



City of Armstrong

# **ZONING BYLAW NO. 1770, 2015**

**Adopted June 27, 2016**

**CITY OF ARMSTRONG ZONING BYLAW NO. 1770, 2015**  
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**SCHEDULE A - Zoning Map of the City of Armstrong**

# **SECTION 1 - ADMINISTRATION AND ENFORCEMENT**

## **1.1. Title**

- 1.1.1. This Bylaw shall be referred to as “Zoning Bylaw No. 1770, 2015”.

## **1.2. Purpose**

- 1.2.1. This Bylaw is to provide a clear and efficient system of land use regulations for the orderly, economic, beneficial, equitable and environmentally sensitive use, development, and re-development of the City of Armstrong, having regard for the provisions of the City of Armstrong’s Official Community Plan.

## **1.3. Application**

- 1.3.1. This Bylaw applies to the entire geographical area of the City of Armstrong, including all water and all uses, land, buildings and other structures therein.

## **1.4. General Interpretation**

- 1.4.1. Any enactments referred to herein are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein is a reference to an enactment of the Council of the City of Armstrong, as amended, revised, consolidated or replaced from time to time.
- 1.4.2. The Schedules attached to this Bylaw form part of this Bylaw.

## **1.5. Compliance**

- 1.5.1. No land, building or structure shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.
- 1.5.2. Every use of a lot, building or other structure permitted in each zone must conform to all the regulations of the applicable zone and all other regulations of this Bylaw.
- 1.5.3. No subdivision may be approved:
- (i) except in conformity with this Bylaw; or
  - (ii) so as to cause any existing building or other structure to violate the provisions of this Bylaw.

## **1.6. Inspection**

- 1.6.1. The City Building Inspector, Approving Officer, Public Works Manager, Bylaw Enforcement Officer, or any other employee Council may appoint, by position title, to administer this Bylaw are hereby authorized to enter at all reasonable times, on any property that is subject to regulations under this Bylaw to ascertain if the provisions of this Bylaw are being met, or the regulations are being observed.
- 1.6.2. No person must prevent or obstruct, or attempt to prevent or obstruct, the entry of any authorized official upon the property as authorized under this Bylaw.

## 1.7. Violations

- 1.7.1. Any person who violates any provisions of this Bylaw or who suffers or permits any act in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any provision of this Bylaw, commits an offence against this Bylaw and is liable to the penalties imposed under this Bylaw.

## 1.8. Penalties

- 1.8.1. Every person who commits an offence against this Bylaw is liable on summary conviction to a penalty not exceeding Ten Thousand Dollars (\$10,000.00) and the costs of prosecution.
- 1.8.2. Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

## 1.9. Applications in Process

- 1.9.1. A completed application for a building permit which is received prior to the effective date of this Bylaw shall be processed in accordance with City of Armstrong Zoning Bylaw No. 1268, 1997, unless the applicant provides a written request that their application be considered under this Bylaw. Such applications shall be approved or rejected within 12 months of this Bylaw coming into effect and, if rejected, any future development must comply with this Bylaw.

## 1.10. Severability

- 1.10.1. If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.

## 1.11. Zoning Designation

- 1.11.1. The City of Armstrong is divided into the zones, listed in the “Zoning Designation” column of the table below, and the zones may also be identified by the corresponding abbreviations listed in the “Abbreviation” column, and the remaining column is provided for convenience:

Zoning Designation	Abbreviation	Bylaw 1268, 1997 (for comparison)
Section 8 – Agricultural and Rural Zones		
Agriculture 1	A.1	A.1
Country Residential 1	CR.1	CR
Section 9 – Residential Zones		
Single Detached Residential 1	R.1	R.1
Single Detached Residential 1a (small lot)	R.1a	R.1a
Duplex Residential 2	R.2	R.2
Multiple Unit Residential (ground oriented)	RM.1	R.3
Multiple Unit Residential (apartment)	RM.2	R.4

Multiple Unit Residential	RM.3	R.7
Mobile Home Park	RMP	R.5
<i>Residential Bed and Breakfast</i>		<i>RBB in new R.1</i>
<i>Residential Senior Citizen Boarding Home</i>		<i>R.6 in new R.1</i>
<i>Comprehensive Development – Seniors Supportive Housing</i>		<i>CD.1 in new R.M3</i>
<b>Section 10 – Commercial Zones</b>		
Town Centre Commercial	C.1	C.1
Highway and Service Commercial	C.2	C.2 & C.4
Neighbourhood Commercial	C.3	C.3
Recreation Commercial	C.4	C.5
<b>Section 11 – Industrial Zones</b>		
General Industrial	I.1	I.1
<b>Section 12 – Public and Institutional Zones</b>		
Park and Open Space	P.1	P.1
Administration, Service and Assembly	P.2	P.1 & P.2
Utilities	P.3	P.3
<b>Section 13 – Transportation Zones</b>		
Transportation Corridor 1	T.1	S.2

1.11.2. The extent of each zone is shown on the “Zoning Map” referred to as Schedule “A”, attached to and forming part of this Bylaw.

