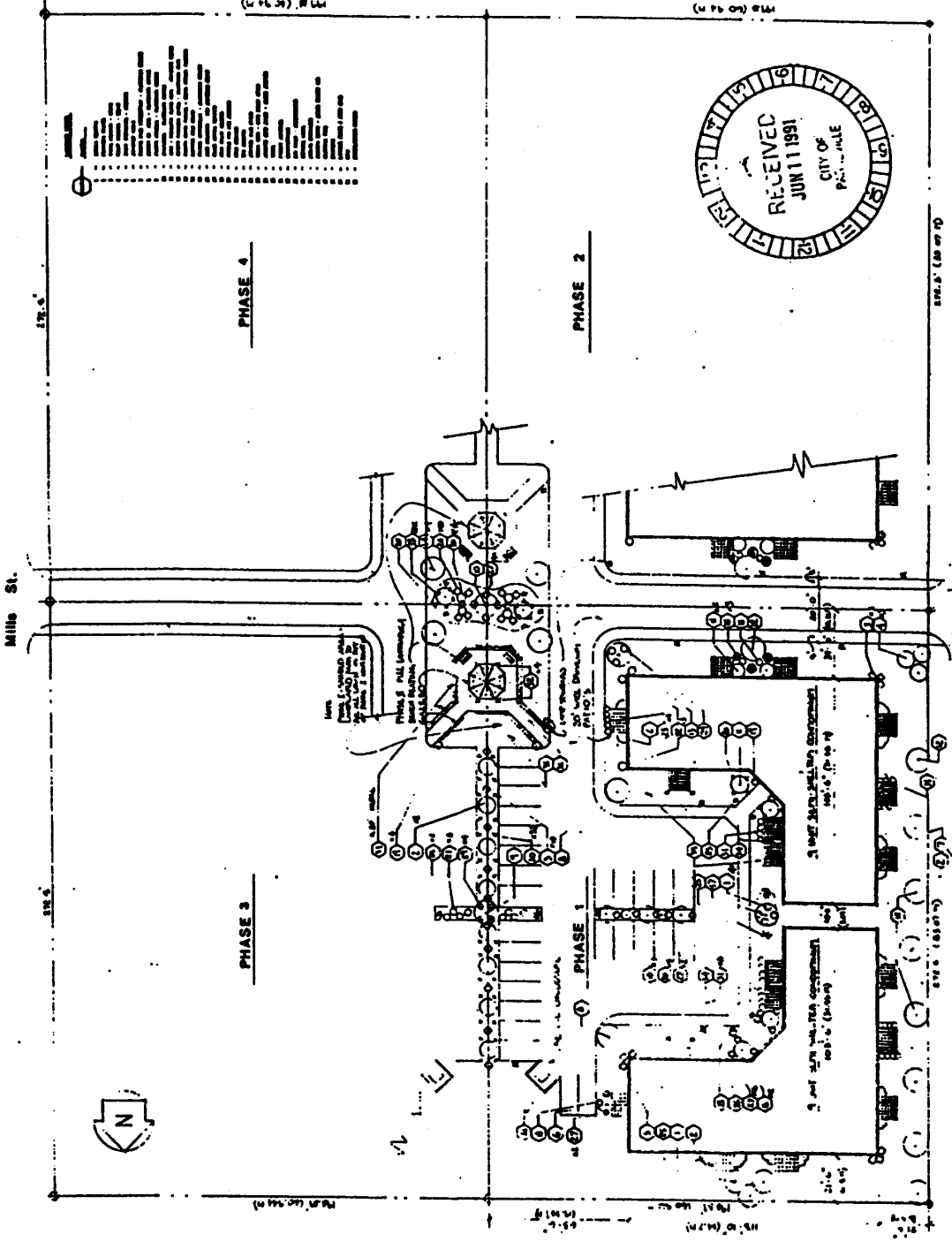
Shelby H. H. H.
Clerk

THIS IS Schedule "B-1" attached to and forming part of Bylaw No. 1087.

Shirley Hone
Clerk

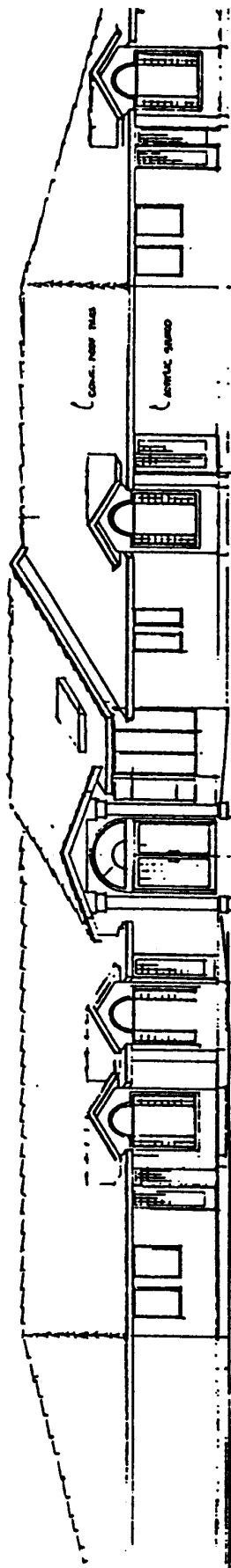


Stanford Ave

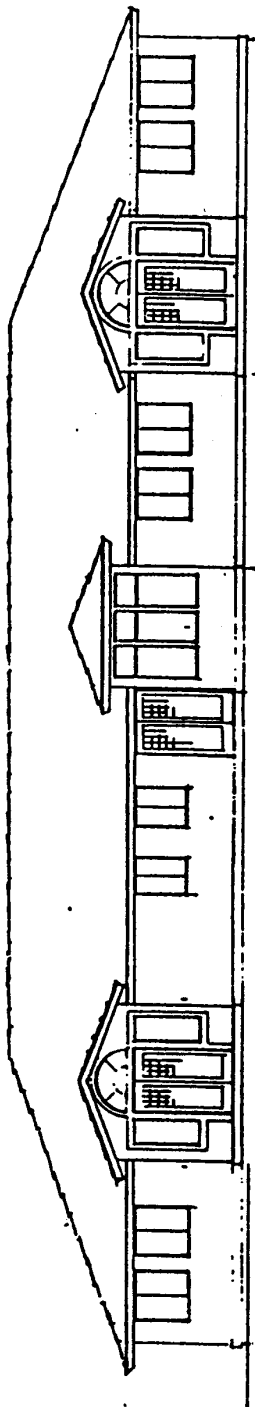


McVickers Landscape Plan
Landscape Designer, 877-6-1111, 877-6-1111
5111111111111111

McVickers St.



Front Entrance Elevation

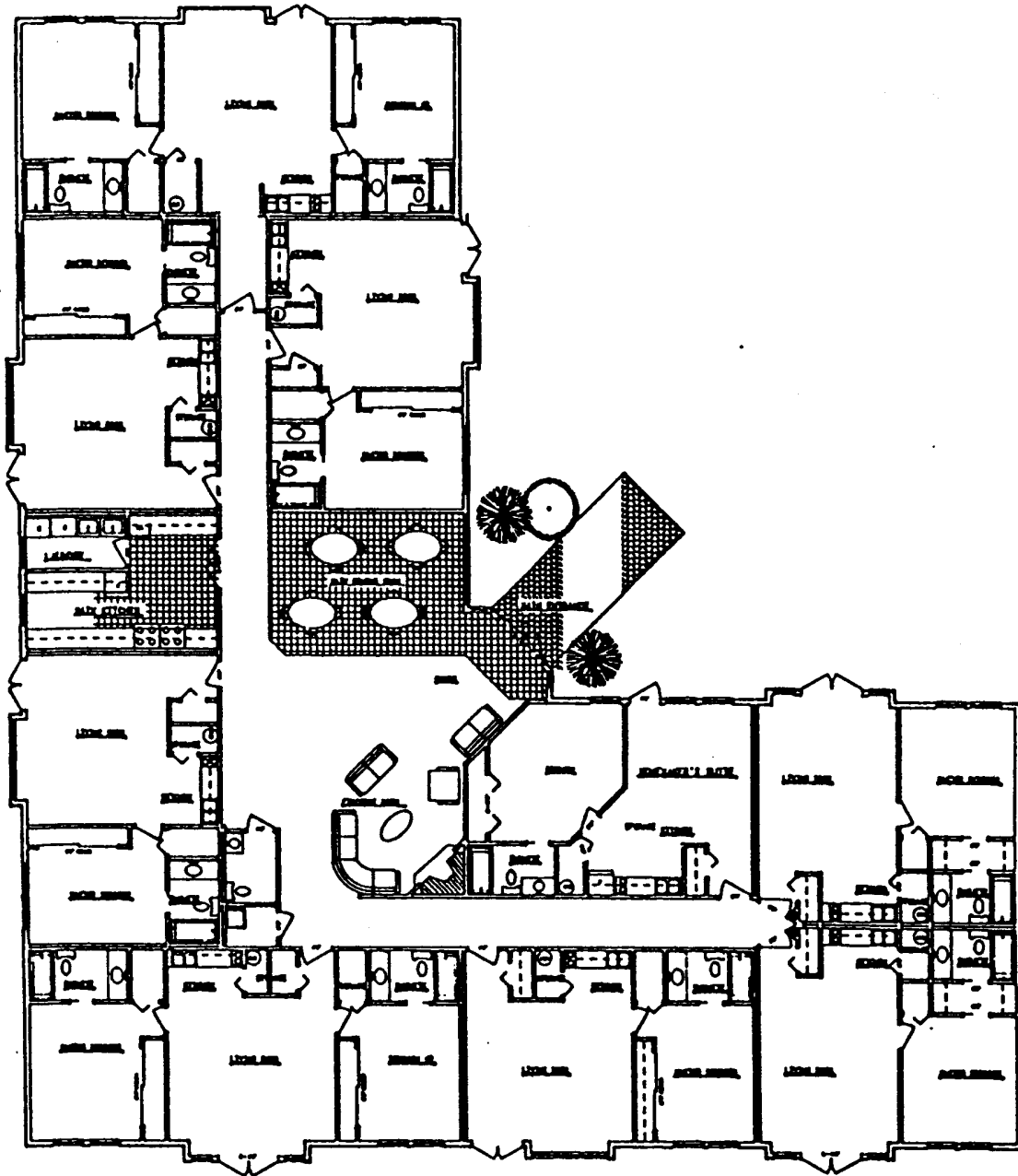


Streetscape Elevation



This is Schedule "B-2" attached to and forming part of Bylaw No. 1087.

Shelby Terri
 Clerk



MASTER FLOOR PLAN

SCALE 1/8" = 1'-0"

This is Schedule "C" attached to
and forming part of Bylaw No. 1087.

Shirley Jones
Clerk

229 COMPREHENSIVE DEVELOPMENT**CD-9****229.1 Statement of Intent:**

Provides for an innovative mixed town house and apartment residential development.

229.2 Permitted Uses:

The following uses and no others shall be permitted;

- a) apartment use;
- b) townhouse;
- c) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- d) accessory off-street parking.

229.3 Specific Use Regulations:

More than one principal use shall be permitted on a parcel of land.

229.4 Maximum Density:

- a) the maximum number of dwelling units shall not exceed fifty six (56);
- b) the maximum number of dwelling units within the apartment building shall not exceed thirty five (35);
- c) the maximum number of dwelling units within the townhouses shall not exceed twenty one (21).

229.5 Siting, Shape and Size of Buildings and Structures:

a) Siting of Buildings

All buildings and structures shall be sited in conformity with the Site Plan attached as Schedule "B".

b) Maximum Floor Area

The maximum floor area of individual dwelling units shall conform to the floor plans attached as Schedule "C".

c) Shape of Building

The design of all buildings and structures shall conform to the elevations as shown on the attached Schedules "C" and "D".

d) Lot Coverage

Buildings and structures shall not exceed a lot coverage of twenty four percent (24%).

e) Height

The height of all buildings and structures shall conform to the elevations as shown on the attached Schedules "C" and "D".

229.6 Open Site Area Requirements:

- a) The minimum open site area requirement is fifty three percent (53%) of the total site.
- b) Each townhouse dwelling unit shall be provided with private outdoor space.

229.7 Landscaping Provisions:

Landscaping shall conform to the landscaping plan as shown on the attached Schedule "E".

229.8 Signs:

Signs shall comply with the current City of Parksville Sign Bylaw.

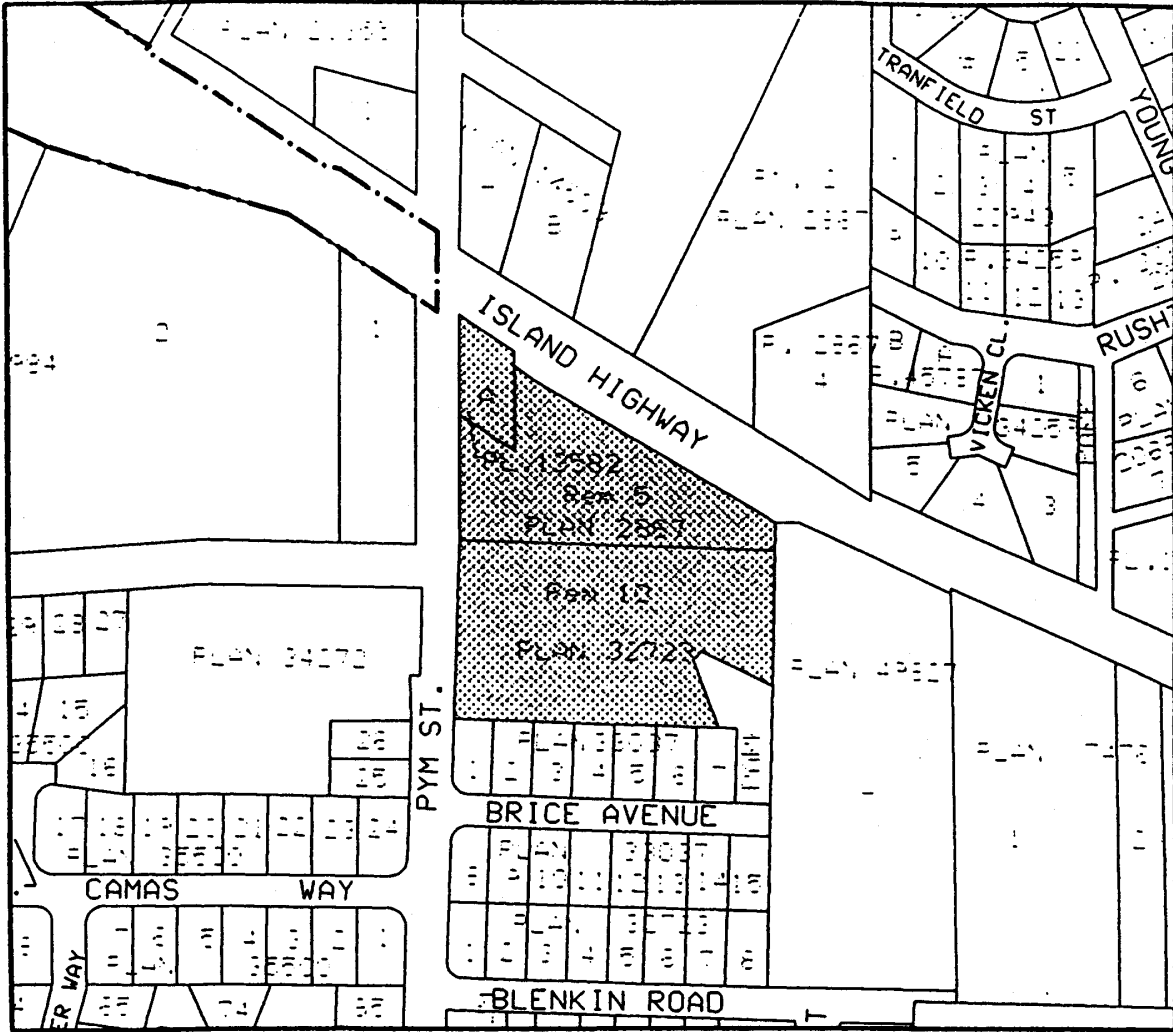
229.9 Off-Street Loading Requirements:

229.10 Refuse Removal Provisions:

- a) Refuse removal facilities shall be provided for the apartment building and the townhouses.
- b) All outdoor refuse removal facilities shall be enclosed on three sides by a landscape screen of not less than two metres in height.

229.11 Off-Street Parking Requirements:

A minimum of eighty four (84) parking spaces shall be provided. All other requirements set out in Division 400 of this Bylaw shall apply.



This is Schedule "A"
attached to and forming
part of Bylaw No. 1090.

Shirley Harris
Clerk

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McLEOD

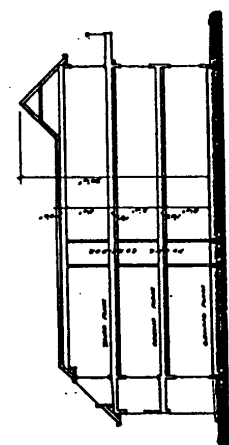
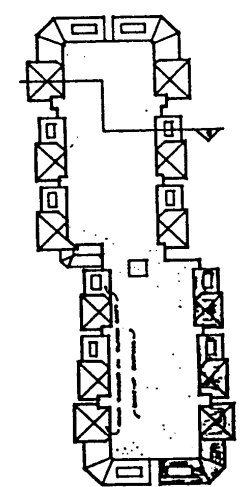


ARCHITECT

PLANS, SECTIONS &
SECTION 4
UNIT COUNT

PLAN, SECTIONS &
ELEVATIONS
DEVELOPMENT

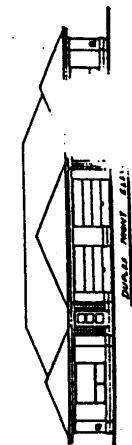
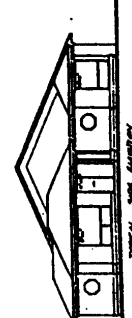
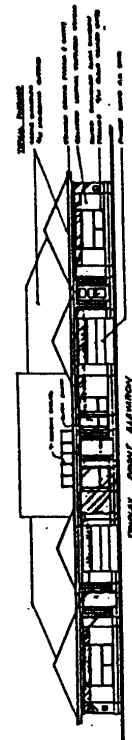
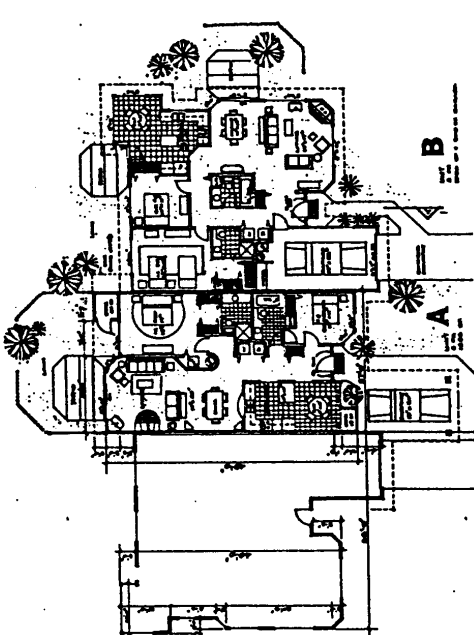
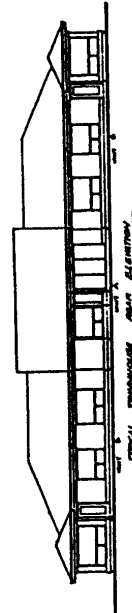
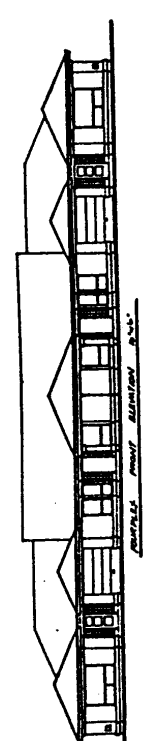
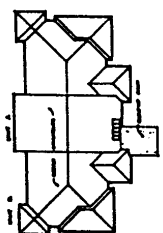
NO.	2
DATE	11/11/78
PROJECT	UNIT 4
SCALE	AS SHOWN



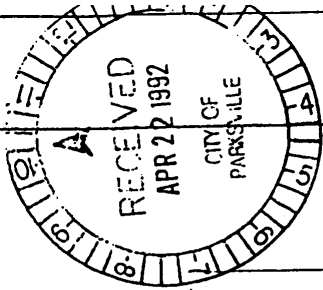
UNIT COUNT

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46	1,200	1 BR	11/11/78
47	1,200	1 BR	11/11/78
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49	1,200	1 BR	11/11/78
50	1,200	1 BR	11/11/78

UNIT 4 TOTAL AREA = 48,000 SQ. FT.
UNIT 4 TOTAL PRICE = \$1,200,000
UNIT 4 TOTAL PRICE PER SQ. FT. = \$25.00

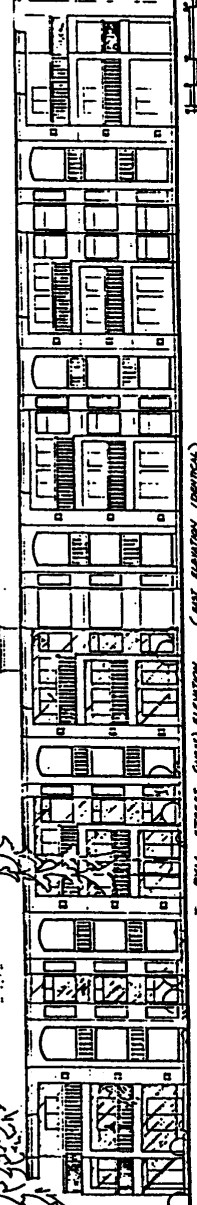
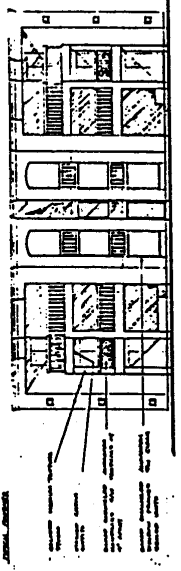
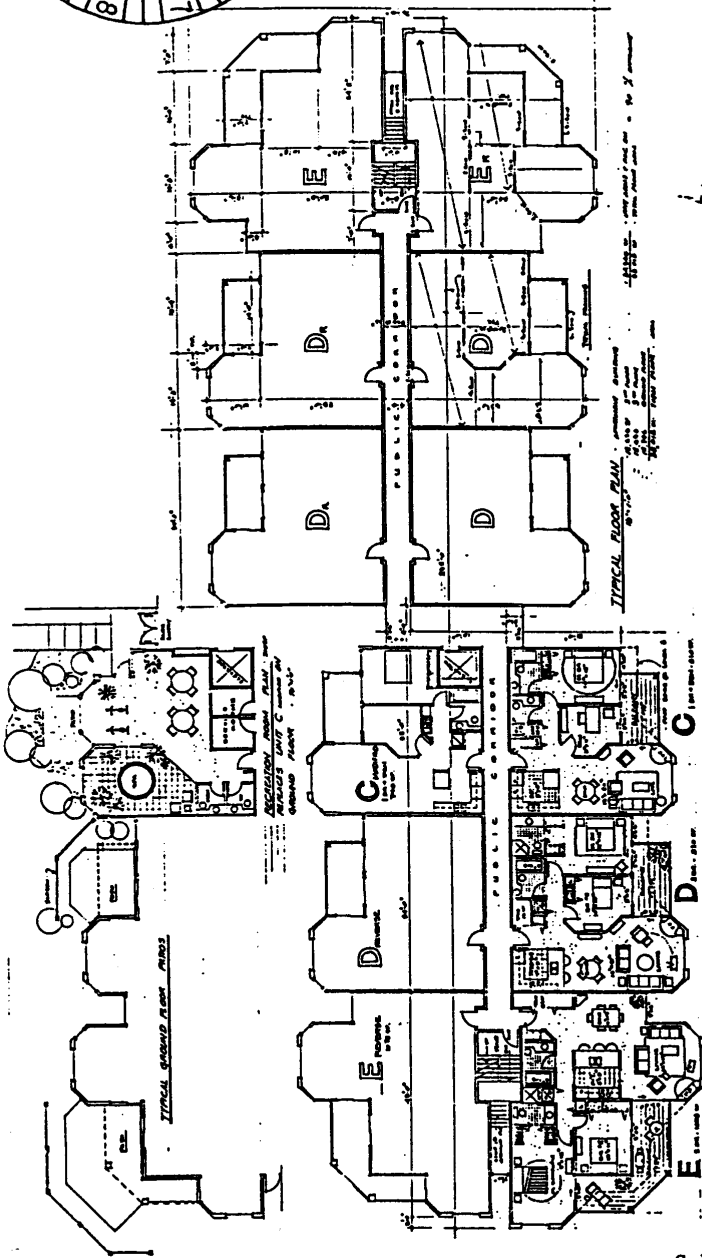