## 1.12.Schedules

1.12.1. Schedule “A”, attached to and forming part of this bylaw is hereby designated as the Zoning Map of the City of Armstrong.

**1.13.Repeal**

1.13.1. The City of Armstrong Zoning Bylaw 1268, 1997 is hereby repealed.

**READ A FIRST TIME** this 14<sup>th</sup> day of September, 2015.

**READ A SECOND TIME** this 9<sup>th</sup> day of November, 2015.

Advertised on the 17<sup>th</sup> day of January, 2016 and the 20<sup>th</sup> day of January, 2016, and a Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 25<sup>th</sup> day of January, 2016.

**Read a THIRD time as amended** this 9<sup>th</sup> day of February, 2016.

Certified correct at third reading.

*Signature on File*

CORPORATE OFFICER

**RECEIVED the approval of the Ministry of Transportation** this 25<sup>th</sup> day of May, 2016

*Signature on File*

Ministry of Transportation

**ADOPTED** this 27<sup>th</sup> day of June, 2016.

*Signature on File*  
Corporate Officer

*Signature on File*  
Mayor

## **SECTION 2 - INTERPRETATION**

### **2.1. Rules of Interpretation**

- 2.1.1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnership, trust, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 2.1.2. The words "shall" and "is" require mandatory compliance.
- 2.1.3. The word "or" means either, but not both or all.
- 2.1.4. The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 2.1.5. Words, phrases, and terms neither defined in this section nor in the *Local Government Act* or *Community Charter* shall be given their usual and customary meaning.

### **2.2. Zone Boundaries**

- 2.2.1. The zone boundaries on the Zoning Map shall be interpreted as follows:
  - (a) Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centreline, unless otherwise clearly indicated on the Zoning Map;
  - (b) Where a zone boundary is shown as approximately following the City boundary, it follows the City boundary;
  - (c) Where a zone boundary is shown as approximately following the edge, shoreline, or high water mark of a water body, it follows the natural boundary. In the event of change, it moves with the natural boundary;
  - (d) Where a zone boundary is shown as approximately following a property line, it follows the property line;
  - (e) In circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map.
- 2.2.2. When any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the centre of roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the roadway.

### **2.3. Minimum Parcel Area for Panhandle Parcels**

- 2.3.1. Where a parcel is a panhandle, the access strip or panhandle shall not be included in the calculation of the area of the parcel for the purposes of determining compliance with a minimum parcel area requirement of this Bylaw.

### **2.4. Units of Measure**

- 2.4.1. Metric units are used for all measurements in this Bylaw. The approximate imperial



measurement equivalents are shown in brackets for convenience only and do not form part of this Bylaw.

2.4.2. For the purposes of this Bylaw the following units of measure are abbreviated as follows:

- (a) Centimetres – cm
- (b) Square Centimetres – cm<sup>2</sup>
- (c) Hectares – ha
- (d) Kilograms – kg
- (e) Metres – m
- (f) Square metres – m<sup>2</sup>
- (g) Cubic metres – m<sup>3</sup>
- (h) Litres - L

## 2.5. General Definitions

2.5.1. The definitions of uses group individual land uses into a specified number of classes, with common functional or physical impact characteristics. They define the range of uses which are permitted as principal and accessory, with or without conditions, within various zones of this Bylaw.

2.5.2. The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

### A

**ACCESSORY** means customarily incidental, associated with, or subordinate to.

**ACCESSORY FARM SALES** means the retail sale of farm products grown, raised or produced on premises within the Agricultural Land Reserve, and may include the retail sale of additional farm products grown, raised or produced off site pursuant to the Agricultural Land Commission Act and Regulation thereto.

**ACCESSORY USE, BUILDING OR STRUCTURE** means a use, building or structure that is customarily incidental, associated with, or subordinate to a principal use, building or structure, and existing only in conjunction with a principal use located on the same parcel as the accessory use, building or structure.

**AGRICULTURAL BUILDING OR STRUCTURE** means a building or structure used to support agricultural uses on a farm. Agricultural buildings or structures may include storage space for agricultural machinery and equipment, storage space for agricultural products, or space for repairing and maintaining agricultural tools and equipment.

**AGRICULTURAL ZONES** are any zones in Section 8 of this Bylaw in which the predominant use, as determined by the general purpose and list of permitted uses in the zone, is of an agricultural nature.

**AGRICULTURE, GENERAL** means a use providing for growing, rearing, producing and harvesting of agricultural products on the same lot and includes the storage and sales on an individual farm of the products harvested or produced on that farm, and the storage of farm machinery, implements and supplies, and repairs to farm machinery and implements used on

that farm. It specifically excludes all manufacturing, processing, storage and repairs not related to the uses on the same lot. This use excludes livestock and poultry processing, Medical Marihuana Production Facilities, Intensive Agriculture and Feedlots.