Schedule "C" of Bylaw No. 1090.
Shuliy Horii
Clerk

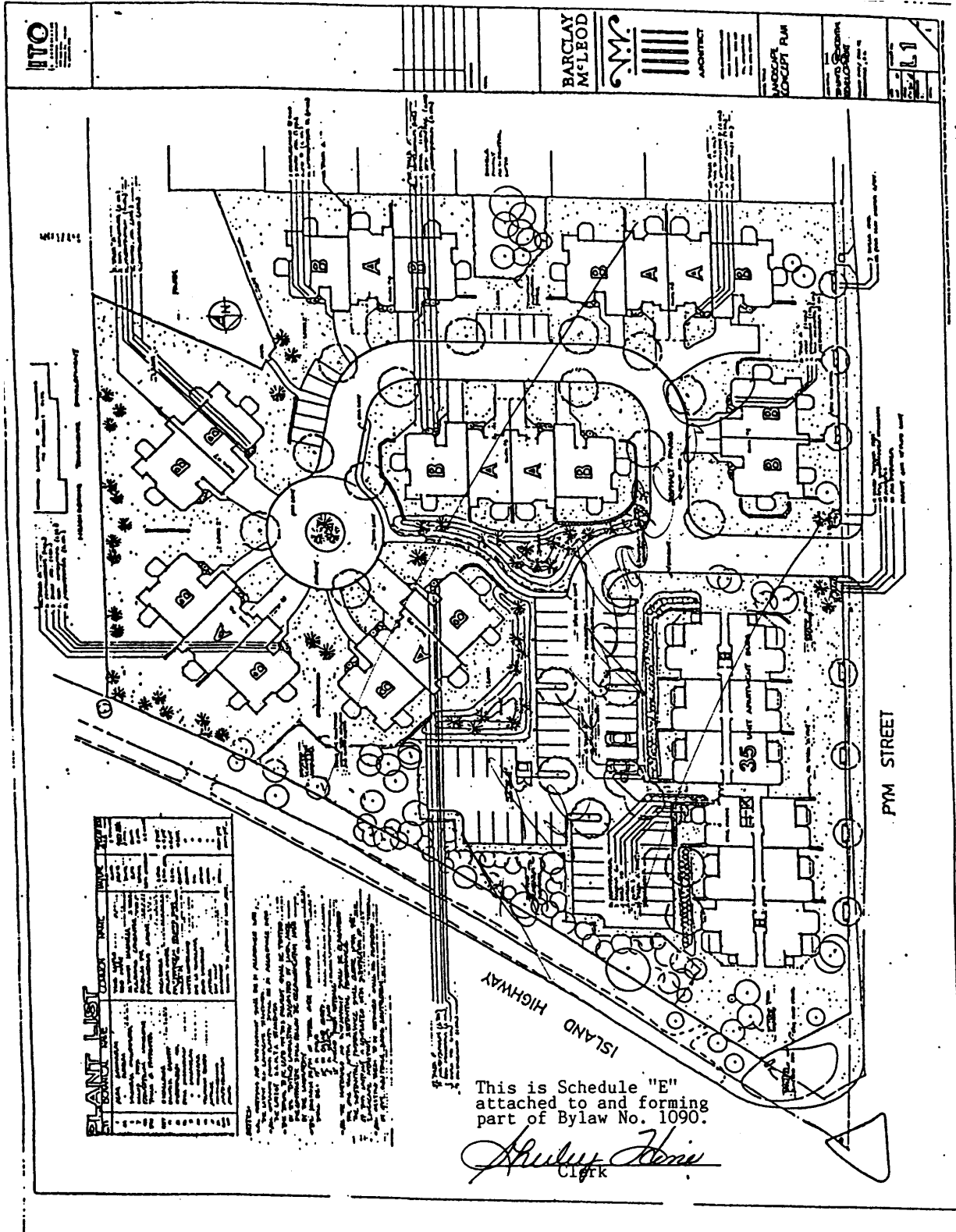


**BARCLAY
MCLEOD**
ARCHITECT

PROJECT NO. 05
PARK STREET
RESIDENTIAL
DEVELOPMENT



Schedule "D" of Bylaw No. 1090.
Shuler Home



PLANT LIST

SYMBOL	PLANT NAME	QUANTITY	NOTES
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NOTES:
 1. ALL PLANTS TO BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
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This is Schedule "E"
 attached to and forming
 part of Bylaw No. 1090.
Shirley Jones
 Clerk

230	COMPREHENSIVE DEVELOPMENT	CD-10
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230.1 Statement of Intent:

Provides for an innovative seniors care facility development.

230.2 Permitted Uses:

The following uses and no others shall be permitted;

- a) personal and intermediate care homes licenced pursuant to the *Community Care Facility Act*;
- b) business and professional offices;
- c) accessory off-street parking.

230.3 Specific Use Regulations:**230.4 Maximum Density:**

The maximum number of dwelling units shall not exceed twenty (20).

230.5 Siting, Shape and Size of Buildings and Structures:a) Parcel Size

The minimum parcel size shall be 0.118 ha (0.292 acres).

b) Maximum Floor Area

The maximum floor area shall be as shown on the plans attached as Schedules "B" and "C" and forming part of this Bylaw.

c) Lot Coverage

Buildings and structures shall not exceed a lot coverage of 43%.

d) Height

Maximum height shall be as shown on Schedule "D" attached to and forming part of this Bylaw.

e) Setbacks

Principal buildings shall be as shown on the Site Plan attached as Schedule "B" and forming part of this Bylaw.

230.6 Open Site Area Requirements:

Open site area shall be as shown on the Site Plan attached as Schedule "B" and forming part of this Bylaw.

230.7 Landscaping Provisions:

All open space areas shall be landscaped in accordance with the landscape plan attached as Schedule "E" and forming part of this Bylaw.

230.8 Design Requirements:

- a) All buildings and structures shall be constructed to the standards set out in the National Building Code and the British Columbia Plumbing Code;
- b) The facade and exterior finishes of buildings and structures shall be as shown on Schedule "D" attached to and forming part of this Bylaw.

230.9 Signs:

Signs and notices are permitted subject to the current Sign Bylaw and amendments thereto.

230.10 Off-Street Loading Requirements:

230.11 Refuse Removal Provisions:

The refuse collection area shall be as shown on the Site Plan attached as Schedule "B" and forming part of this Bylaw.

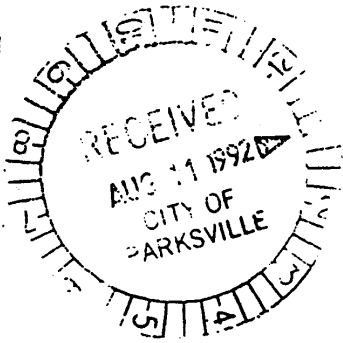
230.12 Off-Street Parking Requirements:

Off-street parking shall be provided in accordance with the Site Plan attached as Schedule "B" and forming part of this Bylaw.



Schedule "A" attached to and forming part of Bylaw No. 1108.

Shuley Jones
Clerk

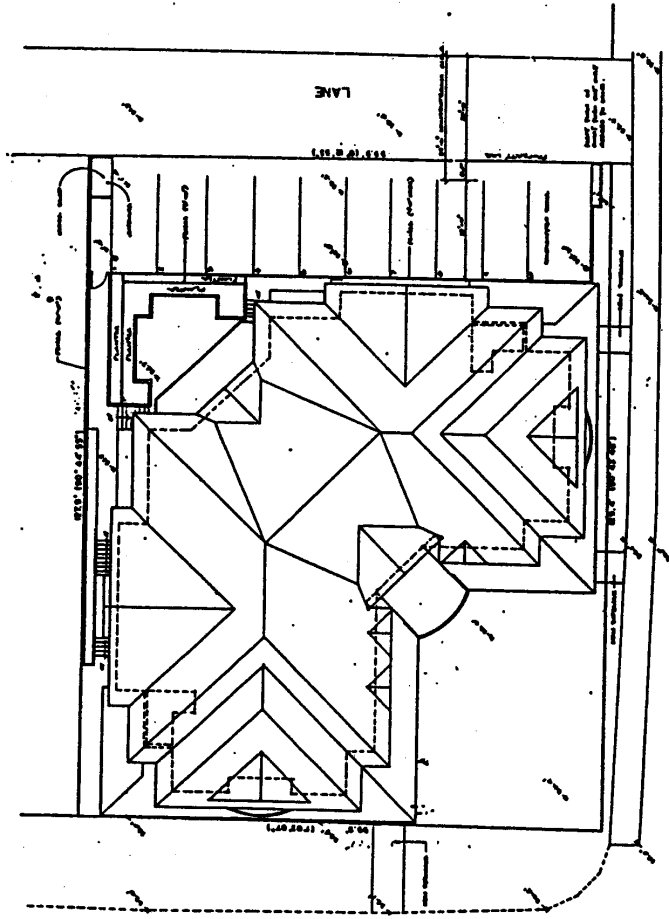


Franc Lamoureux Archi Inc	HALLWAY NOU	173 EAST JENSEN AVENUE PARKSVILLE, B.C.
ROOF PLAN	DATE	SCALE
		A:1

Schedule "B" attached to and forming part of Bylaw No. 1108.

Shirley Jones
Clerk

- 1. All dimensions are in millimeters unless otherwise stated.
- 2. All measurements are to the center of the member unless otherwise stated.
- 3. All angles are in degrees unless otherwise stated.
- 4. All materials are to be of the best quality available.
- 5. All work is to be in accordance with the applicable building codes.
- 6. All work is to be in accordance with the manufacturer's instructions.
- 7. All work is to be in accordance with the applicable standards.
- 8. All work is to be in accordance with the applicable specifications.
- 9. All work is to be in accordance with the applicable drawings.
- 10. All work is to be in accordance with the applicable details.



JENSEN AVENUE

ROOF PLAN

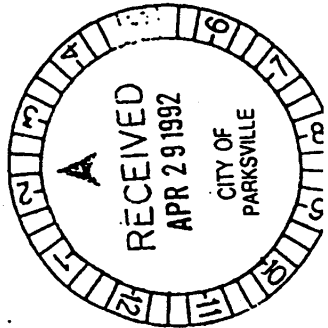
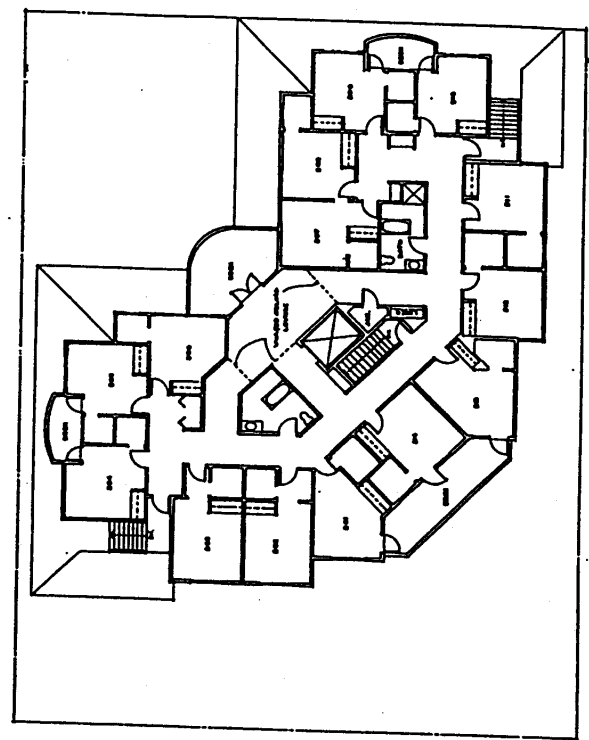


MR CARTER ST.

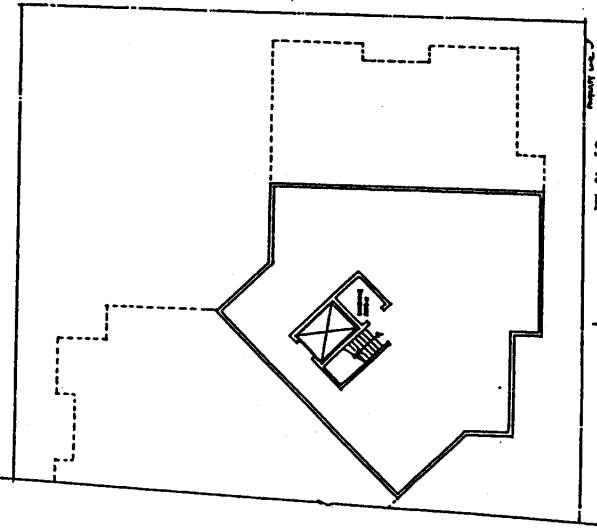
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Franci
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PARKEVILLE

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SECOND FLOOR PLAN



BASEMENT PLAN

Schedule "C" attached to
and forming part of Bylaw
No. 1108.

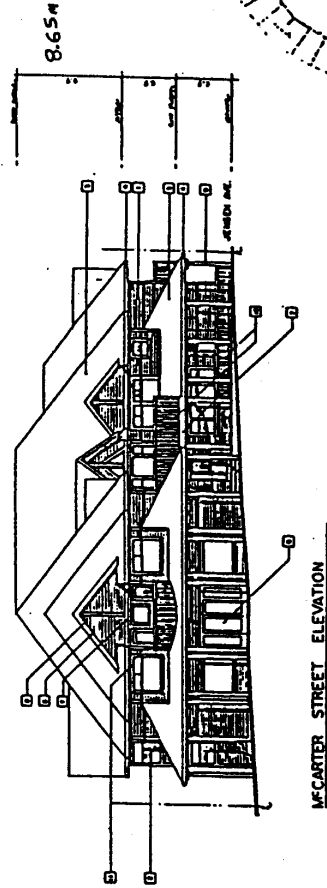
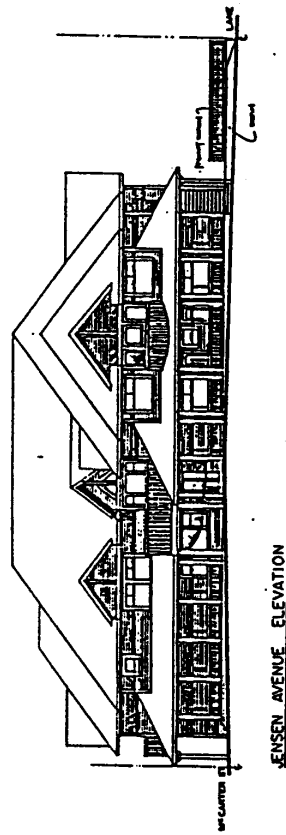
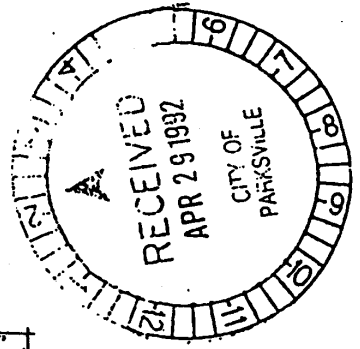
Shirley Harris
Clerk

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Franci Lamoureux Architects Inc
HALLDAY HOUSE,
PARISVILLE

Table with columns for project details, including 'ELEVATIONS' and 'A-3'.

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Schedule "D" attached to and forming part of Bylaw No. 1108.

Handwritten signature of Audrey Hines, Clerk.

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DESIGNED BY THE LANDSCAPE ARCHITECTS CO.

TEMPORARY JOB SHEETS TO BE USED FOR ALL PROJECTS

PROJECT: HALLIDAY HOUSE, PARKVILLE

DATE: MAY 1935

SCALE: 1/8" = 1'-0"

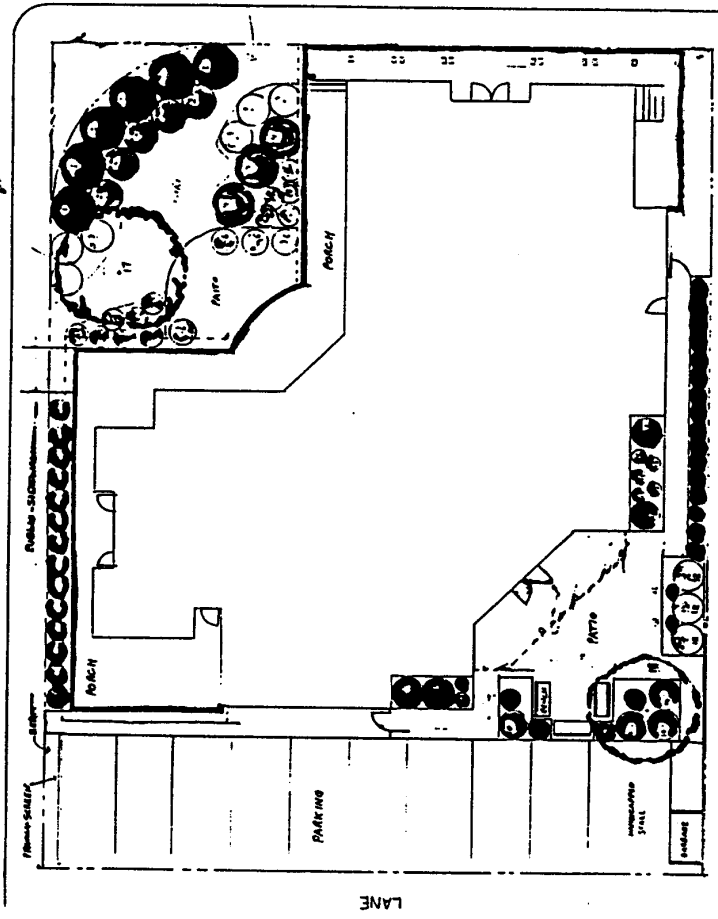
REVISIONS: 1. INITIAL

PLANNING PLAN

1803 A-1



JENSEN AVENUE



1. PLANT MATERIAL SHALL BE TO SPECIFICATIONS 1935 STANDARD STANDARDS.
2. ALL PLANTS FOR SOME SEASON OF PLANTING SEASON.
3. PLANTS SHALL BE 45 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM.
4. PLANTS SHALL BE 45 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM.
5. PLANTS SHALL BE 45 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM.
6. PLANTS SHALL BE 45 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM.
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8. PLANTS SHALL BE 45 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM, 15 CM FOR 100 CM.

Schedule "E" attached to and forming part of Bylaw No. 1108.

Shelley Jones
Clerk

231 COMPREHENSIVE DEVELOPMENT**CD-11****231.1 Statement of Intent:**

Provides for innovative comprehensive residential development with commercial and recreational facilities.

231.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) residential single family;
- b) residential two family;
- c) apartments;
- d) townhouses;
- e) uses accessory to residential uses;
- f) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- g) hotel;
- h) public recreational and open space;
- i) retail stores and personal services;
- j) equestrian uses;
- k) bed and breakfast accommodation;
- l) day care centre;
- m) delicatessen;
- n) restaurants.

231.3 Specific Use Regulations:

- a) A hotel shall include not more than 30 guest rooms and suites and no hotel building shall be constructed or used if more than two apartment buildings have been constructed in the CD-11 Zone.

- b) If a building in the CD-11 Zone is used as a hotel the maximum number of dwelling units permitted in the zone shall be reduced by 30 and the maximum permitted number of apartment buildings shall be reduced to two.

231.4 Maximum Density:

- a) The maximum number of dwelling units in the entire CD-11 Zone shall not exceed 430. (AMENDMENT BYLAW NO. 2000.20)
- b) The maximum number of dwelling units in the entire CD-11 Zone in apartments shall not exceed 78 in a maximum of three apartment buildings.

231.5 Siting, Shape and Size of Buildings and Structures:

- a) Maximum Floor Area (AMENDMENT BYLAW NO. 2000.20)
 - (i) The maximum floor area for restaurant use shall not exceed 500 m².
 - (ii) The maximum floor area for the maintenance buildings shall not exceed 465 m².
 - (iii) The maximum permitted floor area used for retail and personal service uses in the entire CD-11 Zone shall not exceed 700 m².
- b) Height
 - (i) The maximum height of buildings used for the apartment uses shall not exceed 17 metres. Notwithstanding anything else contained in this bylaw the height of buildings used for the apartment uses shall be measured from the finished grade to the peak of roof. (AMENDMENT BYLAW NO. 2000.20)
 - (ii) The maximum height of buildings used for the townhouse uses shall be 7.5 metres.
 - (iii) The maximum height of buildings used for single family residential and two family residential uses shall be 7.5 metres.
 - (iv) The maximum height for the restaurant and the maintenance buildings shall be nine metres.
 - (v) The maximum height for all accessory buildings shall be four metres.
 - (vi) Height of buildings and structure height shall be measured from the finished grade.

- (vii) Architectural appurtenances incorporating no habitable floor area such as chimneys, cupolas and turrets shall not be included in building height measurements.
- c) Setbacks
- (i) All buildings and structures shall have a minimum setback of eight metres from Northwest Bay Road.
 - (ii) All buildings and structures shall have a minimum setback of six metres from Bay Road and all lot lines adjoining a parcel of land that is not located in the CD-11 Zone.
 - (iii) All buildings and structures shall have a minimum setback of 15 metres from the natural boundary of the Strait of Georgia and any water course.

231.6 Open Site Area Requirements:

Each residential two family and townhouse dwelling units shall be provided with private outdoor space a minimum of 18.6 m² in area.

231.7 Landscaping Provisions:

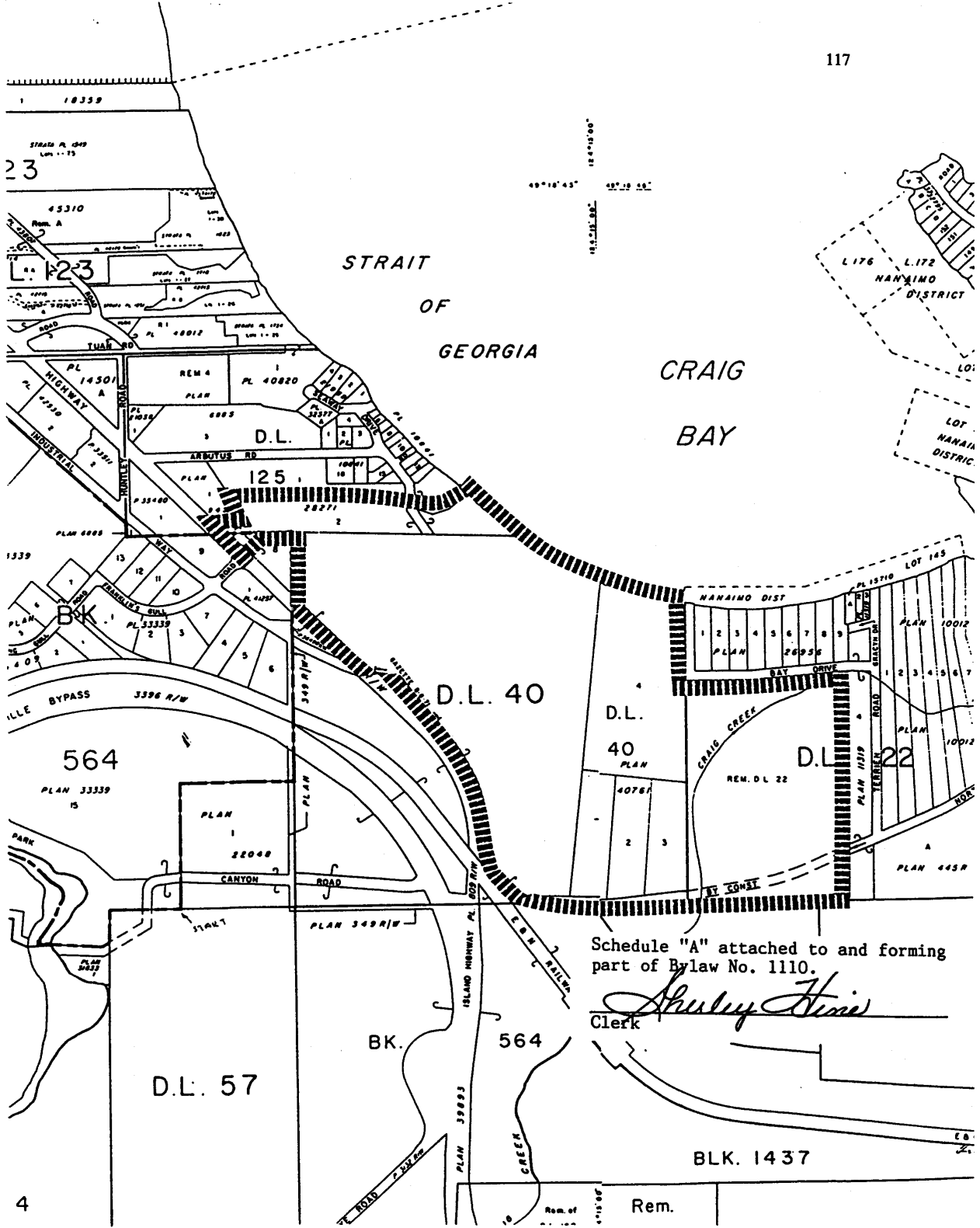
All open space shall be landscaped.