**AGRICULTURE, INTENSIVE** means the use of land, buildings and structures by a commercial enterprise for the confinement of poultry, livestock or fur bearing animals within a confined area building or structure, or the growing of mushrooms where composting is part of the operation. This use does not include Medical Marihuana Production Facilities.

**AGRI-TOURISM ACCOMMODATION** means accommodation for tourists on a farm, orchard, or ranch which is subordinate and secondary to the main use. Agri-tourism accommodation units may have self-contained cooking facilities.

**AMENITY SPACE** means an outdoor or indoor area designed and provided for use by all residents of a residential development for cultural, social or recreational activities. Parking areas, driveways, decks and patios intended for individual dwelling units, service areas, storage areas, and areas within required building setbacks do not constitute amenity space.

**ANIMAL CLINICS, MAJOR** means those premises where domestic pets and livestock are given medical and surgical care and may include outdoor shelter.

**ANIMAL CLINICS, MINOR** means those premises where domestic pets are given medical and surgical care and does not include outdoor shelter.

**APARTMENT HOUSING** means any physical arrangement of three or more attached dwelling units, intended to be occupied by separate households, or at least one dwelling unit combined with a commercial use, having its principal access from a finished grade level entrance common to all dwelling units and separate from access to commercial uses within the same building.

**ATTIC** means the unfinished space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

**AUTOBODY REPAIR AND PAINT SHOPS** means those premises where automobiles, trucks, and other vehicles undergo body repair and painting.

**AUTOMOTIVE AND EQUIPMENT REPAIR SHOPS** means the servicing and mechanical repair of automobiles, trucks with a gross vehicle weight of less than 4100 kg gross vehicle weight, motorcycles, snowmobiles, and similar vehicles or the sale, installation, or servicing of related accessories and parts. This does not include autobody repair and paint shops, or wrecking yards.

**AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES, RENTALS AND STORAGE** means the retail sale, rental and storage of new or used automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, together with incidental maintenance services and sales of parts. It includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4100 kg. or the sale of motorhomes with a gross vehicle weight rating of more than 5500 kg. or a length of more than 6.7 m.

**AWNING** means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of a building.

## B

**BACHELOR DWELLING** means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms.

**BAKERY** means a factory for producing, mixing, compounding, or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other lot where any such product is made for consumption on the lot.

**BALCONY** means a platform, attached to and projecting from the face of a building above the first storey with or without a supporting structure, normally surrounded by a balustrade or railing with access only from within the building.

**BASEMENT** means a storey or storeys of a building located below the first storey.

**BAY WINDOW** means a glazed window that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

**BED AND BREAKFAST HOMES** means the accessory use of a residence in which temporary overnight accommodation and breakfast is provided to tourists and where the operator resides on the premises.

**BEDROOM** means a room containing a window, located in a dwelling, which due to its design or location in the dwelling, is or may be used primarily for sleeping. It includes dens, lofts, studies, and libraries.

**BOARDER** means a person who, in return for payment, has his or her place of residence in a separate or shared sleeping room, with or without meals.

**BOARDING OR LODGING HOUSE** means a dwelling unit in which the on-site resident may supply accommodation for their household, and sleeping unit accommodation, for remuneration. It may or may not include meal service. It includes lodges for senior citizens but does not include hotels, motels, temporary shelter services, congregate housing, bed and breakfast homes or other tourist accommodation.

**BROADCASTING STUDIO** means premises used for the production or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

**BUFFER AREA** means a landscaped or natural area free from buildings or structures, intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage and wildlife movement. This also refers to the use of vegetation and other screening or separation methods to separate non farming and farming land uses.

**BUILDING** means a temporary or permanent structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels or equipment.

**BUILDING INSPECTOR** means the person(s) appointed by Council to administer and enforce the provisions of the City of Armstrong Building Regulation Bylaw currently in effect.

**BUILDING PERMIT** means a permit issued in accordance with the City of Armstrong Building Regulation Bylaw currently in effect.

**BULK FUEL DEPOT** means lands, buildings, and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include either minor or major service stations.

**BUSINESS** means an establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This includes a Home Occupation.

**BUSINESS SUPPORT SERVICE** means a use that provides support services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines.

## C

**CANOPY** means a non-retractable hood cover or marquee which projects from the wall of a building. It does not include an awning, projecting roof, roof eaves, or enclosed structure.

**CAR WASH** means an establishment used for the cleaning of motor vehicles and may be either a free-standing operation or in conjunction with a service station, major or minor.

**CARE FACILITY, MAJOR** means a use licensed as required under the *Community Care and Assisted Living Act*, intended to provide care, educational services, or supervision for children or adults and may include limited overnight accommodation for shift workers.

**CARE FACILITY, MINOR** means the use of an occupied single detached dwelling, manufactured home, one half of duplex licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for children or adults, and may include limited overnight accommodation to accommodate shift workers.

**CARPORT** means the accessory use of a building or other structure, or part thereof for the parking or storage of a motor vehicle that is not enclosed on all sides, inclusive of the roof, doors and windows, whether attached to the principal building or not.

**CARRIAGE HOUSE** means a self-contained dwelling unit, located on the same parcel of land as another dwelling unit that is separate, subordinate in size and accessory to the primary residence, and does not include a mobile home, recreational vehicle, or a storage container.

**CEMETERY** means those areas of land that are set aside for the burial of human remains and may include memorial parks, burial grounds and crematoriums

**COMMERCIAL SCHOOL** means premises used for training, instruction, and certification in a specific trade, skill, or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, information technology, beauty culture, dancing, or music schools.

**COMMERCIAL STORAGE** means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

**COMMERCIAL USE** means an occupation, employment or enterprise that is carried on for gain or monetary profit.

**COMMERCIAL ZONES** are any zones listed in Section 10 of this Bylaw in which the predominant use, as determined by its general purpose and list of principal uses, is of a commercial nature.

**COMMUNITY ASSEMBLY HALL** means a building, or part of a building, used for the gathering together of groups of persons for a specific function. Typical uses include meetings for civic, education, political, religious, recreational or social purposes.

**COMMUNITY GARDEN** means land used to provide allotted plots at nominal cost to citizens for the purpose of growing produce for personal consumption.

**CONGREGATE HOUSING** means a multiple residential building or group of buildings in which residents may receive supportive services including a combination of meal preparation, served in a common amenity space or dining facility, visual and electronic monitoring, laundry, housekeeping, social and recreational activities, transportation, and counselling, but does not include the provision of on-site medical personnel.

**CONTAINER** means a non-combustible, portable unit used for the storage or transporting of goods, and includes cargo containers, but specifically excludes dumpsters and recycling receptacles intended for neighbourhood collection.

**CONTRACTOR SERVICES** means premises used for the provision of building and road construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage and warehouse space.

**CSA** means Canadian Standards Association.

**CUSTOM INDOOR MANUFACTURING** means development used for small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools.

## **D**

**DECK** means a structure more than 0.6 m above grade without a roof or walls, except for visual partitions and railings, for use as an outdoor amenity area.

**DRIVE-IN FOOD SERVICES** means premises used for eating and drinking which offers food produced in a manner that allows rapid customer service and includes one or more of car attendant services, drive through food pick-up services, or parking primarily intended for the on-site consumption of food within a motor vehicle.

**DRIVE-THROUGH SERVICES** means the use of a building to provide the ability to purchase commercial goods and services without the need to exit one's vehicle.

**DUPLEX HOUSING** means a building used or designed for use as two dwelling units, each with direct access to the outside at finished grade level, whether or not the units are

connected above and below each other or side by side, and which excludes secondary suites.

**DUST-FREE SURFACE** means a durable dust-free surface such as concrete or asphalt, and does not include crushed gravel or shale.

**DWELLING** means a residence providing sleeping rooms, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently for one household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen. For certainty, dwelling does not include a room in a hotel or a motel or other tourist accommodation, and does not include recreational vehicles.

## **E**

**EATING AND DRINKING ESTABLISHMENT** means premises where food and beverages are prepared and offered for sale to the public, for consumption within the premises, at an accessory outdoor seating area on the site, or off the site, but does not include drive-in food services.

**EDUCATION FACILITY** means premises used for public assembly for education, training or instruction purposes, and includes the administration offices and maintenance storage facilities required for the daily operation of the facility on the same site. Typical uses include public and separate schools, community colleges, universities, and technical and vocational schools, and their administrative offices.

**EMERGENCY AND PROTECTIVE SERVICES** means a facility used by fire protection, police, ambulance, or other such services as a base of operations.

**EQUIPMENT RENTALS** means premises used for the rental of tools, appliances, recreational craft, office machines, furniture, light construction equipment, or similar items but does not include rental of motor vehicles or industrial equipment.

**EXTENDED MEDICAL TREATMENT SERVICES** means premises providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences.

## **F**

**FARMER'S MARKET** means a fully or partly enclosed space containing stalls and structures for the direct sale to the public of farm and food products including but not limited to fresh, dried or frozen fruit, vegetables, meat, poultry, seafood, dairy products, plants, baked goods, prepared and ready-to-eat foods by producers (or their representatives) and arts and crafts.