231.8 Refuse Removal Provisions:

An enclosed refuse removal area shall be provided for each multiple family residential building.

231.9 Off-Street Parking and Loading Requirements:

- a) Off-street parking and loading shall be provided according to Division 400 of this Bylaw.



Schedule "A" attached to and forming part of Bylaw No. 1110.

Shelby Hines
 Clerk

232**COMPREHENSIVE DEVELOPMENT****CD-12****232.1 Statement of Intent:**

This zone is intended to accommodate and regulate development of a shopping centre as an integrated unit, based on a comprehensive plan and regulations contained herein. The CD-12 Zone is further divided into zones designated CD-12A, CD-12C, CD-12D, CD-12E, CD-12F, CD-12G and CD-12H as shown on Schedule "2", attached to and forming part of this Bylaw. Except otherwise provided, all regulations in this Section apply to land within all of the CD-12A through CD-12H Zones.

Definition:

In this Section, "Single Retail or Service Outlet" means one retail sales outlet, financial institution, restaurant, fast food outlet, or gasoline service station, with no outside storage of any material other than garden centre materials and includes drive-through uses.

In this Section, "Shopping Mall" means a group of sales and service outlets, including retail store, personal service, amusement arcade, office, recreation facility or restaurant, having a floor area not exceeding 30,000 square metres, and may be contained in more than one building. In this Section, "Multiplex Arena" means a recreation facility which predominantly consists of ice sheets, but which may include ancillary facilities.

232.2 Permitted Uses:

- a) Shopping Mall
- b) Single Retail or Service Outlet
- c) Accessory Off-Street Parking
- d) Offices (AMENDMENT BYLAW NO. 2000.46)

232.3 Minimum Site Area:

The following minimum site areas are required:

Shopping Mall	70,000 square metres
Single Retail or Service Outlet	3,500 square metres
Multiplex Arena`	12,000 square metres

232.4 Specific Use Regulations:

- a) Office space for use by doctors, dentists, lawyers, accountants and similar professional practices shall not exceed a combined total of 1,115 square metres and may be located only within the principle mall structure in the CD-12A Zone, and not in any of the CD-12C through CD-12H Zones.
- b) An X-Ray clinic or Regional Medical Diagnostic Facility shall not be permitted in any of the CD-12 Zones.
- c) Outside storage of garden centre materials, other than plant materials, shall be screened from view from highways and parking areas.

- d) Within the CD-12 Zones an amusement arcade shall only be permitted within an enclosed shopping mall forming part of a shopping mall use.

232.5 Maximum Density:

- a) All buildings and structures combined shall not exceed a mall site coverage of 35%.
- b) The total gross building area of all buildings and structures within the CD-12A through CD-12H Zones combined shall not exceed 29,792.0 square metres.
- c) In each of the CD-12C through CD-12H Zones a maximum of two buildings with a combined floor area of 400 square metres is permitted, provided that no building shall be constructed with more than three (3) metres separation from another building in the same zone.

232.6 Height of Buildings and Structures:

- a) All buildings and structures shall have a maximum height of eleven (11) metres.
- b) Building and structure height shall be measured from the natural grade adjoining the building.
- c) Building and structure height shall be measured to:
 - (i) the top of flat roofs;
 - (ii) the midpoint of sloping roofs.
- d) Mechanical appurtenances, chimneys and decorative projections shall not be included in building height measurements.

232.7 Setbacks:

- a) All buildings and structures shall have a minimum setback of eight (8) metres from Highway #19A.
- b) All buildings and structures shall have a minimum setback of 4.5 metres from Wembley Road and Church Road.
- c) All buildings and structures shall have a minimum setback of four (4) metres from any parcel boundary.
 - (i) Despite the above, the multiplex arena may have a minimum setback of zero (0) metres.

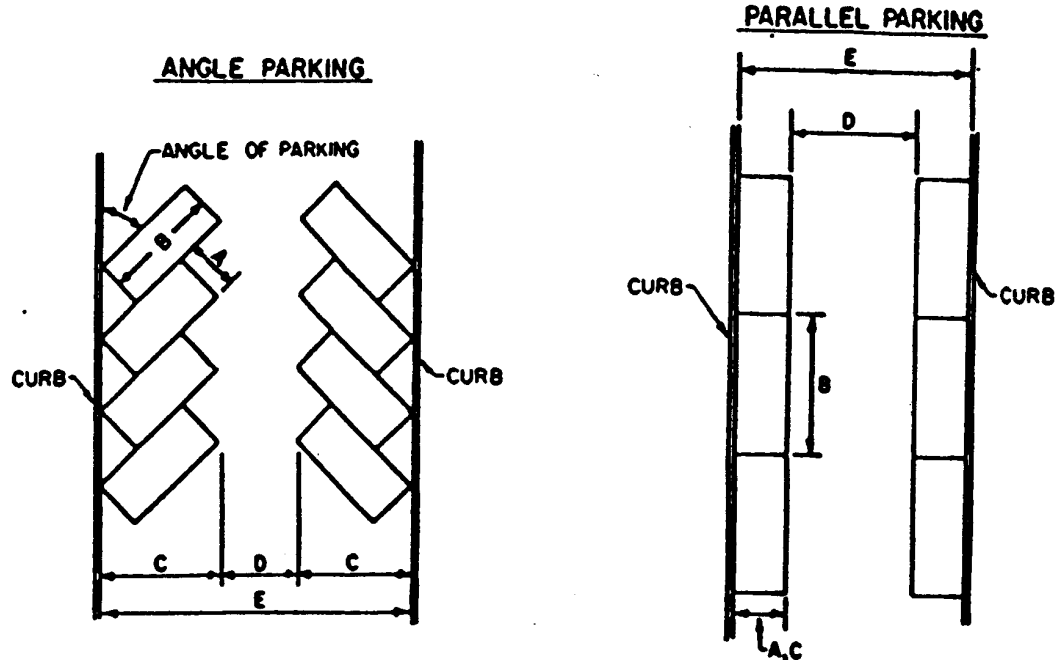
232.8 Landscaping:

When any building or structure is erected, enlarged or increased in capacity, landscaping shall be provided as follows:

- a) All land within that zone not occupied by buildings, structures, parking, open storage, driveways and walkways shall be landscaped, provided that landscaping shall not cover less than two (2) percent of developed site area.
- b) Existing landscaped perimeters and existing landscaping shall be excluded from the calculation of requirements under clause (a).
- c) All required landscaping shall be in accordance with a landscaping plan prepared by a registered British Columbia Landscape Architect and filed with the jurisdiction having authority prior to commencement of construction of any building.
- d) Notwithstanding clause (c), landscaping depths for those portions of land fronting on Highway #19A already developed shall not be reduced.

232.9 Off-Street Parking and Loading Requirements:

- a) Off-street parking shall be provided at a rate of 5.1 stalls per 100 square metres of gross floor area.
 - (i) Despite the above, parking for the multiplex arena shall be provided at a rate of one (1) stall per eighty (80) square metres of gross floor area.
- b) Required off-street parking shall be constructed and available for use at the time of occupancy of a building or a structure.
- c) Magazine storage shall be provided in all parking area.
- d) The minimum parking space and aisle dimensions shall be in accordance with the following:

(i) **PARKING SPACE AND AISLE DIMENSIONS:**

ANGLE	SPACE WIDTH A	SPACE LENGTH B	SPACE DEPTH TO CURB-0	AISLE WIDTH D	MODULE E	TRAFFIC DIRECTION
30°	2.7 m	5.2 m	5.2 m	3.5 m	14.0 m	1-way
45°	2.7 m	5.2 m	6.0 m	4.0 m	16.0 m	1-way
60°	2.7 m	5.2 m	6.4 m	5.5 m	18.2 m	1-way
90°	2.7 m	5.8 m	5.8 m	7.5 m	19.1 m	1 or 2-way
PARALLEL PARKING	2.5 m	7.0 m	2.5 m	4.0 m	9.0 m	1-way
	2.5 m	7.0 m	2.5 m	7.5 m	12.5 m	2-way

(ii) **PARKING SPACE FOR HANDICAPPED**

One space, a minimum of 4.0 metres in width by 6.0 metres in length, for the first twenty off-street parking spaces or portion thereof, plus one additional space the same dimensions for each additional fifty off-street parking spaces or portion thereof.

232.10 Off-Street Loading:

- One off-street loading space shall be provided for every 4,000 square metres of gross floor area or portion thereof.
- all off-street loading spaces shall be a minimum of nine (9) metres in length and three (3) metres in width, and have a vertical clearance of four (4) metres.

SCHEDULE "2"



Scale : 1:5000

RDN Map Ref. 17 20, 18 20



233**COMPREHENSIVE DEVELOPMENT****CD-13****233.1 Statement of Intent:**

This zone is intended to provide for a higher density townhouse development.

233.2 Permitted Uses:

The following uses and no others shall be permitted:

- a) Townhouse;
- b) Accessory off-street parking.

233.3 Maximum Density:

The maximum number of dwelling units shall not exceed twelve (12).

233.4 Siting, Shape and Size of Buildings and Structures:

- a) Parcel Size
The minimum parcel size shall be 0.30 ha (0.74 acres).
- b) Maximum Floor Area
The maximum floor area shall be as shown on the typical floor plans attached as Schedules "D" and "E" and forming part of this bylaw.
- c) Lot Coverage
Buildings and structures shall not exceed a lot coverage as shown on the Site Development Plan attached as Schedule "B" and forming part of this bylaw.
- d) Height
The maximum height of buildings and structures shall be as shown on the elevations and sections attached as Schedules "D" and "E" and forming part of this bylaw.
- e) Setbacks
Buildings and structures shall be sited as shown on the Site Development Plan attached as Schedule "B" and forming part of this bylaw.

233.5 Open Site Area Requirements:

Open site area shall be provided as shown on the Site Development Plan attached as Schedule "B" and forming part of this bylaw.

233.6 Landscaping Provisions:

All open space areas shall be landscaped as shown on the Landscape Plan attached as Schedule "C" and forming part of this bylaw.

233.7 Design Requirements:

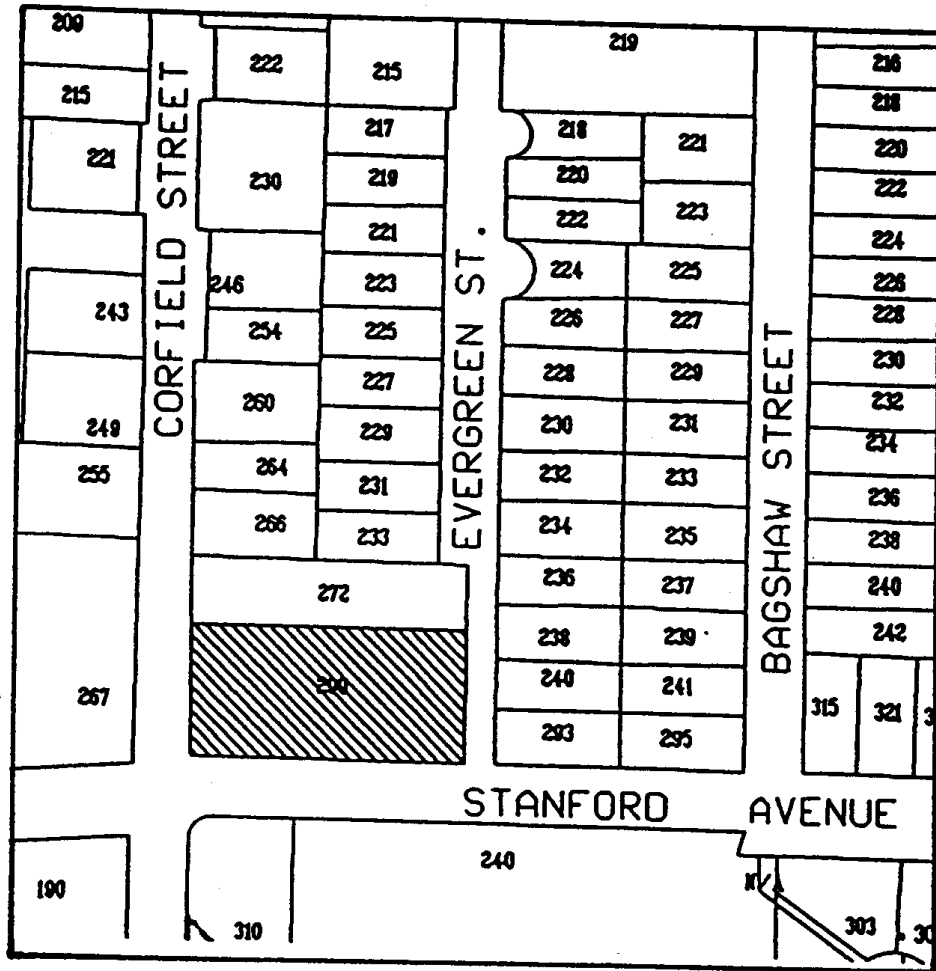
- a) All buildings and structures shall be constructed to the standards set out in the *British Columbia Building Code*.
- b) The facade and exterior finishes of buildings and structures shall be as shown on the elevation plans attached as Schedules "D" and "E" and forming part of this bylaw.

233.8 Signs:

A maximum of two (2) identification signs not to exceed 1 m² (10.76 sq. ft.) in size each shall be permitted.

233.9 Off-Street Parking Requirements:

Off-street parking shall be provided as indicated on the Site Development Plan attached as Schedule "B" and forming part of this bylaw.

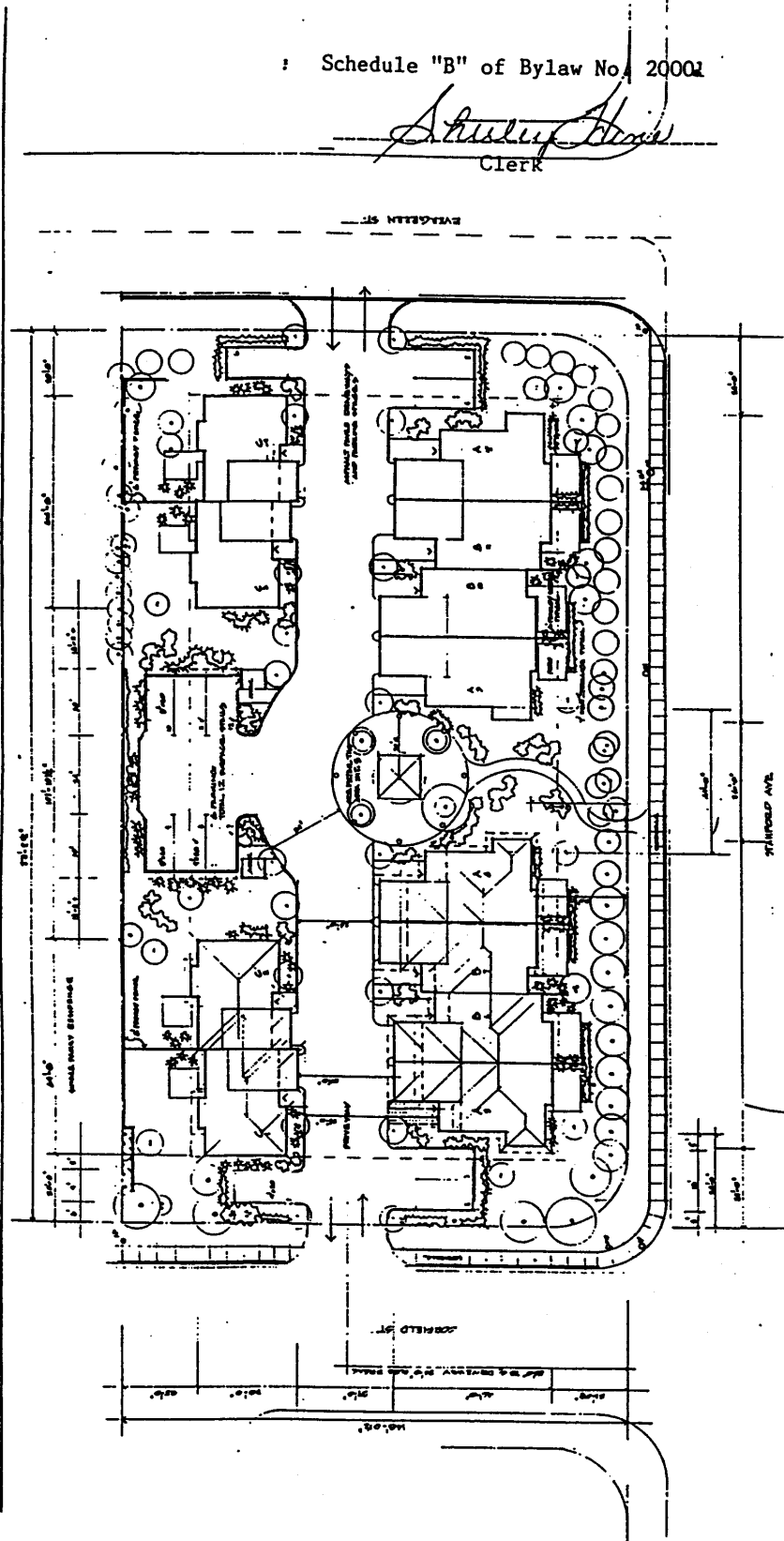


Schedule "A-3" of Bylaw No. 2000.1

Sherley Hines
 Clerk

Schedule "B" of Bylaw No. 2000

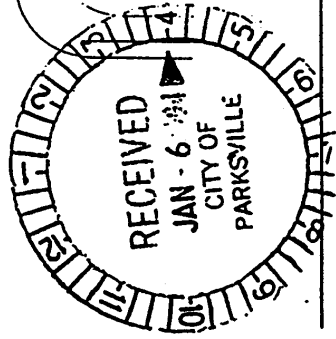
Shirley...
Clerk



RECORDED SITE DEVELOPMENT PLAN
 THIS PLAN IS SUBJECT TO THE ZONING BYLAW AND THE SUBDIVISION ACT.
 THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED THIS CERTIFICATE OF APPROVAL.
 THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.
 THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

APPROVED FOR THE CITY ENGINEER (As Survey) (Signature: Good)
 Name of Surveyor: _____
 Date of Survey: _____
 Name of Engineer: _____
 Date of Approval: _____
 Name of Architect: _____
 Date of Approval: _____
 Name of Planner: _____
 Date of Approval: _____
 Name of Surveyor: _____
 Date of Approval: _____