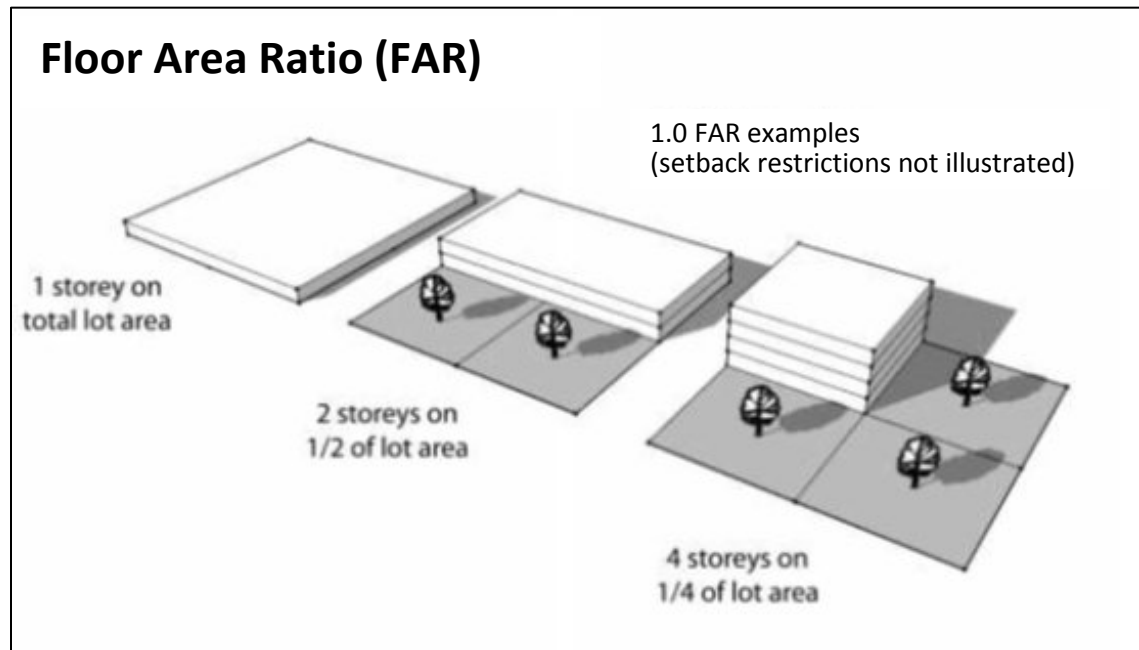
**FENCE** means a structure used as an enclosure or for screening purposes about all or part of a lot or a swimming pool, but does not include a retaining wall.

**FINANCIAL SERVICES** means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company or related business.

**FLEA MARKET** means an occasional or periodic sales activity held within a building, structure or open area where groups of individual sellers offer goods, new and used, for sale to the public.

**FLOOR AREA, GROSS (GFA)** means the total floor area of the building or structure contained within the exterior and basement walls.

**FLOOR AREA RATIO** means the gross floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.



**FOUR-PLEX HOUSING** means any physical arrangement of four attached dwelling units intended to be occupied by separate households with separate exterior access to grade.

**FRONTAGE** means the length of a lot line which immediately adjoins a street other than a lane or walkway.

**FUNERAL SERVICES** means premises used for the preparation of the dead for burial or cremation and the holding of funeral services.

## G

**GAMING FACILITIES** means premises customarily or regularly used for bingo or other games of chance pursuant to a licence issued by or under the authority of the provincial government and includes a social club for which gaming is licenced by the provincial authority.

**GAS BARS** means premises used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The gas bar may be a self-service, full service, key lock, card lock, or other similar operation. This does not include minor and major service stations.

**GENERAL INDUSTRIAL USE** means premises used for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing, design or testing of

materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or transshipping of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations. This use includes incidental and ancillary retail and office facilities.

**GOLF COURSE** means an area used for playing golf, and typically includes a club house, driving range, accessory retail sales, and an eating and drinking establishment.

**GRADE** means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as those used for or intended for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

**GREENHOUSES AND PLANT NURSERIES** means premises used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers.

**GROSS LEASABLE AREA** means the total floor area contained within the exterior and basement walls, which is designed to be used exclusively for tenant occupancy.

**GROUP HOME, MAJOR** means a community care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision, but does not include boarding or lodging houses or temporary shelter services.

**GROUP HOME, MINOR** means the use of one single family dwelling unit as a care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for not more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A group home, minor may include, to a maximum of four, any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services.

## H

**HEALTH SERVICES** means development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature, and may include medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counselling services.

**HEIGHT** means the greatest vertical distance from the grade to the highest point on a building or structure.

**HIGHWAY** means a street, road, lane, bridge, and any way open to public use.

**HOME OCCUPATION** means the accessory use of a dwelling unit for a business by a resident who resides on the premises.



**HOTEL** means the use of a building with a common entrance lobby and shared corridors, to provide sleeping accommodation for transient visitors and may include public facilities such as eating and drinking establishments, banquet, beverage, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests.