MW (INC) ARCHITECT
 115



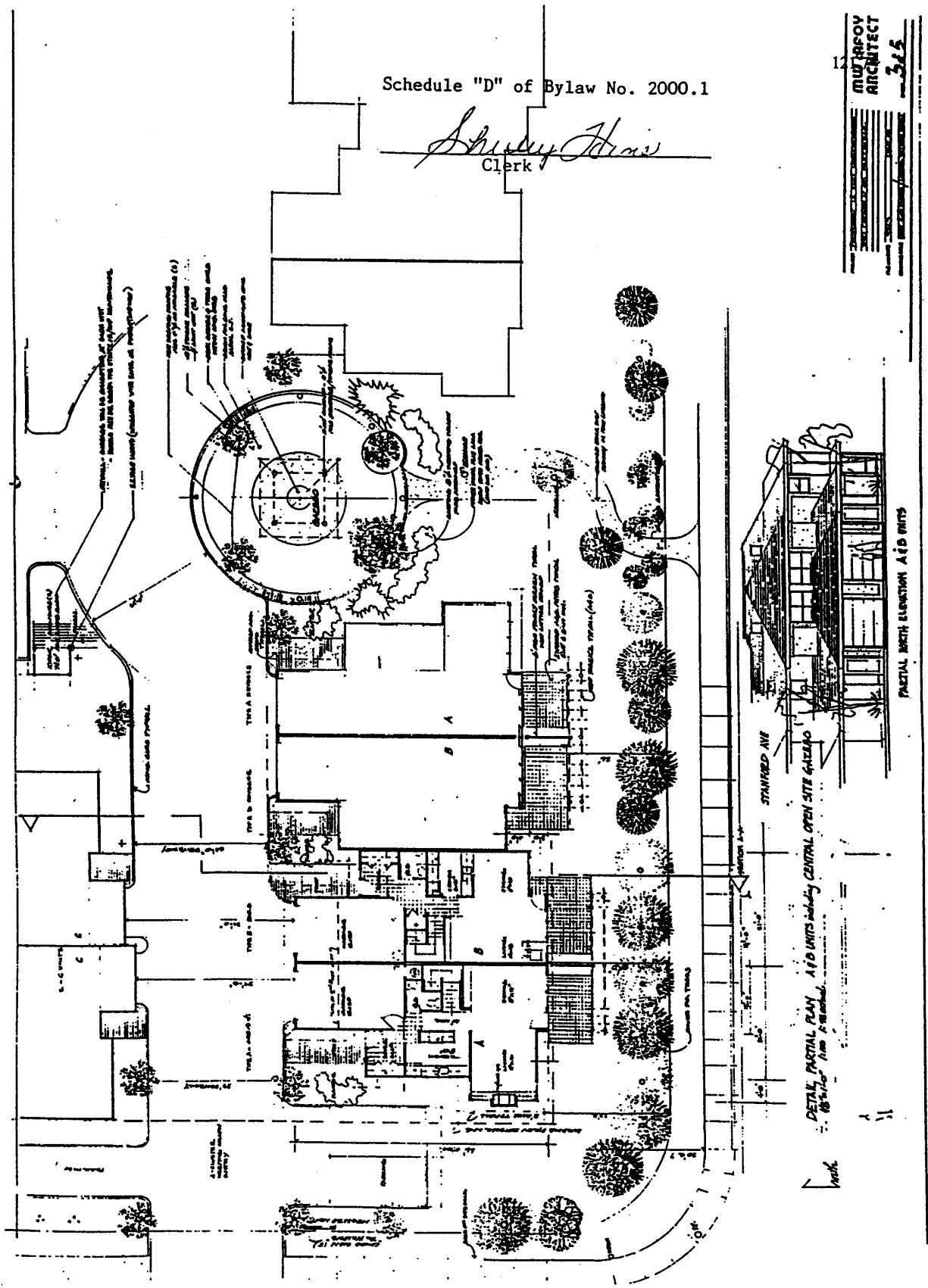
Schedule "D" of Bylaw No. 2000.1

Shirley Davis
Clerk

12

MUTARCOV ARCHITECT

345



DETAIL PARTIAL PLAN A10 UNITS including CENTRAL OPEN SITE GARAGE

PARTIAL NORTH ELEVATION A10 UNITS

North

1/1

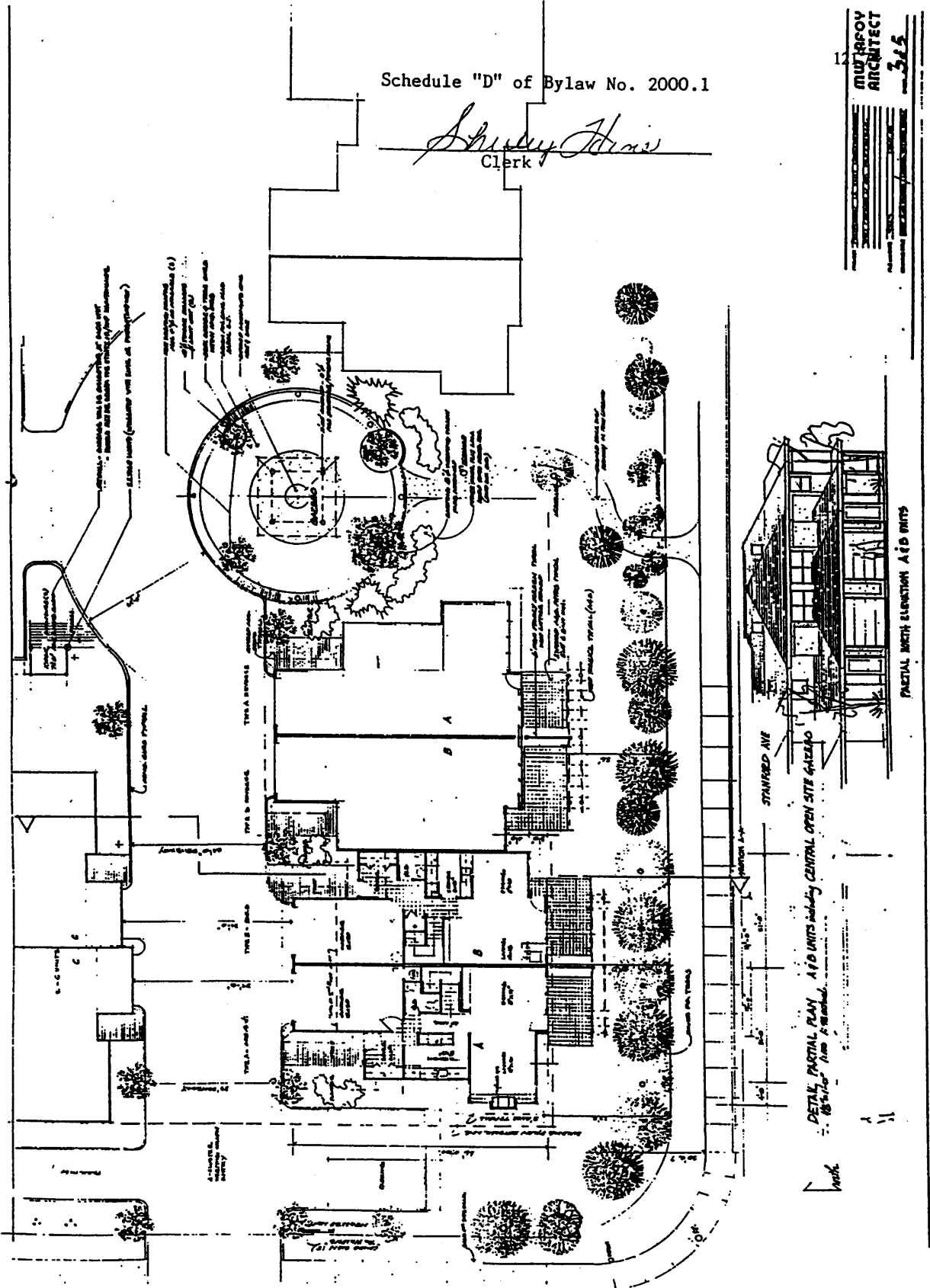
Schedule "D" of Bylaw No. 2000.1

Shirley Davis
Clerk

12

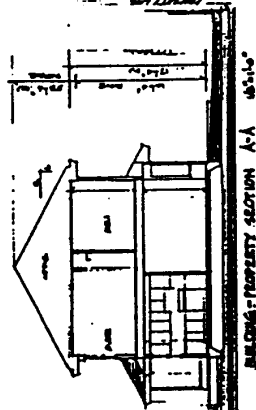
MUTARCOV ARCHITECT

345

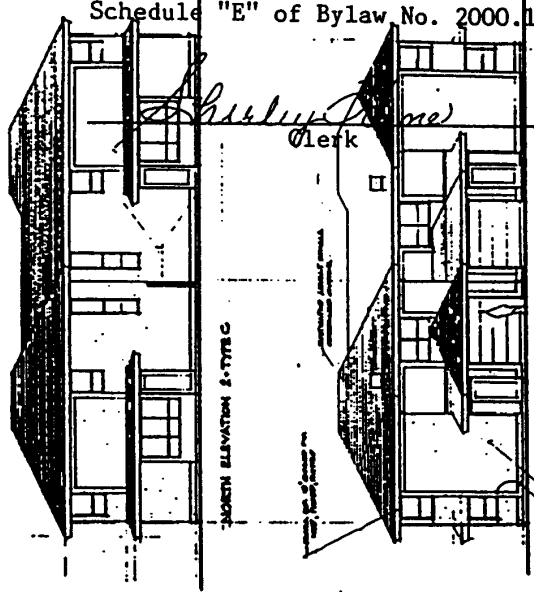


Schedule "E" of Bylaw No. 2000.1

Shelley Jones
Clerk

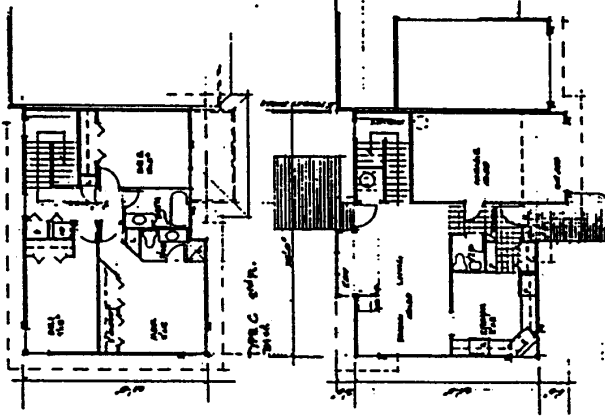


BALCONY - PROPERTY SECTION A-A 1/8" = 1'-0"



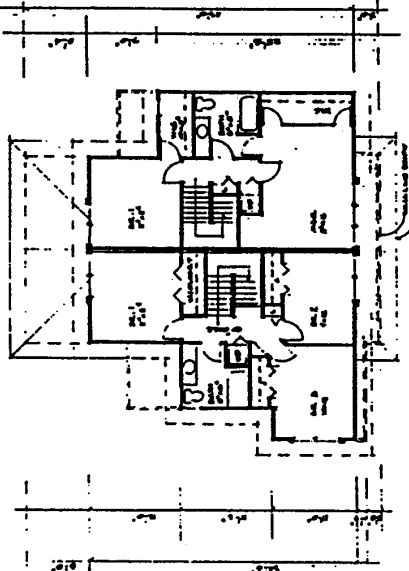
EASTERN ELEVATION 2-TYPE C 1/8" = 1'-0"

SOUTH ELEVATION 2-TYPE C 1/8" = 1'-0"

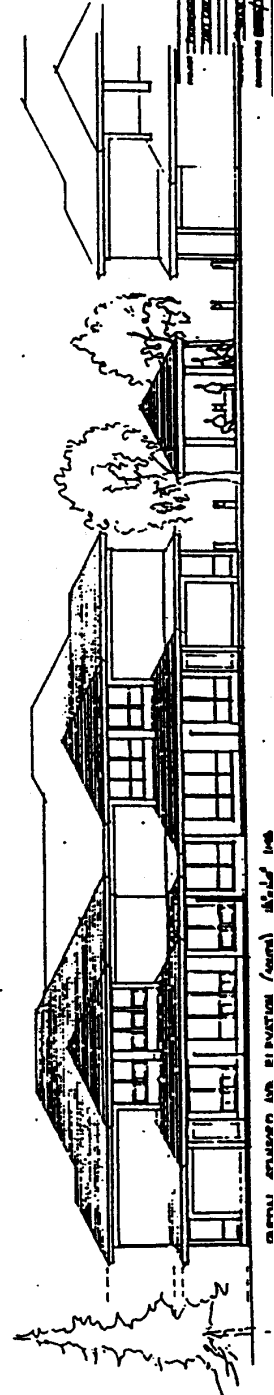


FLOOR PLAN TYPE C 1/8" = 1'-0"

FLOOR PLAN TYPE C 1/8" = 1'-0"



FLOOR PLAN TYPE A & B 1/8" = 1'-0"



WESTERN ELEVATION 2-TYPE C 1/8" = 1'-0"

121

MURRAY ARCHITECT

415

STANFORD AVE.

CONSIDER

234 COMPREHENSIVE DEVELOPMENT**CD-14****234.1 Statement of Intent**

Provides for innovative comprehensive residential development.

234.2 Permitted Uses

The following uses and no others shall be permitted:

- a) residential single family;
- b) residential multi family;
- c) uses accessory to residential uses;
- d) Home Based Business (AMENDMENT BYLAW NO. 2000.78);
- e) day care centre.

234.3 Maximum Residential Density

- a) The maximum number of dwelling units in the entire CD-14 Zone shall not exceed 171.
- b) The maximum number of dwelling units in the entire CD-14 Zone in apartments shall not exceed 61 in a maximum of three buildings.

234.4 Siting, Shape and Size of Buildings and Structures**a) Siting of Buildings**

All buildings and structures shall be sited in conformity with the Site Plan attached as Schedule "B" and forming part of this bylaw.

b) Setbacks

- (i) all buildings and structures shall have a minimum setback of 10 metres from Highway No. 19 (Island Highway) and 5.0 metres from Stanhope Road;
- (ii) all buildings and structures shall have a minimum setback of 6 metres from all lot lines adjoining a parcel of land that is not located in CD-14 Zone.

c) Maximum Floor Area

The maximum floor area of individual dwelling units shall conform to the Floor Plans attached as Schedules "C" and "D" and forming part of this bylaw.

d) Shape of Buildings

The design of all buildings and structures shall conform to the Elevations as shown on the attached Schedules "C" and "D" and forming part of this bylaw.

- e) Height
- (i) the maximum height of the apartment buildings shall not exceed 11 metres;
 - (ii) the maximum height of the single family residential buildings shall not exceed 7.5 metres;
 - (iii) the maximum height of accessory buildings shall not exceed 4 metres.

234.5 Open Site Area Requirements

Open site area shall be provided in conformity with the Site Plan attached as Schedule "B" and forming part of this bylaw.

234.6 Landscaping Provisions

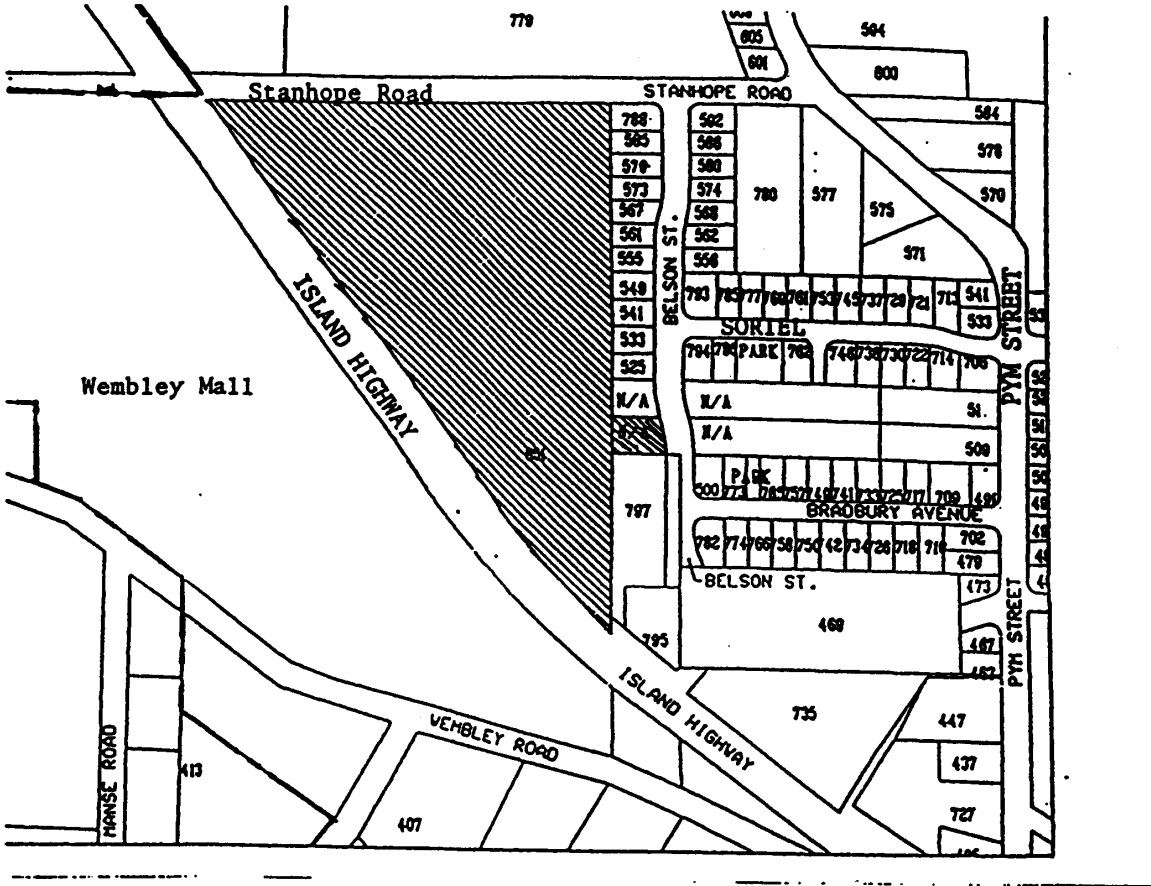
All open site areas shall be landscaped.

234.7 Refuse Removal Provisions

An enclosed refuse removal area shall be provided for each multiple family residential building.

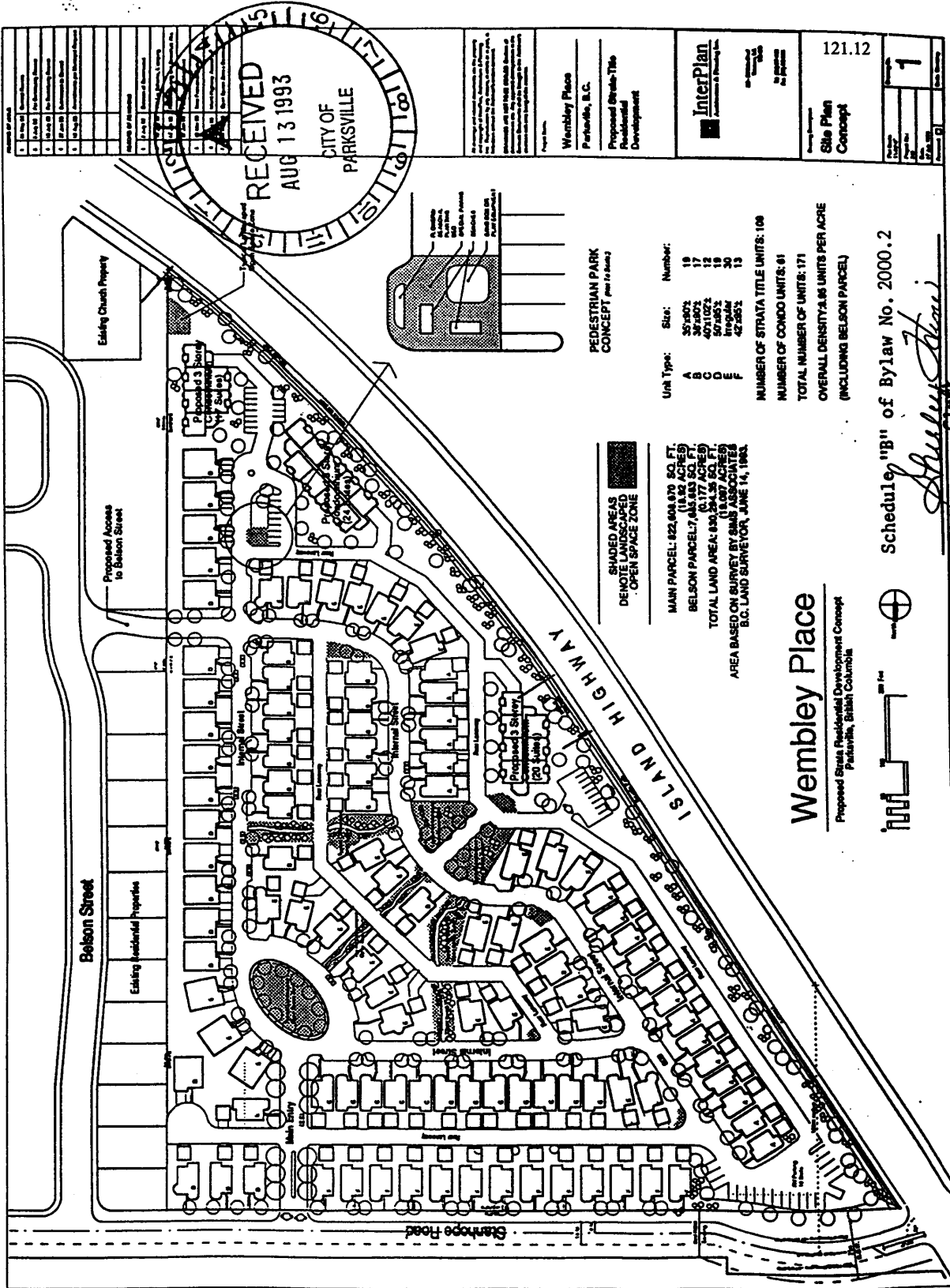
234.8 Off-Street Parking Requirements

Off-Street Parking shall be provided in accordance with Division 400 of this Bylaw.

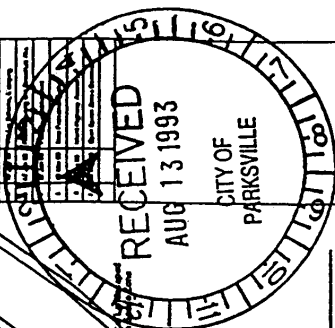


Schedule "A" of Bylaw No. 2000.2

Shirley Jones
Clerk



Sheet No.	Description
1	Site Plan
2	Site Plan
3	Site Plan
4	Site Plan
5	Site Plan
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan
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47	Site Plan
48	Site Plan
49	Site Plan
50	Site Plan



InterPlan
 Architects & Planners Inc.
 121.12
 Site Plan
 Concept

Wembley Place
 Parksville, B.C.
 Proposed Strata Title
 Residential
 Development

Unit Type: Size: Number:

A	35'x60'	19
B	38'x60'	17
C	40'x102'	12
D	50'x65'	18
E	42'x65'	13

NUMBER OF STRATA TITLE UNITS: 100
 NUMBER OF CONDO UNITS: 81
 TOTAL NUMBER OF UNITS: 171
 OVERALL DENSITY: 86 UNITS PER ACRE
 (INCLUDING BELSON PARCEL)

SHADED AREAS
 DENOTE LANDSCAPED
 OPEN SPACE ZONE

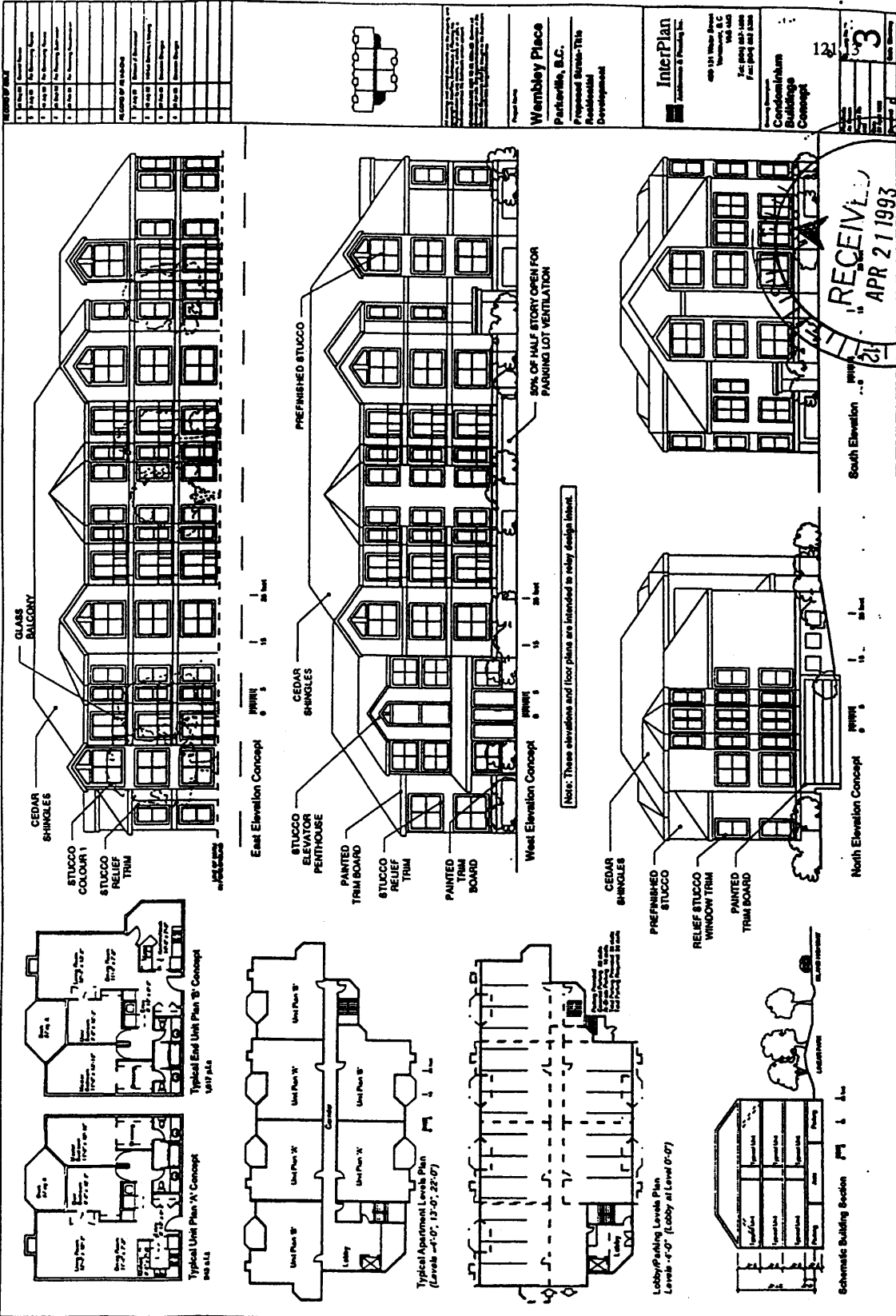
MAIN PARCEL: 822,608.079 SQ. FT.
 (18.82 ACRES)
 BELSON PARCEL: 7,045,842 SQ. FT.
 (161.21 ACRES)
 TOTAL LAND AREA: 8,300,514 SQ. FT.
 (190.03 ACRES)
 AREA BASED ON SURVEY BY S.M.S. ASSOCIATES
 B.C. LAND SURVEYOR, JUNE 14, 1983.