**HOUSEHOLD** means

- (a) one person living in a residential dwelling unit as a full time permanent resident; or
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit using common cooking facilities; or
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit using common cooking facilities.

In addition, a household may also include one housekeeper or nanny.

**HOUSEHOLD REPAIR SERVICES** means premises used for the provision of repair to goods, equipment and small appliances normally found within the home.

## I

**INDUSTRIAL ZONES** are any zones described in Section 11 of this Bylaw.

**INSTITUTIONAL ZONES** are any zones described in Section 12 of this Bylaw.

## K

**KITCHEN** means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which, may be intended or used for the preparation or cooking of food.

## L

**LANDSCAPING** means the use of any combination of plantings including lawns, shrubs, trees, original natural vegetation, or fencing, patios or other ornamental features for the purposes of beautifying or screening the appearance of a lot.

**LANE** means a street more than 3.0 m but not greater than 10.0 m in width.

**LIBRARIES AND CULTURAL EXHIBITS** means the use of premises for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include libraries, museums, and art galleries.

**LIVESTOCK** means cattle, horses, sheep, goats, swine, rabbits, fish, farmed game, poultry, domesticated fowl, or exotic animals as prescribed by the Minister responsible for the administration of the *Farm Practices Protection (Right to Farm) Act*.

**LOADING SPACE** means a temporary parking space reserved for the purpose of loading or unloading goods and materials.

**LOT** means a parcel of land, including Crown Land, which is legally defined either by registered plan or legal description.

**LOT, CORNER** means a lot situated at the intersection of two or more streets, or a lot that has two adjoining lot lines abutting a street which substantially changes direction at any point where it abuts the lot.

**LOT LINE, FLANKING OR EXTERIOR SIDE** means the lot line or lines not being the front or rear lot line, common to the lot and a street.

**LOT, INTERIOR** means a lot other than a corner lot.

**LOT LINE, INTERIOR SIDE** means the lot line or lines, not being the front or rear lot line, common to more than one (1) lot or to the lot and a lane.

**LOT, PANHANDLE** means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the access strip.

**LOT, THROUGH** means a lot which abuts two streets that are parallel or nearly parallel to the lot.

**LOT COVERAGE** means the area of a lot or lots covered by buildings or structures or impermeable surfaces.

**LOT DEPTH** means the horizontal distance between the mid-points of the front and rear lot lines.

**LOT LINE** means the legally defined boundary of any lot.

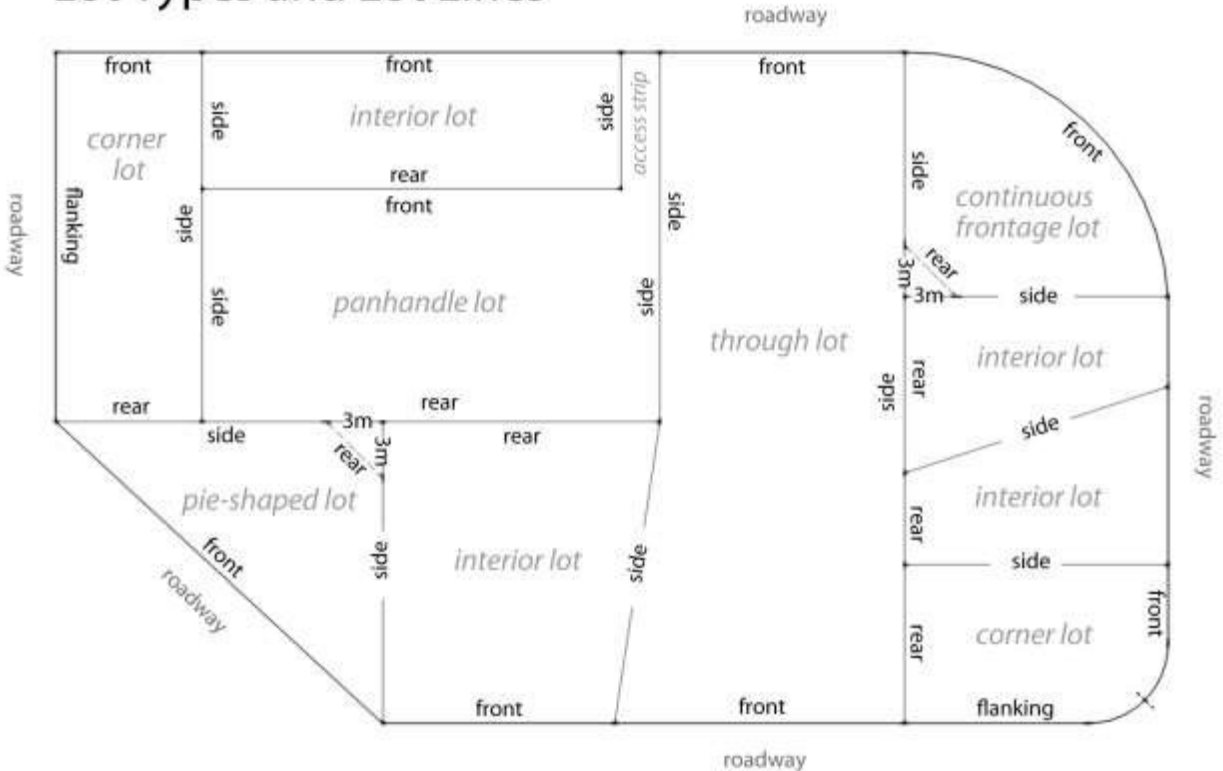
**LOT LINE, FRONT** means, in the case of an interior lot, a lot line separating the lot from the street; or in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street not including a corner rounding or corner cut; or in the case of a double fronting lot, the front lot line shall be determined by the average front yard setback on that block.