Wembley Place
 Proposed Strata Residential Development Concept
 Parksville, British Columbia

Schedule "B" of Bylaw No. 2000.2

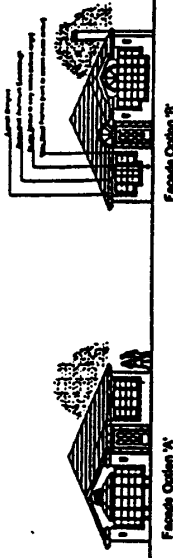
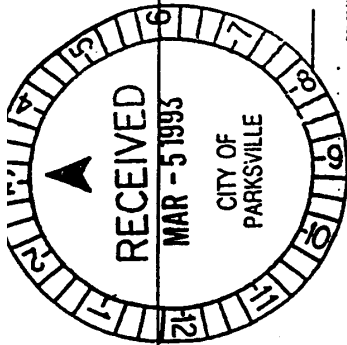
Arthur Stewart
 Clerk





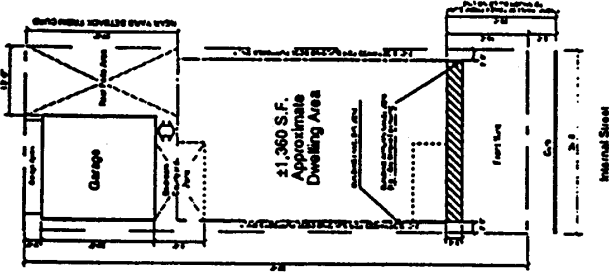
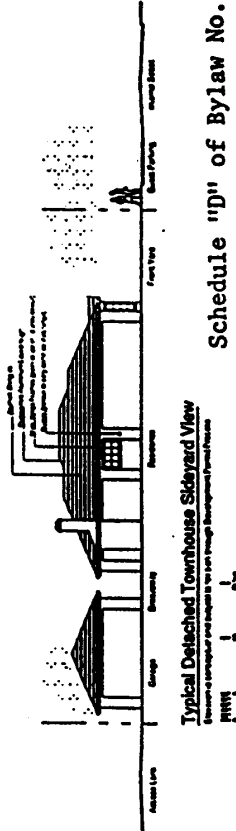
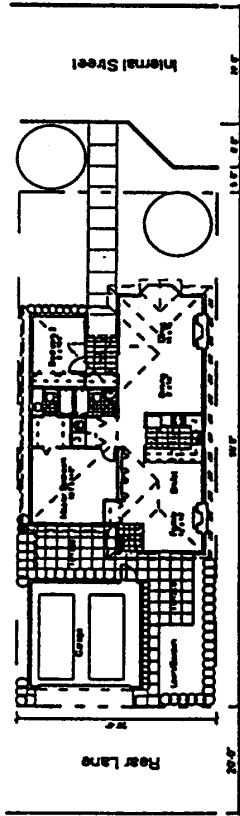
Schedule 'C' of Bylaw No. 2000.2

Shelley Havel



Typical Streetfront Elevation Options

Options are presented and subject to approval through Development Permit Process.



Typical Detached Townhouse Site Plan Concept

DATE: 04/08/11
DRAWN: [Name]

Schedule "D" of Bylaw No. 2000.2

[Signature]
Clerk

<p>1. Project Name: [Blank]</p> <p>2. Client: [Blank]</p> <p>3. Location: [Blank]</p> <p>4. Date: [Blank]</p>		<p>Project Name: Wesley Place Parksville, B.C. Proposed Single-Family Residential Development</p>	<p>IncePlan 1100 Commercial Street Parksville, BC V9A 2H5 Tel: 250.335.1122</p>	<p>Project No.: [Blank] Date: [Blank]</p>
<p>5. Scale: [Blank]</p> <p>6. Drawing No.: [Blank]</p>				

(AMENDMENT BYLAW NO. 2000.11)

235 COMPREHENSIVE DEVELOPMENT**CD-15**

This zone is intended to provide for a commercial recreation complex in the Parksville Industrial Centre.

235.1 Permitted Land Uses: Minimum Lot Size

Recreation Facility	2,000 m ²
Accessory Residential	N/A

235.2 Buildings and Structures: Maximum Number, Size and Height

Height of Principal Building	11.0 m
Height of Accessory Buildings and Structures	5.0 m
Accessory Residential	1 unit per lot

235.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback (a)
Principal Building	9.0 m	5.0 m	7.5 m	5.0 m
Accessory Buildings and Structures	9.0 m	1.2 m	7.5 m	0.6 m

(a) 7.5 metre minimum setback from any lot line abutting a residential zone or railway right of way.

235.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

235.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

235.6 Maximum Lot Coverage in Total: 60%**235.7 Play and Recreation Area Requirements: None.**

235.8 Other Requirements:

- (a) Maximum floor area ratio: 0.60
- (b) Accessory uses (excluding Accessory Residential) shall be accessible only from the interior of the building.

(AMENDMENT BYLAW NO. 2000.41)

236**COMPREHENSIVE DEVELOPMENT****CD-16B**

This zone is intended to accommodate a mixed use, master-planned neighbourhood development on a site adjacent to Corfield Street and Despard Avenue.

236.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling (a)	310 m ²
Apartment	2000 m ²
Recreation Facility	500 m ²
Congregate Care Facility	2000 m ²
Community Care Facility	2000 m ²

- (a) includes accessory building

236.2 Maximum Residential Density

- (a) Apartment or Congregate Care or Community Care Facility is only permitted on the lot(s) situated north of Despard Avenue.
- (b) The maximum number of dwelling units in the entire CD-16B zone shall not exceed 212.
- (c) The maximum number of dwelling units permitted for each residential use shall be as follows:

Permitted Use	Maximum Number of Dwelling Units
Single Family Dwelling	80
Apartment or Congregate Care or Community Care Facility	120

236.3 Maximum Floor Area Ratio

Permitted Use	Maximum Floor Area Ratio
Single Family Dwelling (a)	0.55
Apartment or Congregate Care or Community Care Facility	1.50
Recreation Facility	0.50

- (a) includes accessory building

236.4 Maximum Building Height

Permitted Use	Maximum Building Height
Single Family Dwelling	7.5 m
Apartment or Congregate Care or Community Care Facility	14.0 m
Recreation Facility	7.5 m
Accessory Building	4.0 m

236.5 Maximum Lot Coverage

Permitted Use	Maximum Lot Coverage
Single Family Dwelling (a)	50 %
Apartment or Congregate Care or Community Care Facility	45 %
Recreation Facility	40 %

(a) includes accessory building

236.6 Minimum Building Setbacks

Permitted Use	Minimum Building Setback			
	Front	Rear	Ext. Side	Int. Side
Single Family Dwelling (a)	4.5 m	3.0 m	3.5 m	1.0 m
Apartment or Congregate Care or Community Care Facility	6.0 m	6.0 m	6.0 m	6.0 m
Recreation Facility	3.0 m	3.0 m	3.0 m	3.0 m
Accessory Building (a)	7.5 m	1.2 m	4.5 m	1.5 m

(a) 0.3 m roof overhang permitted

236.7 Landscaping and Screening and Fencing

- (1) All open space areas shall be landscaped in accordance with a landscape plan prepared by a registered British Columbia Landscape Architect. Landscape design shall follow the guidelines for Development Permit Area No. 18 in the Official Community Plan.
- (2) Fencing in front or exterior side yards shall not exceed 1.2 metres in height, except for perimeter fencing of the site which may not exceed 2.0 metres in height.

236.8 Off-Street Parking and Loading

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

236.9 Play and Recreation Area Requirements

Play and recreation area shall be provided as follows:

- (a) Every apartment development shall provide a minimum of 10 square metres of useable open space per dwelling unit.
- (b) Every apartment development containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 2.3 m² for each dwelling unit.
- (c) Every congregate care development or Community Care Facility containing thirty (30) or more dwelling units shall provide indoor recreation space in the amount of 1.0 m² for each dwelling unit.

236.10 Refuse Removal Area Requirements

An enclosed refuse removal area, having minimum dimensions of 3.0 m by 4.0 m, shall be provided for each apartment, recreation facility, Congregate Care, or Community Care Facility building in the CD-16B zone."

(AMENDMENT BYLAW NO. 2000.50)

237**COMPREHENSIVE DEVELOPMENT****CD-17**

This zone is intended to provide land for housing high density multiple family residential development or single family dwelling.

237.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex	800 m ²
Multiple Family Residential	2500 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Secondary Suites	N/A

237.2 Maximum Residential Density

Permitted Use	Maximum Number of Dwelling Units (DU)
Single Family Residential	1 dwelling unit per lot
Duplex	1 dwelling unit per lot
Multiple Family Residential	35 dwelling units total in this zone

237.3 Maximum Floor Area Ratio

Permitted Use	Maximum Floor Area Ratio
Single Family Residential	1.50
Duplex	1.50
Multiple Family Residential	1.50

237.4 Maximum Building Height

Permitted Use	Maximum Building Height
Single Family Residential	7.5 m
Multiple Family Residential	12.0 m
Accessory Buildings & Structures Including Entry Gate Structure	5.0 m

237.5 Maximum Lot Coverage

Permitted Use	Maximum Lot Coverage
Single Family Residential	33%
Duplex	33%
Multiple Family Residential	45%
Accessory Buildings & Structures Including Entry Gate Structure	75 m ²

237.6 Minimum Building Setbacks

Permitted Use	Minimum Building Setback			
	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
Single Family Residential	7.5 m	3.0 m	7.5 m	1.6 m
Duplex	7.5 m	3.0 m	7.5 m	1.6 m
Multiple Family Residential	6.0 m	15.0 m	6.0 m	6.0 m
Accessory Building	7.5 m	1.2 m	7.5 m	0.6 m
Entry Gate Structure as shown on Schedule "A"	0.0 m	20.0 m	20.0 m	20.0 m

237.7 Siting and Shape of Building and Structures

- a) All buildings and structures, excluding single family dwelling units and all accessory buildings, shall conform to and be in substantial compliance with the Site Plan attached as Schedule "A" and forming part of this bylaw;
- b) All buildings and structures, excluding single family dwelling units and all accessory buildings, shall conform to and be in substantial compliance with the Elevation Plans attached as Schedule "B" and forming part of this bylaw.

237.8 Landscaping and Screening and Fencing

All open space areas shall be landscaped in accordance with a landscape plan prepared by a registered by a registered British Columbia Landscape Architect and shall follow the guidelines of the applicable Development Permit Area to which the property is subject to pursuant to the Official Community Plan.

237.9 Off-Street Parking and Loading

Permitted Use	Parking and Loading
Single Family Residential	Off-street parking and loading shall be provided according to Division 400 of this Bylaw.
Multiple Family Residential	Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

237.10 Height of Fences:

	The maximum height of Fences shall not exceed:
Front Yard	1.2 m within the front yard
Interior Lot Line	2.0 m within the interior lot line setback except where a fence is within the front yard then the front yard fence height shall apply
Rear Lot Line and Exterior Lot Line	2.0 m

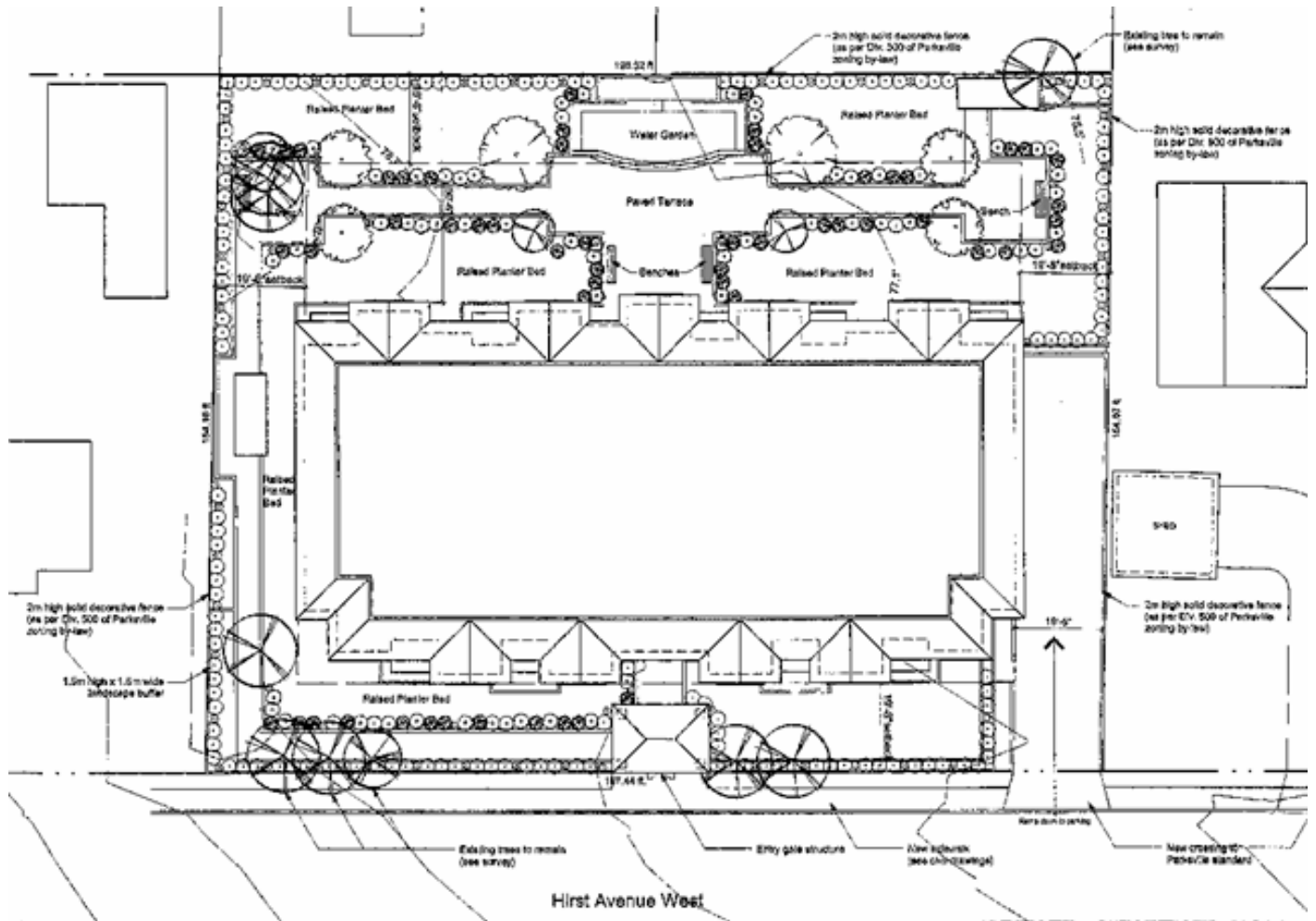
237.11 Refuse Removal Area Requirements

All garbage and recycling containers shall be effectively screened from view. "

Schedule "A" of Bylaw No. 2000.50

[Handwritten Signature]
Deputy Clerk

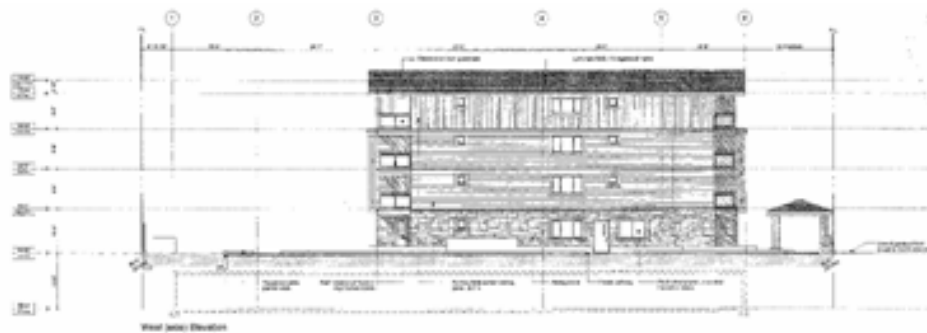
Site Plan



Schedule "B" of Bylaw No. 2000.50

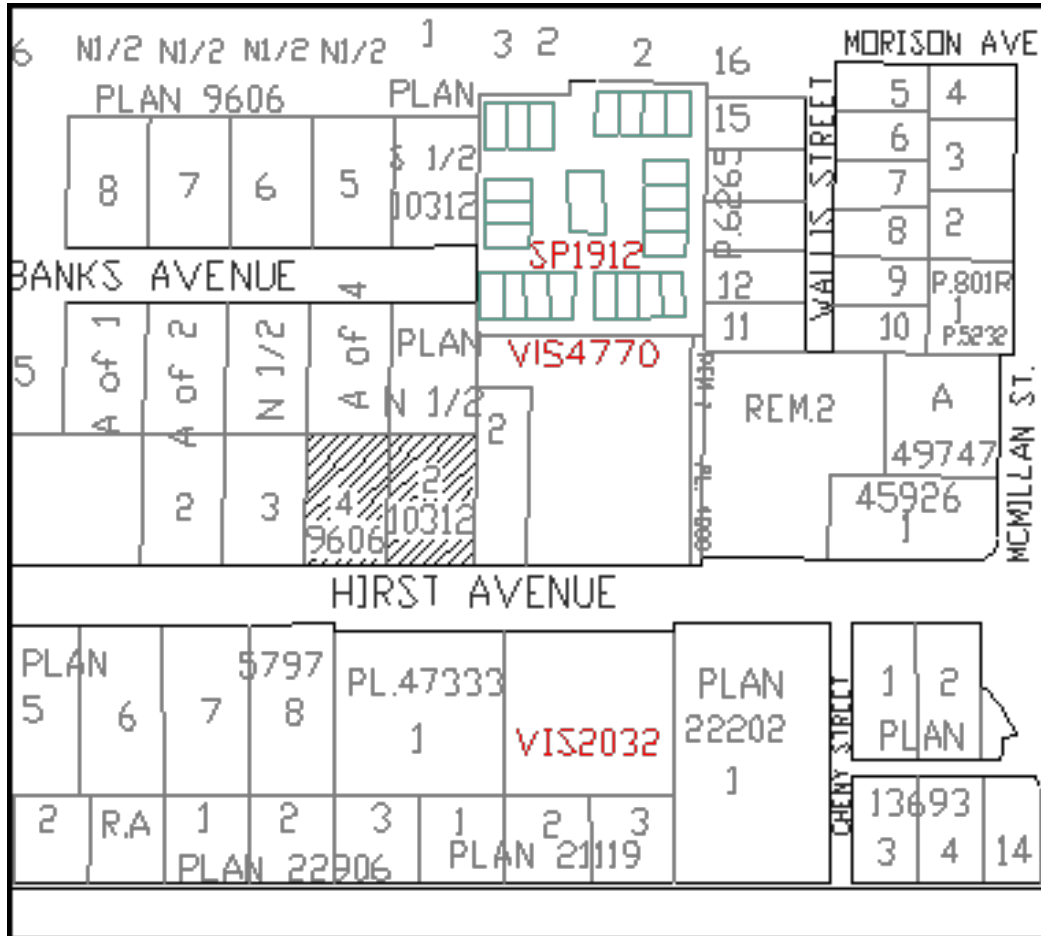

Deputy Clerk

Elevation Plans



Schedule "C" of Bylaw No. 2000.50


 Deputy Clerk



(AMENDMENT BYLAW NO. 2000.15)

238 COMPREHENSIVE DEVELOPMENT**CD-18**

This zone is intended to provide for the operation of a preschool facility within an existing single family dwelling.

238.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Accessory Preschool Facility (a)	N/A
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A

- (a) as defined under the *Community Care Facility Act* and limited to a maximum of twelve children

238.2 Buildings and Structures**Maximum Number, Size and Height**

Dwelling Units	1 per lot
Combined Floor Area of Accessory Buildings	75 m ²
Height of Principal Building	7.5 m
Height of Accessory Buildings and Structures	5.0 m

238.3 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	7.5 m	3.0 m	7.5 m	1.6 m
Accessory Buildings and Structures	7.5 m	1.2 m	7.5 m	0.6 m

238.4 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

238.5 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

238.6 Maximum Lot Coverage: 33%**238.7 Play and Recreation Area Requirements: no requirements**

238.8 Other Requirements:

- (a) Maximum Floor Area Ratio: 0.50
- (b) The accessory preschool use shall be limited to a maximum of one non-resident employee."

239**COMPREHENSIVE DEVELOPMENT****CD-19A**

This zone is intended to provide for an apartment type building that could be oriented towards urban professionals, seniors, or persons in a supported living environment.

239.1 Permitted Land Uses Minimum Lot Size

Apartment	3000 m ²
Assisted Living Facility	3000 m ²
Community Care Facility	3000 m ²
Congregate Care Facility	3000 m ²
Accessory food catering and/or personal service	3000 m ²

239.2 Maximum Residential Density

Permitted Use	Maximum Number of Dwelling Units
Apartment	18 dwelling units
Assisted Living Facility or Community Care Facility or Congregate Care Facility	71 dwelling units total in this zone
Food catering and/or personal service	Not to exceed 330 m ²

239.3 Maximum Floor Area Ratio

Permitted Use	Maximum Floor Area Ratio
Apartment	1.23
Assisted Living Facility or Community Care Facility or Congregate Care Facility	1.80

239.4 Maximum Building Height

Permitted Use	Maximum Building Height
Apartment	16.0 m (a)
Assisted Living Facility or Community Care Facility or Congregate Care Facility	16.0 m
Accessory Buildings & Structures	5.0 m

- (a) For the purpose of Apartment, elevator shafts, mechanical equipment, arbours or trellis structures shall be exempt from the Maximum Building Height requirements, when approved through a Development Permit.

239.5 Maximum Lot Coverage

Permitted Use	Maximum Lot Coverage
Apartment	60%
Assisted Living Facility or Community Care Facility or Congregate Care Facility	50%
Accessory Buildings & Structures	Subject to maximum lot coverage of the principal permitted use

239.6 Minimum Building Setbacks

Permitted Use	Minimum Building Setback			
	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
Apartment	5.0 m (a)	1.5 m	0.0 m	6.0 m
Assisted Living Facility or Community Care Facility or Congregate Care Facility	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings & Structures Accessory to Single Family Residential Use	7.5 m	1.2 m	7.5 m	0.6 m
Accessory Building & Structures Accessory to all other permitted uses	6.0 m	3.0 m	3.0 m	3.0 m

- (a) Except that unenclosed decks and patios and associated roof overhangs shall have a minimum setback of 2.5 metres.

239.7 Landscaping, Screening and Fencing

Landscaping, Screening and Fencing shall be in compliance with Division 500 of this bylaw in accordance with the standards applicable to the High Density Residential RS-3 zone.

239.8 Off-Street Parking and Loading

Off-street parking and loading shall be in compliance with Division 400 of this bylaw, except as follows:

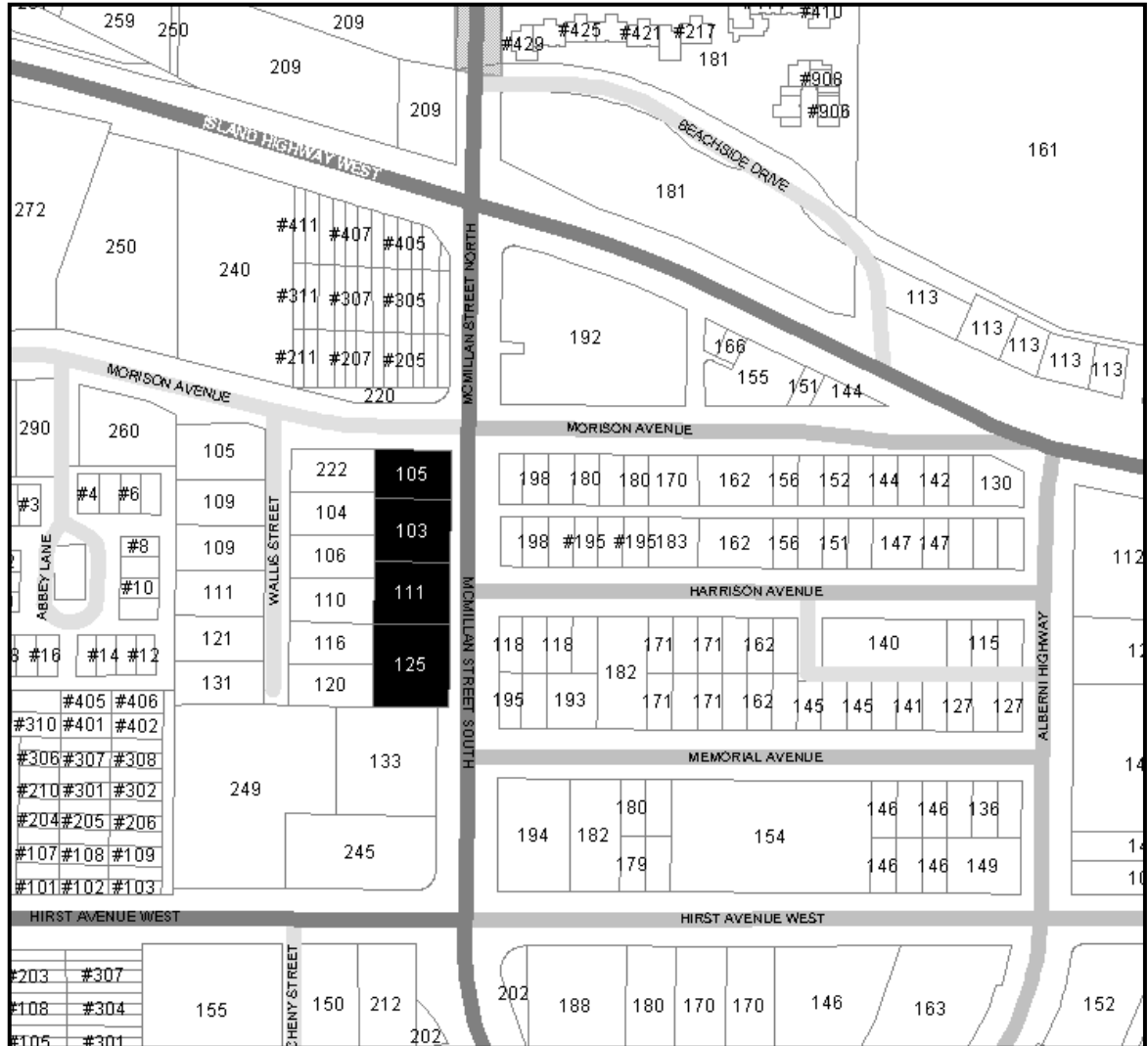
Permitted Use	Parking and Loading
Assisted Living Facility or Community Care Facility or Congregate Care Facility	29 underground parking spaces shall be provided of which 2 must be designated for handicapped persons and marked accordingly. 2 loading spaces to be provided. All parking and loading shall be provided in accordance with the parking aisle, parking space and loading bay dimensional requirements specified in Division 400 of this Bylaw.

239.9 Refuse Removal Area Requirements

A designated refuse removal area, for the storage or garbage and recycling containers, shall be provided for every building. The refuse removal area shall be completely concealed within a building or be provided in accordance with Section 414 and Section 503 of this bylaw.

Map "1" of Bylaw No. 2000.93

Corporate Officer



(AMENDMENT BYLAW NO. 2000.56)

239A COMPREHENSIVE DEVELOPMENT**CD-20**

This zone is intended to provide land for housing medium density multiple family residential development or single family dwelling.

239A.1 Permitted Land Uses**Minimum Lot Size**

Single Family Dwelling	560 m ²
Duplex Dwelling	800 m ²
Multiple Family Residential	1000 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A

239A.2 Building and Structures**Maximum Number and Size**

Single Family Dwelling or Duplex Dwelling	1 per lot
Multiple Family Residential (see (a) & (b))	30 units per ha
Combined Floor Area of Accessory Buildings and Structures	150 m ²

- (a) Where 80% or more of the required off-street parking spaces are provided underground or concealed within the building, the maximum number of multiple family residential units may be increased by 10 units per hectare.
- (b) Where 30% or more of the total number of units are affordable housing units, the maximum number of multiple family residential units may be increased by 10 units per hectare.

239A.3 Maximum Height

Principal Buildings	7.5 m
Accessory Buildings and Structures	5.0 m

239A.4 Minimum Building and Structure Setbacks

	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line	Southern Interior Lot Line
Single Family Dwelling	7.5 m	3.0 m	7.5 m	1.6 m	1.6 m
Multiple Family Residential or Duplex Dwelling	6.0 m	2.0 m	6.0 m	10.0 m	4.0 m
Accessory Buildings and Structures	6.0 m	1.2 m	3.0 m	1.2 m	1.2 m

Southern Interior Lot Line means the Interior Lot Line of Lot 3, District Lot 74, Nanoose District, Plan 21355 that is adjacent to and in common with Lot 2, District Lot 74, Nanoose District, Plan 21355.

239A.5 Siting of Buildings

- (a) All buildings, excluding accessory buildings and single family dwelling units, shall conform to and be in substantial compliance with the Site Plan attached as Schedule "A" of the CD-20 zone.

239A.6 Maximum Lot Coverage

Single Family Dwelling	33%
Duplex Dwelling	33%
Multiple Family Residential	40%

239A.7 Floor Area Ratio (FAR)

Single Family Dwelling	0.50
Duplex Dwelling	0.70
Multiple Family Residential	0.70

239A.8 Off-Street Parking and Loading

All off-street parking and loading shall be provided according to Division 400 of this Bylaw, with the following exceptions applicable only to Multiple Family Residential use:

- (a) Manoeuvring aisles shall have a minimum width of 5.4 metres and shall be a minimum of 0.5 metres from an interior side lot line and shall be sited in general accordance with Schedule "A" of the CD-20 zone .
- (b) Driveways aprons shall have a minimum width of 4.5 metres and minimum length of 5.5 metres and shall be sited in general accordance with Schedule "A" of the CD-20 zone.
- (c) A minimum of two-thirds of the required parking shall be concealed within the principal buildings or provided underground.
- (d) Off-street surface parking shall be a minimum of 0.5 metres from an interior side lot line and sited in general accordance with Schedule "A" of the CD-20 zone.

239A.9 Landscaping and Screening

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw in accordance with the standards applicable to the Medium Density Residential RS-2 zoning designation, excluding refuse removal area which shall be screened according to Section 239A.10 below. Screening and landscaping shall also be in accordance with applicable Development Permit guidelines.

239A.10 Refuse Removal Area Requirements

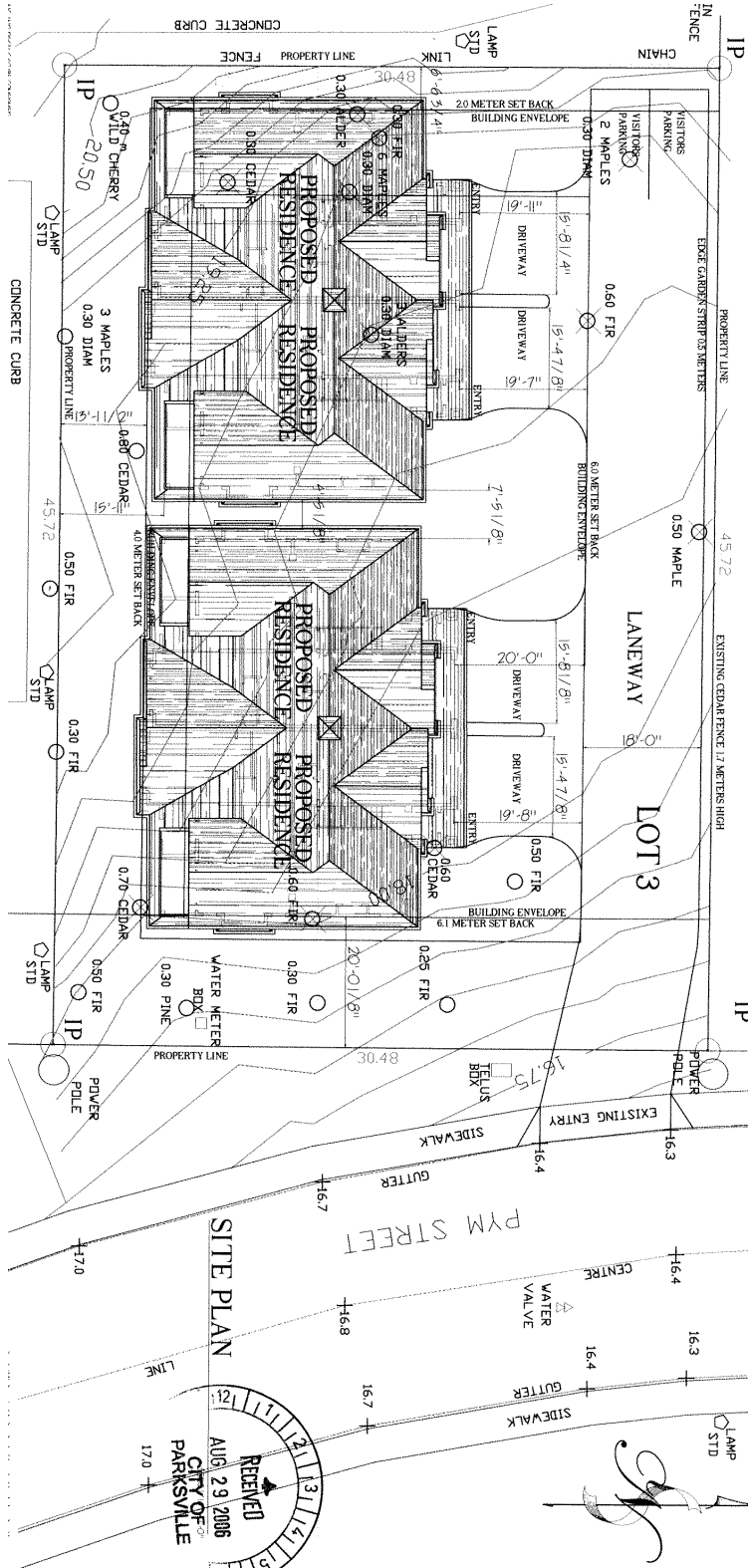
All garbage and recycling containers shall be effectively screened from view.

239A.11 Fences

Fences shall comply with the requirements contained in Division 500 of this Bylaw in accordance with the standards applicable to the Medium Density Residential RS-2 zoning designation.

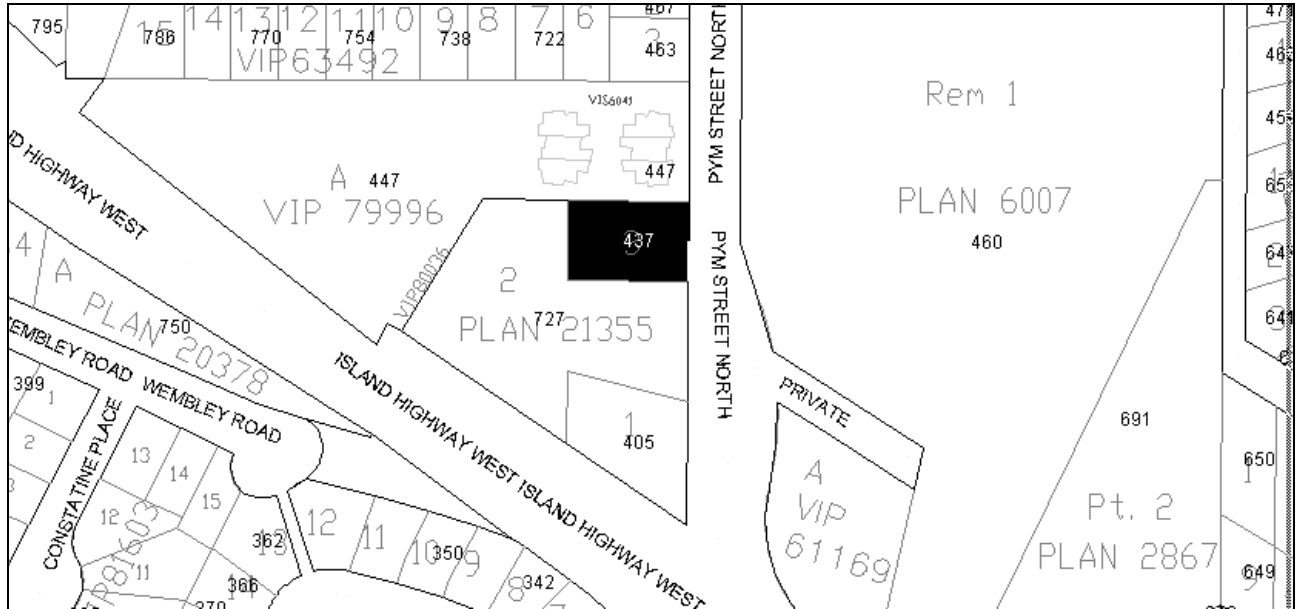
Schedule "A" of the CD-20 zone

Site-Plan



Map "1" of Bylaw No. 2000.56

Corporate Administrator



(AMENDMENT BYLAW NO. 2000.58)

239B**COMPREHENSIVE DEVELOPMENT****CD-21**

This zone is intended to provide for a mix of multiple family townhouse and apartment residential development and, in addition, housing for seniors in various stages of care.

239B.1 Permitted Land Uses:

Sub-zone	Permitted Land Uses	Minimum Lot Size
CD-21A	Apartments	4,000 m ²
	Assisted Living Facility	4,000 m ²
	Congregate Care Facility	4,000 m ²
	Accessory Buildings	N/A
CD-21B	Townhouses	2,000 m ²
	Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
	Accessory Buildings	N/A
CD-21C	Transportation	500 m ²
	Linear pathway	500 m ²
	Utilities	500 m ²
	Parking	500 m ²

- 1) These uses shall only be undertaken within the applicable sub-zone as shown on the map in Section 239B.10 of this zone.

239B.2 Maximum Building Height:

Apartment	16.0 m
Assisted Living Facility	16.0 m
Congregate Care Facility	16.0 m
Townhouse	7.5 m
Accessory Buildings	5.0 m

239B.3 Minimum Building and Structure Setbacks:

Use	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
Apartment	6.0 m	4.5 m	6.0 m	4.5 m
Assisted Living Facility	6.0 m	4.5 m	6.0 m	4.5 m
Congregate Care Facility	6.0 m	4.5 m	6.0 m	4.5 m
Townhouse	4.5 m	3.0 m	4.5 m	3.0 m
Accessory Buildings	6.0 m	3.0 m	6.0 m	1.6 m

- 1) Despite the above, where subdivision has not occurred the sub-zone boundaries as shown on the map in Section 239B.10 of this zone shall be treated as lot lines.

239B.4 Density: Maximum Floor Area Ratio (FAR)

- 1) The maximum Floor Area Ratio shall be as shown on the map in Section 239B.10 of this zone;
- 2) Where subdivision has not occurred, for the purposes of determining floor area ratio, a parcel is defined as that area of land contained within the sub-zone boundaries as shown on the map in Section 239B.10 of this zone;
- 3) For the purpose of calculating FAR, the "leave strip" area may be counted towards the parcel area of the CD-21A sub-zone.

239B.5 Maximum Lot Coverage: 45 %

- 1) Where subdivision has not occurred, for the purposes of determining lot coverage, a lot is defined as that area of land contained within the sub-zone boundaries as shown on the map in Section 239B.10 of this zone.

239B.6 Off-Street Parking and Loading:

All off-street parking and loading shall be provided according to Division 400 of this Bylaw, except as follows:

- 1) Where the principal use is townhouse, off-street parking is required to be provided at 1.5 parking spaces per dwelling unit with a minimum of 50% of the parking spaces either concealed within a building or provided underground;
- 2) Where the principal use is apartment, off-street parking is required to be provided at 1.5 parking spaces per dwelling unit with a minimum of 70% of the parking spaces either concealed within a building or provided underground;
- 3) Where subdivision has not occurred, for the purposes of determining off-street parking and loading requirements, a lot is defined as that area of land contained within the sub-zone boundaries as shown on the map in Section 239B.10 of this zone;
- 4) Where subdivision has not occurred, for the purposes of determining off-street parking setback requirements, the sub-zone boundary as shown on the map in Section 239B.10 of this zone shall be treated as the property line.

239B.7 Landscaping and Screening:

Landscaping and screening shall:

- 1) Be in compliance with Division 500 of this Bylaw in accordance with the standards applicable to the High Density Residential RS-3 zoning designation;
- 2) Include a "**leave-strip**" as shown on the map in Section 239B.10 of this zone, except where authorized to be altered by way of a Development Permit;
- 3) Be in accordance with applicable Development Permit guidelines.

For the purpose of this zone "**leave-strip**" means an area where mature trees are to be retained for the purpose of separating uses and preserving the natural environment. Within the "leave-strip" no tree shall be cut or removed except where authorized by Council through a Development Permit or by City Staff where the City has accepted the findings of a certified arborist that a tree is dead, poses an imminent danger of falling, or is a high risk for failure. No building or structure, excluding fences, shall be located within the "leave-strip".

239B.8 Refuse Removal Area Requirements:

A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided for every building. The refuse removal area must be completely concealed within a building or be provided pursuant to Section 414 and Section 503 this Bylaw.

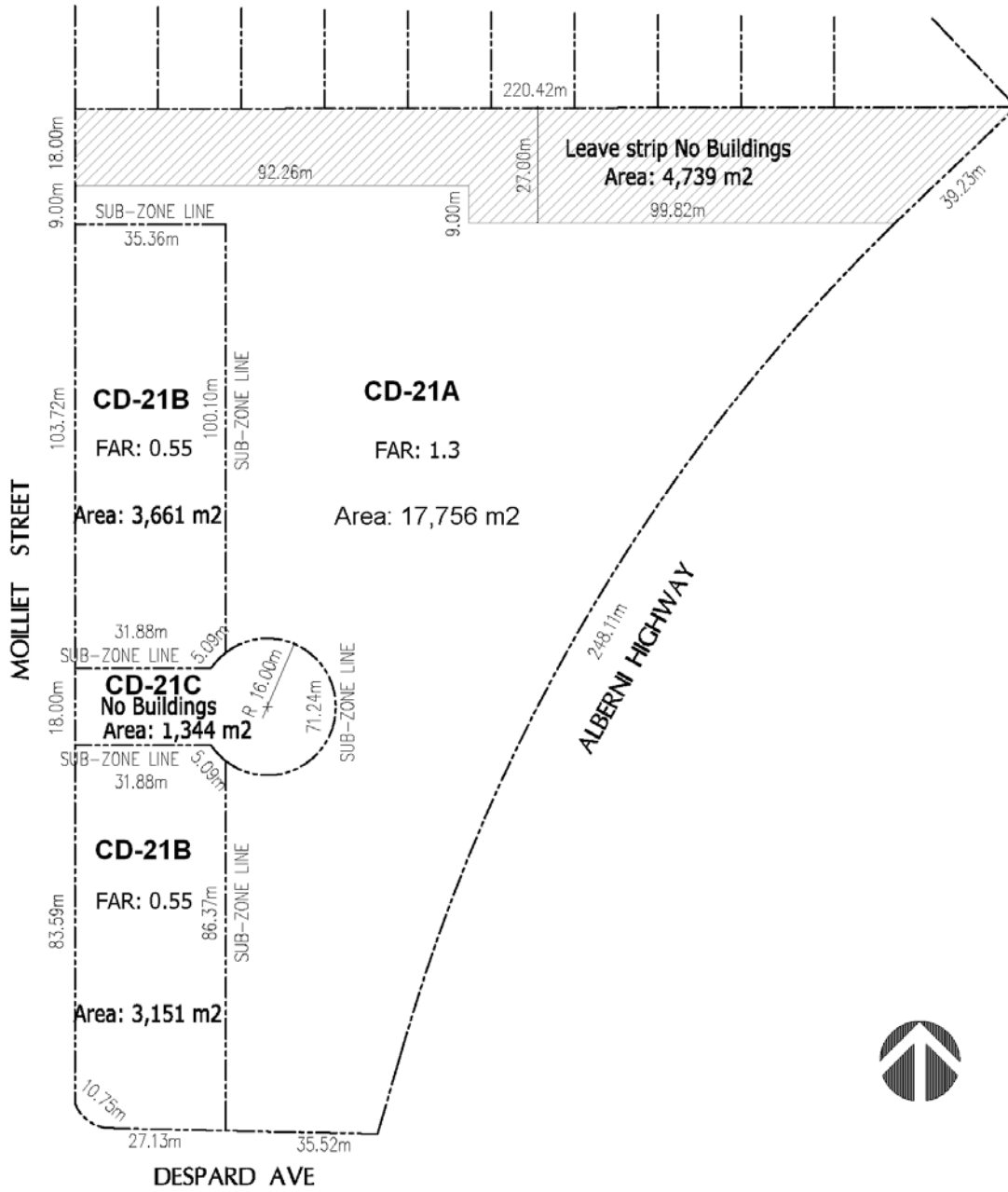
239B.9 Fences:

Fences shall comply with the requirements contained in Division 500 of this Bylaw in accordance with the standards applicable to the High Density Residential RS-3 zoning designation.

239B.10 Sub-zones:

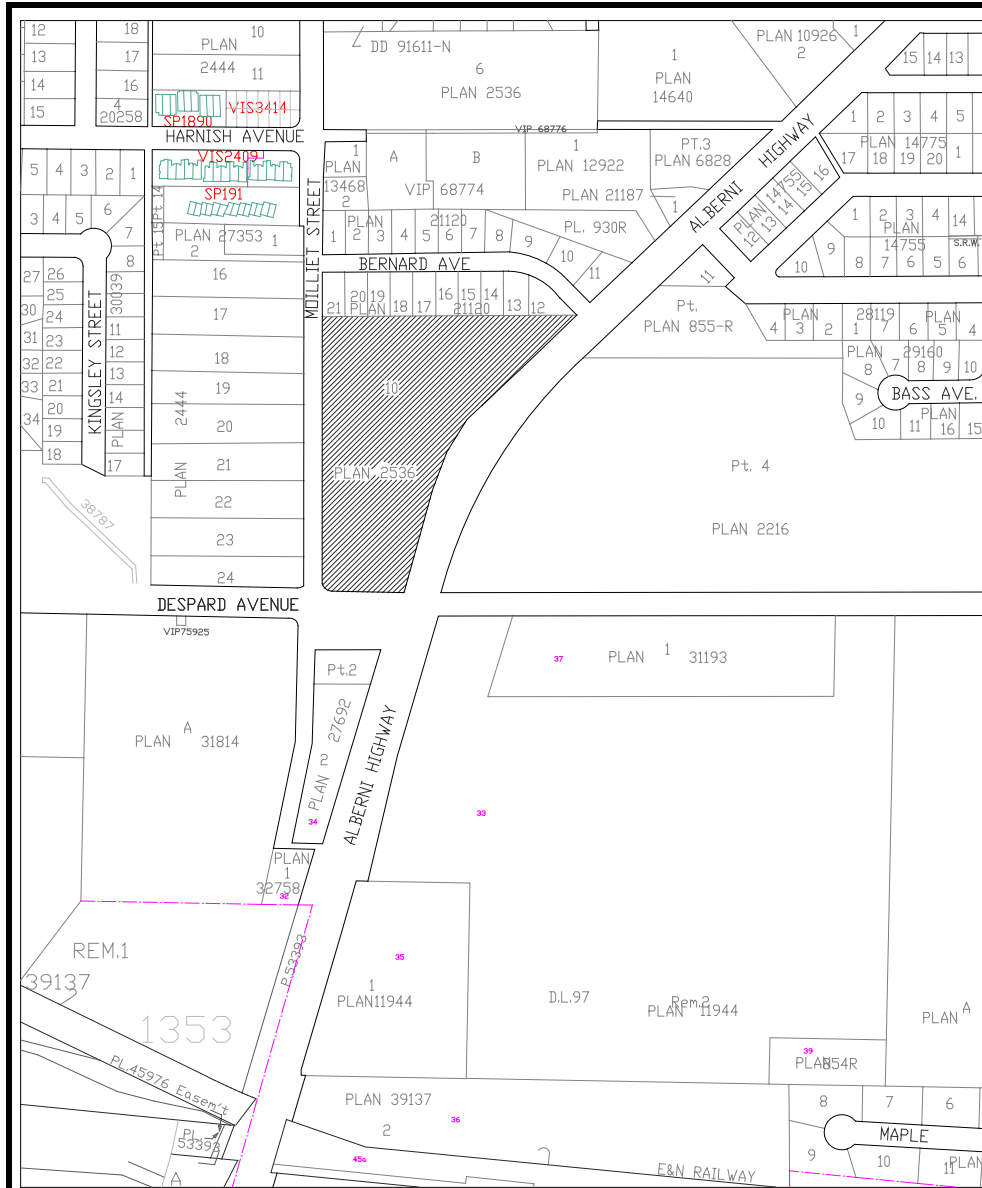
Land uses permitted in Section 239B.1 of this zone shall only be undertaken within the applicable sub-zone shown on the map below:

Sub-Zone Map



Map "1" of Bylaw No. 2000.58

Corporate Administrator



(AMENDMENT BYLAW 2000.82)

239D COMPREHENSIVE DEVELOPMENT**CD-23**

This zone is intended to designate land for the purpose of accommodating a shopping centre with bank and a mixed commercial/residential use building.