**LOT LINE, REAR** means either the lot line opposite to, and most distant from, the front lot line, or, where there is no such lot line, the point of intersection of any lot lines other than a front lot line which is furthest from and opposite the front lot line.

**LOT LINE, SIDE** means any lot boundary line which is not a front or rear lot line.

**LOT WIDTH** means the width of a lot where it abuts the street except in the case of an irregularly shaped lot, where the width shall be the horizontal distance between the side lot lines at the minimum front yard setback.

# Lot Types and Lot Lines



## M

**MANUFACTURED HOME** means a manufactured or modular detached dwelling unit (CSA A277 certified standards or B.C. Building Code standards) for residential occupancy. Typically the home is constructed off property and transported to its place of use for placement on a permanent foundation.

**MANUFACTURED HOME SPACE** means an area set aside and designated within a manufactured home park for the installation and placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.

**MARIJUANA** means all parts of the genus cannabis, whether growing or not and the seed or clone of such plants.

**MEDICAL MARIJUANA PRODUCTION FACILITY** means the use of land, buildings and structures for the federally licensed research and development, testing, production, administration, packaging and labelling, and distribution of medical marijuana, cannabis and related substances, including temporary indoor storage and destruction of plants or any component thereof.

**MOBILE HOME** means a detached dwelling unit constructed to CSA Z240 or CSA Z241 standards for residential occupancy, designed to be transportable on wheels.

**MOBILE HOME PARK** means a parcel of land for the placement of two or more mobile homes. This does not include the situation where an additional agricultural dwelling is located on a lot where the principal dwelling is a manufactured home.

**MOBILE VENDOR** means any person who, from a motor vehicle, trailer or cycle, as defined and licensed under the Motor Vehicle Act, sells, or offers for sale food, merchandise or a service, or who advertises or takes orders for goods or services.

**MOTEL** means a building or group of buildings divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments.

**MULTIPLE UNIT RESIDENTIAL ZONES** means any zones described in Section 9 of this Bylaw, excluding Detached Residential and Duplex Zones, and in which the minimum tenancy period is 1 month.

## **N**

**NATURAL BOUNDARY** means the visible high water mark of any wetland, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

**NON-ACCESSORY PARKING** means the provision of vehicular parking as a primary use and includes surface parking lots and parking structures located above or below grade.

**NON-RESIDENTIAL ZONES** are any zones other than those described in Section 9 of this Bylaw.

## **O**

**OFFICE** means the use of a building or part of a building for administrative or professional purposes and may include accessory retail sales of goods.

**OPEN SPACE** means that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building tenants or residents.

**OUTDOOR STORAGE** means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. This use does not include vehicle, recreational vehicle or boat storage.

## P

**PARAPET** or **PARAPET WALL** means that portion of a perimeter building wall that rises above the roof.

**PARK** means any outdoor land used for passive or active recreation of the public including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserve, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses. It includes all natural and man-made landscaping, facilities, playing fields, access, trails, buildings and structures consistent with the general purpose of public park land.

**PARKING AREA** means the accessory use of a lot or part of a lot or a building for the temporary parking of more than one vehicle by customers, employees and the public at large.

**PARKING SPACE** means a space of the size and dimensions to park one vehicle in conformance with Section 6 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

**PARTICIPANT RECREATION SERVICES, INDOOR** means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

**PARTICIPANT RECREATION SERVICES, OUTDOOR** means facilities which are available to the public at large for sports and non-motorized active recreation conducted outdoors. Typical uses include miniature golf courses, sports fields, and riding stables.

**PAWNSHOP** means a shop for the purchase or sale of goods or chattels or for taking in goods or chattels by way of security for money advanced on them, and purchases, receives or takes in goods or chattels and pays, advances or ends on them a sum of money under an agreement expressed, implied or to be from the nature and character of the dealing reasonably inferred, that those goods or chattels may be afterwards redeemed or repurchased on any terms.