239D.1 Permitted Land Uses

Permitted land uses shall only be undertaken within the applicable sub-zone as listed in this section and shown on the map in Section 239D.10 of this zone.

Sub-zone	Permitted Land Uses
CD-23A	Shopping Centre
	Food Catering Facility (a)
	Bank
	Personal Services
	Office
	Studio
	Recreation Facility
CD-23B	Community Use
	Mixed Commercial/Residential Use

(a) excluding drive-through.

239D.2 Minimum Lot Size

The minimum lot size shall be no less than 4000 m².

239D.3 Buildings and Structures

Sub-zone	Building Type	Maximum Height
CD-23A	Maximum Height of Principal Buildings	7.5 m
	Maximum Height of Accessory Buildings and Structures	5.0 m
CD-23B	Maximum Height of Mixed Commercial/Residential Use Building	15 m
	Maximum Height of Accessory Buildings and Structures	5.0 m

239D.4 Density

Maximum Floor Area Ratio	0.80
Maximum Lot Coverage	45%
Maximum Number of Dwelling Units (a)	27

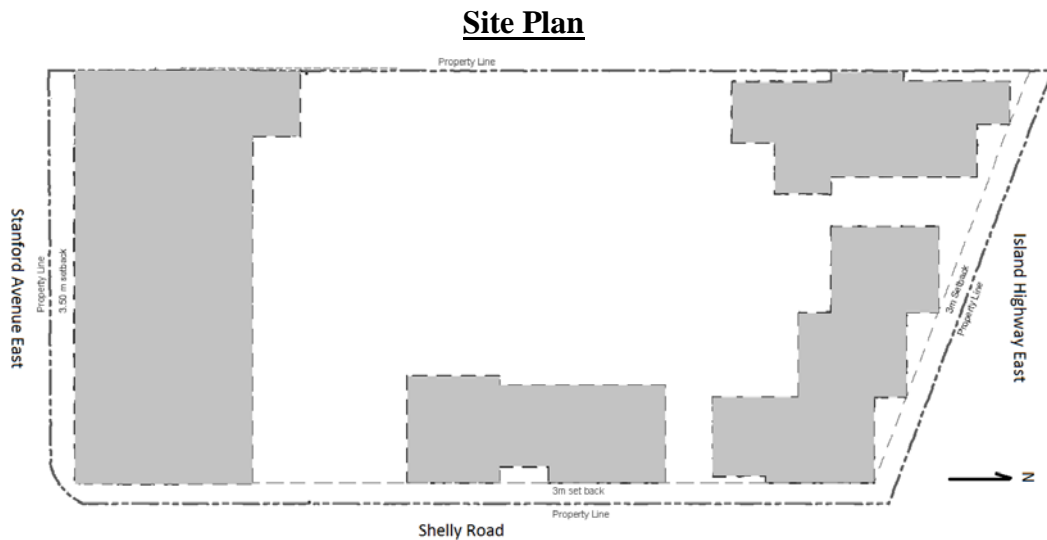
(a) Dwelling Units only permitted within the CD-23B sub-zone.

239D.5 Minimum Building and Structure Setbacks

Permitted Use	Minimum Building Setback			
	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Buildings	3.5 m	3.0 m	3.0 m	0 m
Accessory Buildings and Structures	3.5 m	3.0 m	3.0 m	0 m

239C.6 Siting of Buildings

All buildings, unless otherwise authorized by Development Permit, shall be sited in substantial compliance with the Site Plan shown below:



239D.7 Off-Street Parking and Loading

Off-street parking and loading shall be provided as follows:

One (1) parking space shall be provided per dwelling unit;

One (1) parking space shall be provided per 30 m² of gross floor area for all other permitted land uses; and,

shall otherwise be provided accordance with Division 400 of this Bylaw.

239D.8 Screening and Landscaping

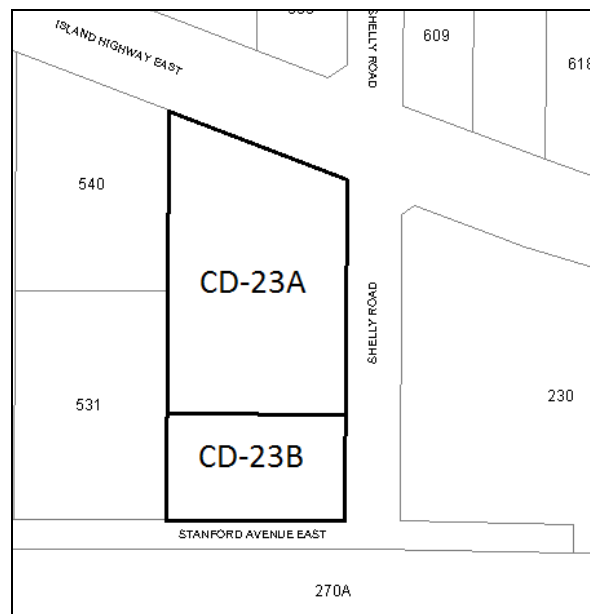
Screening and Landscaping shall comply with the requirements contained in Division 500 of this Bylaw.

239D.9 Refuse Removal Area Requirements

A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided for every building. The refuse removal area must be completely concealed within a building or be provided pursuant to Section 414 and Section 503 of this Bylaw.

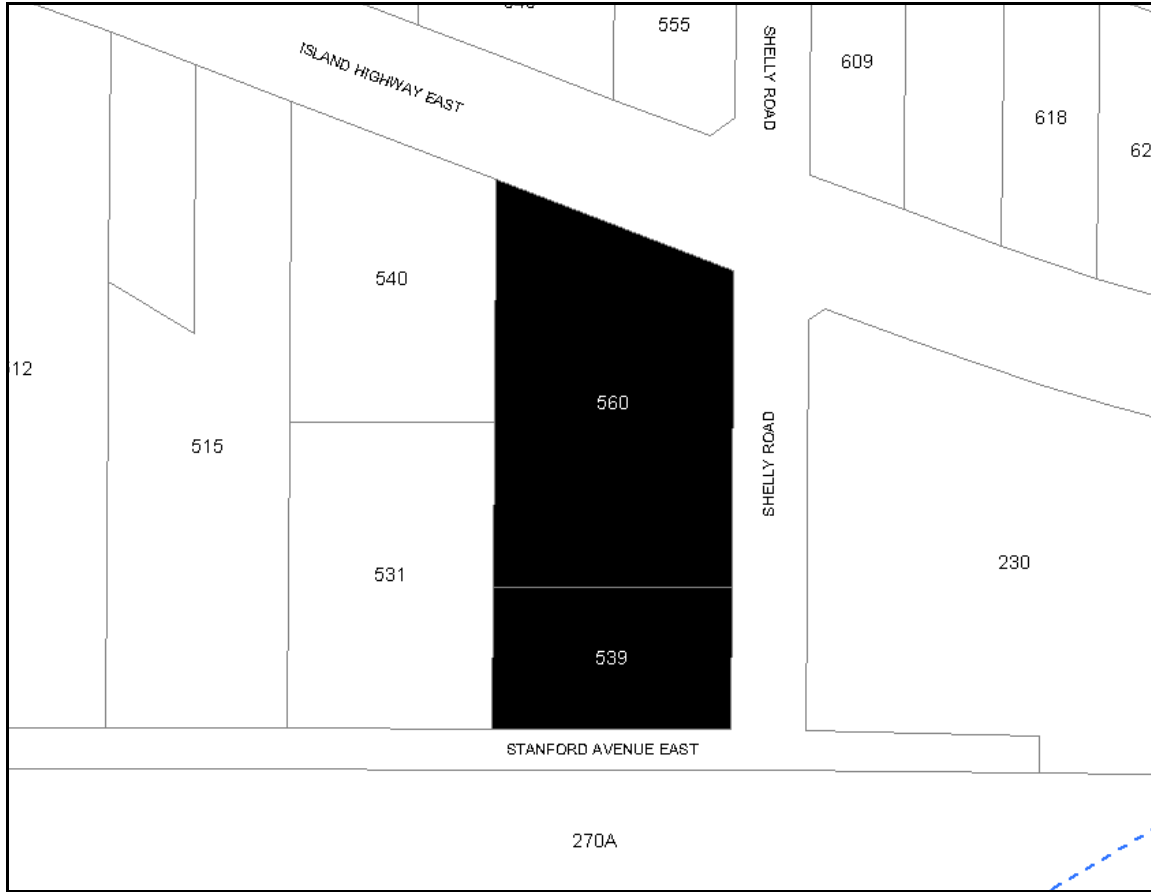
239D.10 Sub-zones

Land uses permitted in Section 239D.1 of this zone shall only be undertaken within the applicable sub-zone shown on the map below:



Map "1" of Bylaw No. 2000.82

Deputy Corporate Officer



239E COMPREHENSIVE DEVELOPMENT**CD-24**

This zone is intended to provide for a mix of tourist commercial and high density residential use, compatible with the uses permitted in the Mixed Use (Tourist Commercial) area.

239E.1 Permitted Land Uses:

Mixed Commercial/Residential Use (a)(b)
Tourist Commercial CS-2 Section 215.1
Home Based Business (c)

- (a) In this zone **mixed commercial/residential use** means a combination of multiple family residential uses and Tourist Commercial CS-2 or personal services or retail trade uses contained within the same building;
- (b) Mixed Commercial/Residential Use shall:
- i. contain a minimum commercial gross floor area of at least 200 m²;
 - ii. contain a maximum total gross floor area of personal services or retail trade uses not exceeding 300 m²;
- (c) Home based business use must be accessory to the use of a dwelling unit and in accordance with Division 300 of this Bylaw.

239E.2 Minimum Lot Size:

The minimum lot size shall be no less than 3500 m².

239E.3 Density:

Maximum Floor Area Ratio	1.55
Maximum Lot Coverage	60%
Maximum Number of Dwelling Units	29
Minimum Number of Dwelling Units	15

239E.4 Maximum Height:

Mixed Commercial/Residential Use Building(s)	18.0 m
All other Principal Building(s)	11.0 m
Accessory Buildings and Structures	5.0 m

239E.5 Minimum Building and Structure Setbacks:

Permitted Use		Island Highway West Lot Line Setback	Morison Avenue Lot Line Setback	Lombardy Street Lot Line Setback	Interior Lot Line Setback
Mixed Commercial /Residential Use	Commercial portion	0.0 m	6.0 m	6.0 m	6.0 m
	Residential portion	6.0 m	6.0 m	6.0 m	6.0 m
	Unenclosed Decks & Roof Overhangs	0.0 m	4.8 m	3.0 m	4.0 m
All other uses		6.0 m	6.0 m	3.0 m	6.0 m

239E.6 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this bylaw except where as part of a Mixed Commercial/Residential Use the following shall apply:

- i. where 80% or more of all off-street parking is located concealed within a building or provided underground residential parking shall be provided at 1.45 parking spaces per dwelling unit; otherwise, it shall be provided at 1.5 parking spaces per dwelling unit;
- ii. where 80% or more of all off-street parking is located concealed within a building or provided underground commercial parking shall be provided at 1 parking space per 35 m² of gross floor area; otherwise it shall be provided at 1 parking space per 30 m²;
- iii. where commercial gross floor area is 300 m² or less a loading space shall not be required.

239E.7 Screening and Landscaping:

Except where authorized by development permit, landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

239E.8 Refuse Removal Area Requirements:

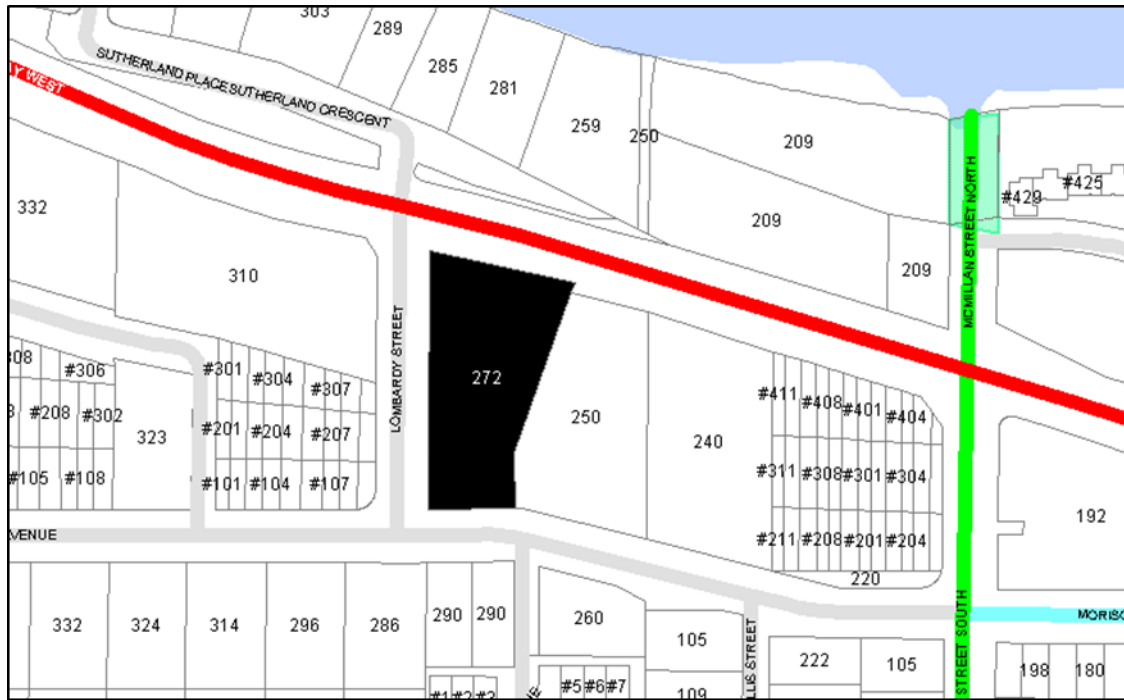
A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided. The refuse removal area must be completely concealed within a building or be provided pursuant to Section 414 and Section 503 of this Bylaw.

239E.9 Fences:

Except where authorized by Development Permit, fences shall comply with the requirements contained in Section 501.3 of this Bylaw.

Map "1" of Bylaw No. 2000.92

Corporate Officer



239F**COMPREHENSIVE DEVELOPMENT****CD-25**

This zone is intended to provide the development of a grocery store and convenience oriented personal service and retail uses that service the adjacent neighbourhood and surrounding local area.

239F.1 Permitted Land Uses:

Community Use
Convenience Store
Food Catering Facility
Medical Office
Neighbourhood Pub
Office
Personal Services
Recreation Facility
Retail Trade
Studio

239F.2 Maximum Density:

Maximum floor area ratio	0.50
Maximum lot coverage	40%

239F.3 Maximum Height:

Principal Buildings	11.0 m (a)
Accessory Buildings and Structures	5.0 m

(a) Clock towers, spires or other similar architectural features shall be exempt from the Maximum Height requirements, when approved through a Development Permit.

239F.4 Minimum Building and Structure Setbacks:

	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
All buildings and structures	3.0 m	0.0 m	3.0 m	0.0 m

239F.5 Landscaping, Screening and Fencing

Landscaping, Screening and Fencing shall be in compliance with Division 500 of this bylaw.

239F.6 Off-Street Parking and Loading

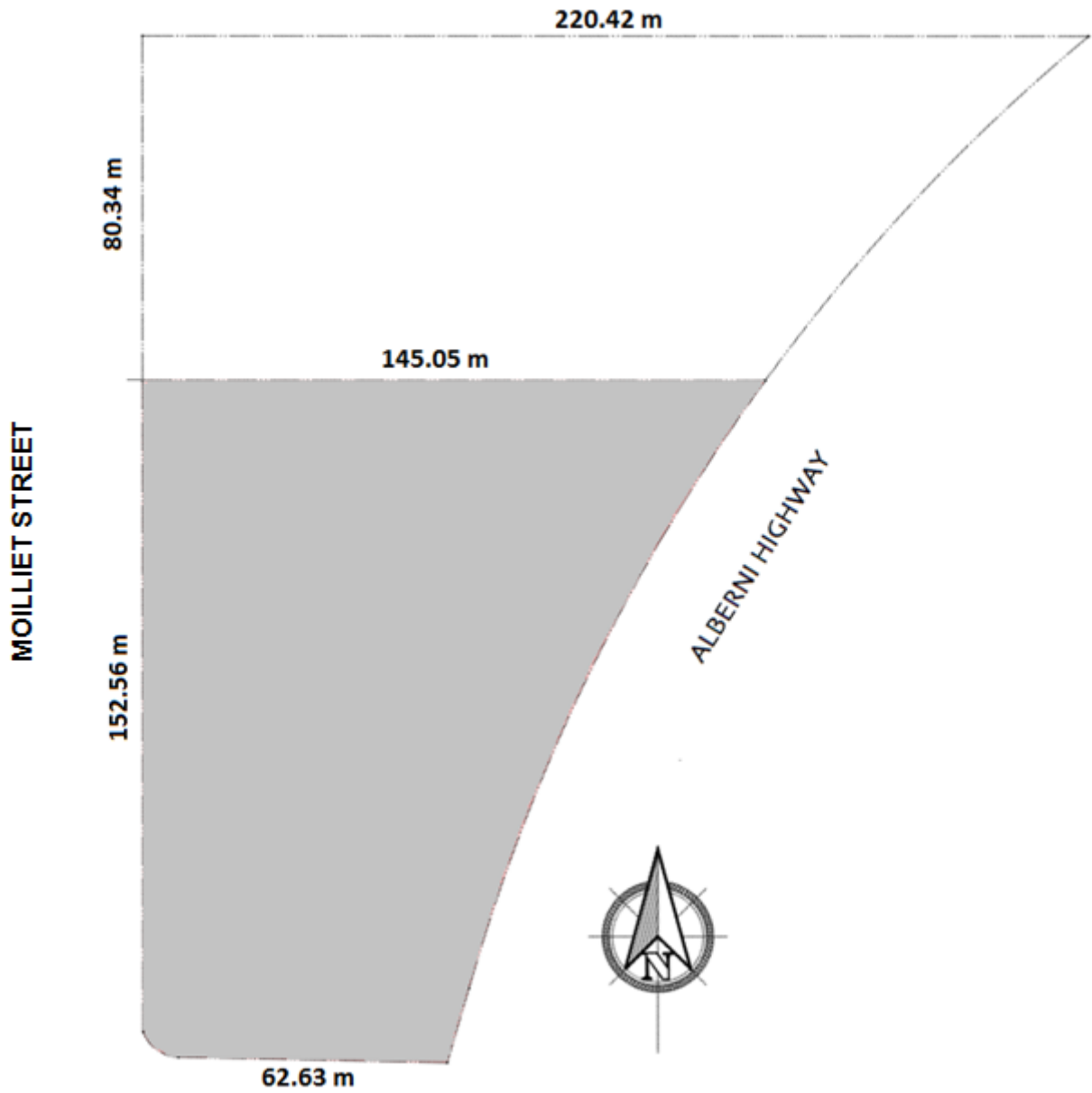
Off-street parking and loading shall be in compliance with Division 400 of this bylaw.

239F.7 Refuse Removal Area Requirements

A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided for every building. The refuse removal area shall be completely concealed within a building or be provided in accordance with Section 414 and Section 503 of this bylaw.

Map "1" of Bylaw No. 2000.94

Corporate Officer



239G COMPREHENSIVE DEVELOPMENT**CD-26**

This zone is intended to provide land for affordable housing within a residential apartment building and to provide options to allow for tenants to age in place.

239G.1 Permitted Land Uses:

Apartment
Assisted Living Facility
Congregate Care Facility
Home Based Business

239G.2 Minimum Lot Size:

The minimum lot size shall be no less than 1500 m².

239G.3 Density:

Maximum Floor Area Ratio	1.50
Maximum Lot Coverage	50%
Maximum Number of Dwelling Units	6
Maximum Number of Dwelling Units (a)	13
Maximum Number of Dwelling Units (a)(b)	28

- (a) Where the property is serviced by a 200 mm diameter water main acceptable to the Director of Engineering of the City of Parksville.
- (b) Where 50% or more of the total number of dwelling units are affordable housing.

239G.4 Maximum Height:

Apartment Buildings	11.0 m
Accessory Buildings and Structures	5.0 m

239G.5 Minimum Building and Structure Setbacks:

		Front Lot Line Setback	Rear Lot Line Setback	Interior (East) Lot Line Setback	Interior (West) Lot Line Setback
Apartment Buildings	Wall surface	6.0 m	6.0 m	6.0 m	6.0 m
	Unenclosed balconies	6.0 m	6.0 m	4.8 m	4.2 m
Accessory Buildings and Structures		7.5 m	3.0 m	3.0 m	3.0 m

239G.6 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this bylaw except the following shall apply:

- Parking shall be provided at 1.5 parking spaces per dwelling unit except where affordable housing is provided then 1 parking space per affordable housing unit is permitted;
- Where 28 parking spaces are required they shall be provided as follows:
 - 18 standard parking spaces;
 - 8 small car parking spaces;
 - 2 handicap parking spaces;
 - Shall be setback a minimum of 0.5 m from all interior lot lines.

239G.7 Screening and Landscaping:

Except where authorized by a development permit, landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

239G.8 Refuse Removal Area Requirements:

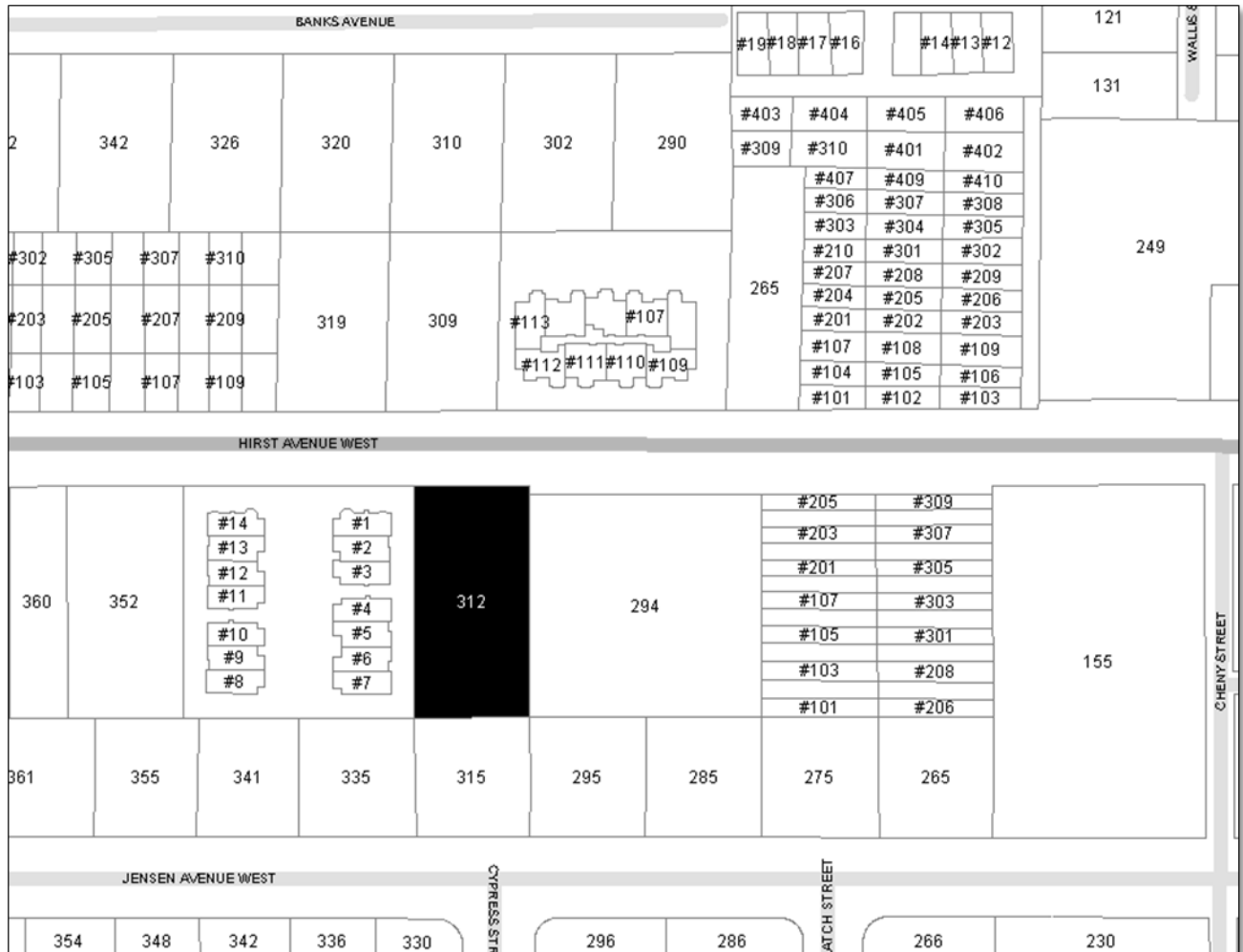
A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided. The refuse removal area must be completely concealed within a building or be provided pursuant to Section 414 and Section 503 of this Bylaw.

239G.9 Fences:

Except where authorized by a development permit, fences shall comply with the requirements contained in Section 501.3 of this Bylaw.

Map "1" of Bylaw No. 2000.95

Corporate Officer



(AMENDMENT BYLAW NO. 2000.19)

240**CIVIC AND TECHNOLOGY CENTRE****CT-1**

This zone is intended to provide for uses of an institutional, governmental, cultural, recreational or educational nature which provide services to the public. It also is intended to provide for uses of a technological and support nature.

240.1 Permitted Land Uses**Minimum Lot Size**

Accessory Offices	N/A
Accessory Retail Trade and Services	N/A
Accessory Services	N/A
Civic Use	N/A
Communication and Broadcasting and Video Conferencing Facilities	N/A
Convention Facilities	N/A
Day Care Facilities	N/A
Food Catering Facility	N/A
Internet Café	N/A
Park	N/A
Parking	N/A
Public Administration	N/A
Public Utility	N/A
School	N/A
Technological Use	N/A

240.2 Conditions of Use

The gross floor area of accessory uses shall not exceed 25% of that of the total floor area.

240.3 Buildings and Structures**Maximum Number,
Size and Height**

Height of Buildings	15 metres
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- (a) Despite the above, architectural appurtenances such as, but not limited to, clock towers, flag poles, antennas, are exempt from the height restriction.

240.4 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	7.5 m	7.5 m	7.5 m	7.5 m

240.5 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

240.6 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

240.7 Maximum Lot Coverage:

The maximum lot coverage is 60%.

240.8 Other Requirements:

The maximum Floor Area Ratio is 1.0.

(AMENDMENT BYLAW NO. 2000.19)

**241 CIVIC CENTRE RESIDENTIAL
TOWNHOUSE ZONE**

RS-4

This zone is intended to provide medium density townhouses and stacked townhouses, which could be oriented to seniors, students or housing for employees of hi-tech industries.

241.1 Permitted Land Uses**Minimum Lot Size**

Accessory Health Clinic	1,800 m ²
Apartment Hotel	1,800 m ²
Assisted Living Facility	1,800 m ²
Community Care Facility	1,800 m ²
Congregate Care Facility	1,800 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Home/Work	N/A
Private Health Club	N/A
Recreation Facilities	N/A
Student Housing	1,800 m ²
Technology Support Facility	N/A
Townhouses	1,800 m ²

241.2 Conditions of Use

1. Technology support facilities may not exceed 10% of the gross floor area of a building.
2. Home/work areas must be within a residential unit and must not exceed 25% of the gross floor area of the unit.
3. Private health clubs may not exceed more than 10% of the gross floor area of the building in which they are located.
4. Accessory health clinics may not exceed more than 30% of the gross floor area of the building in which they are located.

241.3 Buildings and Structures**Maximum Height**

Assisted Living Facility	14 m
Congregate Care Facility	14 m
Apartment	14 m
Student Housing	14 m
Apartment Hotel	14 m
Height of Accessory Buildings and Structures	5.0 m

241.4 Density:

The maximum density shall not exceed a floor area ratio (FAR) of 0.70, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.30 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.0.

- (i) Despite the foregoing, a minimum of 5% of the overall parking spaces must be provided above ground.

241.5 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	4.5 m	6 m	4.5 m	6 m
Accessory Buildings and Structures	6 m	3 m	3 m	6 m

241.6 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

241.7 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

241.8 Maximum Lot Coverage:

The maximum lot coverage permitted is 40%.

241.9 Height of Fences:

The maximum height of a fence shall not exceed 1.2 m in any yard.

241.10 Open Space Recreation Areas:

- Usable open space recreation areas shall be provided on the lot for each dwelling unit subject to the ratios of 5 square metres for each unit.
- For the purpose of calculating open space recreation area requirements, any indoor recreational space facility provided may be counted as double the actual area.
- Exterior open space recreation areas shall be grassed or landscaped and be designed for the planned occupancy of the building(s) and shall not include storage areas, off-street parking areas or driveways.

(AMENDMENT BYLAW NO. 2000.19)

**242 CIVIC CENTRE RESIDENTIAL
APARTMENT ZONE**

RS-5

This zone is intended to provide for apartment type or townhouse type buildings, which could be oriented to seniors care, students, or housing for employees of hi-tech industries.

242.1 Permitted Land Uses Minimum Lot Size

Accessory Health Clinic	1,800 m ²
Apartment	1,800 m ²
Apartment Hotel	1,800 m ²
Assisted Living Facility, subject to the RS-4 Zone	1,800 m ²
Community Care Facility	1,800 m ²
Congregate Care Facility	1,800 m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Home/Work	N/A
Private Health Club	N/A
Recreation Facilities	N/A
Student Housing	1,800 m ²
Technology Support Facility	N/A
Townhouses, subject to the RS-4 Zone	1,800 m ²

242.2 Conditions of Use

1. Technology support facilities may not exceed 10% of the gross floor area of a building.
2. Home/work areas must be within a residential unit and must not exceed 25% of the gross floor area of the unit.
3. Private health clubs may not exceed more than 10% of the gross floor area of the building in which they are located.
4. Accessory health clinics may not exceed more than 30% of the gross floor area of the building in which they are located.

242.3 Buildings and Structures Maximum Height

Apartment	22 m
Apartment Hotel	22 m
Congregate Care Facility	22 m
Student Housing	22 m
Height of Accessory Buildings and Structures	5.0 m

242.4 Minimum Building Setbacks:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	6 m	6 m	6 m	6 m
Accessory Buildings and Structures	6 m	3 m	3 m	6 m

242.5 Density:

The maximum density shall not exceed a floor area ratio (FAR) of 1.0, except where underground parking is provided. An amount may be added to the floor area ratio equal to 0.40 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.40.

242.6 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this Bylaw.

242.7 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to the general requirements of Division 400 of this Bylaw.

242.8 Maximum Lot Coverage:

The maximum lot coverage permitted is 35%.

242.9 Height of Fences:

The maximum height of a fence shall not exceed 1.2 m in any yard.

242.10 Open Space Recreation Areas:

1. Usable open space recreation areas shall be provided on the lot for each dwelling unit, subject to the ratios of 5 square metres for each unit.
2. For the purpose of calculating open space recreation area requirements, any indoor recreational space facility provided may be counted as double the actual area.
3. Exterior open space recreation areas shall be grassed or landscaped and be designed for the planned occupancy of the building(s) and shall not include storage areas, off-street parking areas or driveways.

(AMENDMENT BYLAW NO. 2000.21)

243	RESORT AREA TOURIST ACCOMMODATION ZONE	RA-1
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This zone is intended to provide for tourist accommodation and ancillary services in a resort area setting.

243.1 Permitted Land Uses

Campgrounds
Parking
Recreation Facilities
Tourist Accommodation
Accessory Resort Employee Housing

243.2 Minimum Lot Size:

The minimum site area shall not be less than 1 ha.

243.3 Conditions of Use:

The maximum stay in any room or unit of tourist accommodation shall not exceed 180 days per person, concurrent or non-consecutive, within one calendar year.

243.4 Minimum Building Setbacks:

1. The minimum setback from front, rear, and exterior lot lines shall be 10 metres.
 - (i) Despite the above, the setback from the lot line adjacent to Highway 19 shall be 23 metres.
2. The minimum setback from interior lot lines shall be 5 metres.

243.5 Height:

The maximum height shall be 11 metres.

243.6 Maximum Lot Coverage:

The maximum lot coverage is 30%.

243.7 Maximum Floor Area Ratio:

The maximum floor area ratio is .50.

243.8 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

243.9 Off-Street Parking and Loading

Off-street parking and loading shall be provided according to Division 400 of this bylaw.

(AMENDMENT BYLAW NO. 2000.22)

244 CARE HOUSING**RC-1**

This zone is intended to provide for residential housing that has some aspect of care offered.

244.1 Permitted Land Uses:

Assisted Living Facility
Community Care Facility
Congregate Care Facility
Accessory Care Facilities
Accessory Recreation Facilities

244.2 Minimum Lot Size:

The minimum lot size shall not be less than 2000 square metres.

244.3 Maximum Height:

The maximum building height shall not exceed 11 metres.

244.4 Minimum Building Setbacks:

The minimum setback from all lots lines shall be 6.0 metres.

244.5 Maximum Lot Coverage:

The maximum lot coverage shall not exceed 50%.

244.6 Maximum Floor Area Ratio:

The maximum floor area ratio shall not exceed 1.0.

244.7 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this Bylaw.

(AMENDMENT BYLAW NO. 2000.75)

**245 RESORT AREA TOURIST
ACCOMMODATION**

RA-2A

This zone is intended to provide for tourist accommodation, recreation and ancillary services in a resort area setting.

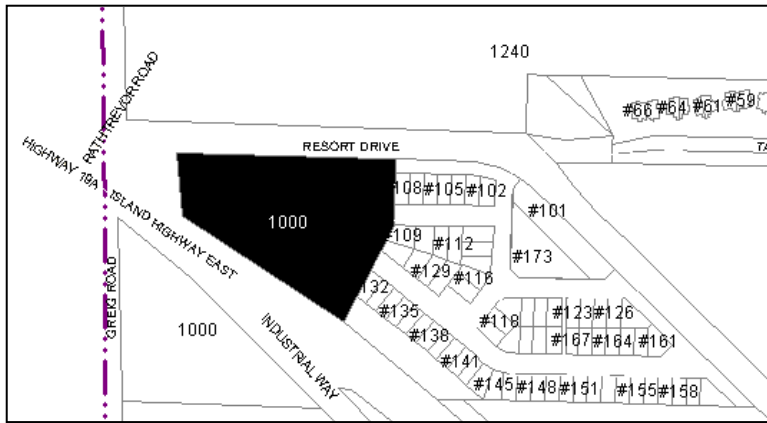
245.1 Permitted Land Uses:

Campgrounds
Conference Centres
Cultural Centres
Art Galleries
Health Spas
Museums
Parking
Specialty Retail
Recreation Facilities
Accessory Restaurants
Tourist Accommodation
Miniature Golf Course (AMENDMENT BYLAW NO. 2000.70)
Accessory Convenience Stores
Accessory Resort Employee Housing

245.2 Site Specific Permitted Land Uses:

In addition to the permitted land uses specified in Section 245.1 of this zone, **Fairground** and **Amusement Arcade or Games Room** are permitted land use on a site specific basis only on the property legally described as Lot A District Lot 123 Nanoose District Plan VIP75416 (1000 Resort Drive) shown shaded black on the sketch plan marked Schedule "A" attached to and forming part of this bylaw.

Schedule "A" of Bylaw No. 2000.75



245.3 Minimum Lot Size:

The minimum lot size shall not be less than 2000 m².

- (I) Despite the above, individual parts of an overall development may be the subject of strata title subdivision.
- (a) Where bare land strata lots are created, the minimum lot size shall not be less than 150 sq. m.

245.4 Conditions of Use:

1. "Drive through" service is expressly prohibited for all uses.
2. The maximum stay in any room or unit of tourist accommodation shall not exceed 180 days per person, concurrent or non-consecutive, within one calendar year.
3. Convenience stores shall not exceed 140 m² or 10% of the gross floor area of all tourist accommodation on site, whichever is greater.
4. Specialty retail shall not exceed 500 m² or 20% of the gross floor area of all tourist accommodation on site, whichever is greater.

245.5 Minimum Building Setbacks:

1. The minimum setback from front, rear and exterior lot lines shall be 10 metres.
 - i) Despite the above, the setback from the lot line adjacent to Highway 19A shall be 23 metres.
2. The minimum setback from interior lot lines shall be 5 metres.

245.6 Density:

Accessory resort employee housing shall not exceed 5 dwelling units per hectare.

245.7 Maximum Lot Coverage:

The maximum lot coverage is 30%.

- (i) Despite the above, the maximum coverage for bare land strata lots is 50%.

245.8 Maximum Floor Area Ratio:

The maximum floor area ratio is .5.

- (i) Despite the above, the maximum floor area ratio for bare land strata lots is .8.

245.9 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

245.10 Off-Street Parking and Loading

Off-street parking and loading shall be provided according to Division 400 of this bylaw.

247	TRANSPORTATION AND RECREATION CORRIDOR ZONE	TR-1
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This zone is intended to provide for all types of transportation (car, rail, bicycle, pedestrian) corridors in both a commuter and a recreational setting.

247.1 Permitted Land Uses:

Transportation
Linear pathway
Utilities
Railway Terminal
Railway Passenger Station
Bus Shelters
Parking

247.2 Minimum Lot Size:

The minimum lot size shall not be less than 2 ha.

247.3 Conditions of Use:

1. The transportation of dangerous cargo shall be restricted in accordance with *Transport of Dangerous Goods Act*.
2. Buildings are expressly prohibited, excepting unmanned utilities kiosks, railways terminals, bus shelters, public washrooms, or railway passenger stations.
3. The maximum fence height is 2 metres.

247.4 Minimum Building Setbacks:

No building or structure shall be located closer than 7.5 metres to any lot line.

247.5 Maximum Building Height

The maximum building height shall be 9 metres.

247.6 Maximum Lot Coverage:

The maximum lot coverage is 30%.

247.7 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

247.8 Off-Street Parking and Loading

Off-street parking and loading shall be provided according to Division 400 of this bylaw.

248	MIXED WATERFRONT COMMERCIAL – RESIDENTIAL ZONE	MWC-1
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This zone is intended to provide for tourist accommodation, a range of tourist-oriented activities and some permanent residential use.

248.1 Permitted Land Uses

Art Galleries
Conference Centres
Cultural Centres
Hotel
Liquor Store
Multiple Family Residential
Museum
Neighbourhood Pub
Outdoor Recreation
Parking
Personal Services
Recreation Facility
Resort Condominiums
Restaurant
Retail
Sports Equipment and leisure oriented Rentals
Tourist Information Booth

248.2 Minimum Lot Size:

The minimum lot size shall not be less than 464 m².

- (1) Despite the above, strata lots are not subject to a minimum lot size.

248.3 Conditions of Use:

1. The maximum stay in any room or unit of tourist accommodation, resort condominium or hotel, shall not exceed 180 days per person, concurrent or non-consecutive, within one calendar year.
2. Multiple family residential uses shall not exceed 50% of the total floor area ratio permitted on the site.

3. Multiple family residential shall not be the predominant use adjacent to the waterfront lot line for the site for a distance of more than 30% of that lot line.
4. No one retail store shall exceed 500 square metres.

248.4 Minimum Building Setbacks:

1. The following setbacks are applicable to the site, prior to subdivision.
 - (1). The minimum setback from a front lot line shall be 3 metres.
 - (i) Despite the above, where the front lot line abuts Highway 19A the maximum setback shall be 7.5 metres.
 - (2). The minimum setback from the exterior lot line shall be 0 metres.
 - (i) Despite the above, where the exterior lot line abuts Highway 19A the maximum setback shall be 7.5 metres.
 - (3). The minimum setback from an interior lot line shall be 3 metres.
 - (4). The minimum setback from the rear lot line shall be 3 metres.
 - (5). The minimum setback from the lot line adjacent to the waterfront lot line shall be 25 metres.

248.5 Maximum Building Height

The maximum building height shall be 39 metres.

248.6 Maximum Site Coverage:

The maximum site coverage is 50%.

248.7 Maximum Site Floor Area Ratio:

The maximum site floor area ratio is 1.1:1.

248.8 Landscaping and Screening:

Landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

248.9 Off-Street Parking and Loading

Off-street parking and loading shall be provided according to Division 400 of this bylaw.

249 SMALL LOT RESIDENTIAL**SLR-1**

This zone is intended to designate land for the purpose of accommodating modest single family dwellings on small lots or single family dwellings with secondary suites or an accessory carriage house on conventionally sized lots.

249.1 Permitted Land Uses Minimum Site Area

Single Family Dwelling	300 m ²
Home Based Business (a)	N / A
Single Family Dwelling with a Secondary Suite (b) or an Accessory Carriage House	560 m ²

(a) Home Based Business must be in accordance with Division 300 of this Bylaw.

(b) Secondary Suites must be in accordance with Section 613 of this Bylaw.

249.2 Minimum Lot Size

The minimum lot size shall be no less than 300 m².

249.3 Maximum Lot Size

The maximum lot size shall not exceed 560 m² except where a secondary suite or accessory carriage house is provided and in no case shall any lot exceed 600 m².

249.4 Buildings and Structures

Single Family Dwelling	1 per lot
Combined total Gross Floor Area of all Accessory Buildings and Structures on lots 450 m ² or less	30 m ²
Combined total Gross Floor Area of all Accessory Buildings, Structures and Accessory Carriage House on lots greater than 450 m ²	90 m ²

249.5 Maximum Height

Single Family Dwelling	7.5 m
Accessory Building or Structure	4.0 m
Accessory Carriage House (where permitted)	7.5 m (a) (AMENDMENT BYLAW NO. 2000.91)

- (a) Where an accessory carriage house is located within 6.0 m of the rear lot line adjacent to an RS-1 zoned parcel the maximum height shall not exceed 4.6 m. (AMENDMENT BYLAW NO. 2000.91)

249.6 Maximum Density

Lots 450 m ² or less	Maximum Floor Area Ratio	0.55
	Maximum Lot Coverage	50%
Lots greater than 450 m ²	Maximum Floor Area Ratio	0.50
	Maximum Lot Coverage	33%

249.7 Minimum Building and Structure Setbacks

Permitted Use	Minimum Setback			
	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback (a) (b)	Interior Lot Line Setback
Single Family Dwelling	4.5 m	3.0 m	3.5 m	1.0 m
Accessory Building	6.0 m	1.2 m	3.5 m	1.0 m
Accessory Carriage House	6.0 m	3.0 m	3.5 m	1.0 m

- (a) Where a lot line meets the definition of both an Exterior Lot Line and Rear Lot Line it shall be deemed as a Rear Lot Line.
- (b) Where a lot line, excluding a Rear Lot Line, is adjacent a Lane or Linear Pathway it shall be deemed as an Interior Lot Line.

249.8 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Division 400 of this Bylaw.

249.9 Screening and Landscaping

Screening and Landscaping shall comply with the requirements contained in Division 500 of this Bylaw as applied in the RS-1 zone.

249.10 Fence Height

Fences shall comply with the maximum height limitations contained in Section 501 of this Bylaw as applied in the RS-1 zone.

249.11 Minimum lot Dimensions

Despite section 618 (a) in the case of this zone no lot shall be created having dimensions less than the following:

- i) Width: 14 metres (a);
16 metres for corner lots (a);
13 metres for lots, other than corner lots, fronting curved streets or cul-de-sacs (a);
 - (a) On curved street or cul-de-sacs the minimum width shall be measured at a point 7.5 metres back from the front lot line radial from the street centre of curvature; otherwise width shall be measured 4.5 metres back from the front lot line.
- ii) Depth: 18 metres
- iii) Frontage: 14.0 metres or 9.0 metres on curved streets or cul-de-sacs.

(AMENDMENT BYLAW NO. 2000.101)

250 COMMERCIAL TUAN**CTX-1**

This zone is intended to provide land for convenience shopping near adjacent resort and industrial areas.

250.1 Permitted Land Uses:

Funeral Parlour
Gas Bar
Nursery
Office
Personal Services
Recreation Facility
Residential Use (a)
Restaurant
Retail Store

(a) Must be contained within a Dwelling Unit.

250.2 Minimum Lot Size:

The minimum lot size shall be no less than 4000 m².

250.3 Density:

Maximum Floor Area Ratio	0.75
Maximum Lot Coverage	50%
Maximum Number of Dwelling Units	1 per lot

250.4 Maximum Height:

Buildings and Structures:	8.0 m
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250.5 Minimum Building and Structure Setbacks:

	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	8.0 m	5.0 m	5.0 m	5.0 m
Accessory Buildings and Structures	8.0 m	5.0 m	5.0 m	5.0 m

250.6 Off-Street Parking and Loading:

Off-street parking and loading shall be provided according to Division 400 of this bylaw.

250.7 Screening and Landscaping:

Except where authorized by development permit, landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

250.8 Refuse Removal Area Requirements:

A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided. The refuse removal area must be completely concealed within a building or be provided pursuant to Section 414 and Section 503 of this Bylaw.

250.9 Fences and Retaining Walls:

Except where authorized by development permit, fences and retaining walls shall comply with the requirements contained in Section 501.3 of this Bylaw.

(AMENDMENT BYLAW NO. 2000.101)

251 RECREATION**RCX-1**

This zone is intended to provide land for the outdoor recreation, camping and park uses for the general public.

251.1 Permitted Land Uses:

Park
Campground (a)
Outdoor Recreation
Residential Use (b)

- (a) Subject to Section 614 of this Bylaw.
 (b) Must be contained within a Dwelling Unit.

251.2 Minimum Lot Size:

The minimum lot size shall be no less than 20 hectares.

251.3 Density:

Maximum Floor Area Ratio	0.20
Maximum Lot Coverage	10%
Campground	50 camping space per hectare to a maximum of 150 camping spaces per parcel
Maximum Number of Dwelling Units	1 per lot

251.4 Maximum Height:

Buildings and Structures:	8.0 m
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251.5 Minimum Building and Structure Setbacks:

	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Buildings and Structures	8.0 m	5.0 m	5.0 m	5.0 m

251.6 Off-Street Parking and Loading:

- a) For Campground, off-street parking shall be provided in accordance with the Campground Bylaw;
 b) For all other permitted land uses, off-street parking shall be provided in accordance with Division 400 of this bylaw.

251.7 Screening and Landscaping:

Except where authorized by development permit, landscaping and screening shall comply with the requirements contained in Division 500 of this bylaw.

251.8 Refuse Removal Area Requirements:

A designated refuse removal area, for the storage of garbage and recycling containers, shall be provided. The refuse removal area must be completely concealed within a building or be provided pursuant to Section 414 and Section 503 of this Bylaw.

251.9 Fences and Retaining Walls:

Except where authorized by development permit, fences and retaining walls shall comply with the requirements contained in Section 501.3 of this Bylaw.

251.10 Campground Regulations:

All requirements for campgrounds as outlined in the current Campground Bylaw and successor bylaws must be met, provided that this bylaw prevails in the event of any inconsistency between this bylaw and the Campground Bylaw.

(AMENDMENT BYLAW NO. 2000.101)

252 WATER**WX-1**

This zone intended to permit marine related uses over the surface of the water and foreshore.

252.1 Permitted Land Uses:

Aquaculture
Boat Ramp
Park

250.2 Minimum Lot Size:

The minimum lot size shall be no less than 20 hectares.

250.3 Density:

Maximum Floor Area Ratio	0.05
Maximum Lot Coverage	0.5%

250.4 Maximum Height:

Buildings and Structures:	1.0 m above surface of water measured from the natural boundary
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250.5 Minimum Building and Structure Setbacks:

	All Lot Lines or Lease boundaries
Buildings and Structures	3.0 m