**PERSONAL SERVICE ESTABLISHMENT** means the use of a building for the provision of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries but does not include health services, massage parlours or escort services.

**PREMISES** means an area of land, including a lot or parcel of land with or without buildings.

**PRINCIPAL USE, BUILDING OR STRUCTURE** means a use, building or structure in the list of permitted uses in the zones of this Bylaw, which:

- typically occupies the major or central portion of a parcel;
- is the chief or main use, building or structure on a parcel; and
- is the primary purpose for which the parcel is used.

**PRIVATE AMENITY SPACE** means an outdoor or indoor area designed and provided for use by individual dwelling units within a residential development for cultural, social or recreational

activities. Parking areas, driveways, service areas, storage areas, and areas within required building setbacks do not constitute amenity space.

**PRIVATE CLUB** means a development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization. Private clubs may include rooms for eating, drinking and general assembly and may hold a liquor license.

## R

**RECREATIONAL VEHICLE** means a vehicle required to be registered by the Ministry of Transportation intended for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all-terrain vehicles, snowmobiles and tent trailers but does not include manufactured homes.

**RECYCLING DEPOTS** means premises used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building.

**RELIGIOUS ASSEMBLY** means a building wherein people regularly assemble for religious worship and ancillary religious, philanthropic or social activities which is maintained and controlled for public worship. This use also includes accessory manses or rectories.

**RESIDENTIAL SALES CENTRE** means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

**RESIDENTIAL SECURITY OPERATOR UNIT** means an accessory building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone. No more than one residential security operator unit is permitted on a site.

**RESIDENTIAL ZONES** means any zones described in Section 9 of this Bylaw, and in which the minimum tenancy period is 1 month.

**RETAIL LIQUOR SALES ESTABLISHMENT** means the use of a building whether beer, wine and liquor are offered for sale and includes the enclosed storage of limited quantities of such items sufficient only to service such a store. Licensed retail stores must be operated by the holder of an existing license issued in accordance with the *Liquor Control and Licensing Act*.

**RETAIL STORE, GENERAL** means the use of a building where goods, merchandise and other materials are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, second-hand goods, and retail stores requiring outdoor storage.

## S

**SECONDARY SUITE** means a self-contained, dwelling unit located within, and subordinate to, a single detached dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to the outside without passing through any part of the principal unit. This use does not include duplex housing, apartment housing, or boarding and lodging houses.

**SERVICE STATIONS, MAJOR** means a use providing for the servicing or repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major service stations may include eating and drinking establishments as an ancillary use.

**SERVICE STATIONS, MINOR** means a use providing for routine servicing or repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.

**SHOPPING CENTRE** means a group of commercial establishments in one or more buildings.

**SINGLE DETACHED HOUSING** means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes that conform to the CSA A277 standards, and excludes mobile homes and park model trailers.

**SPECTATOR ENTERTAINMENT ESTABLISHMENT** means an enclosed building designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical uses include auditoria, cinemas, theatres, and concert halls.

**SPECTATOR SPORTS ESTABLISHMENT** means facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical uses include stadiums, arenas, animal and vehicle racing tracks.

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

**STOREY, FIRST** means the uppermost storey having its floor level not more than 2.0 m above building grade.

**STOREY, HALF** means a storey under a sloping roof, the walls of which, on at least two opposite walls, are not more than 0.6 m above the finished floor of such a storey. A half storey also includes a basement with walls between 0.6 m and 2.0 m high lying between building grade and the level of the finished floor directly above it.

**STREET** means a public right of way that affords the principal access to abutting properties. It can include a thoroughfare, street, trail, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestleway, or other public right of way that is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches and traffic lanes.

**STRUCTURE** means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs and tanks.

## T

**TANDEM PARKING** means two parking spaces, one behind the other, with a common or shared point of access to a manoeuvring aisle, lane or street.

**TOURIST CAMPSITES** means the use of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles, and is not used as year round storage or accommodation.

**TOWNHOUSE** means a building or buildings divided into not less than three dwelling units with each dwelling unit having direct access to finished grade level.

**TRUCK AND MANUFACTURED HOME SALES AND RENTALS** means development used for the sale or rental of new or used trucks, motorhomes, manufactured homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include but are not limited to truck dealerships, recreation vehicle sales, and manufactured home dealerships.

## U

**USE** means the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

**USED GOODS STORES** means development used for the retail sale of second-hand or used major and minor household goods, including the refurbishing and repair of the goods being sold. This does not include the sale of used vehicles, recreation craft or construction and industrial equipment, or flea markets, or auctioneering establishments.

**UTILITY SERVICES, MAJOR IMPACT** means premises used for utility infrastructure purposes which are likely to have a major impact on adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include but are not limited to, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants.

**UTILITY SERVICES, MINOR IMPACT** means premises used for utility infrastructure purposes which are likely to have only minor impact on the environment or adjacent land uses by virtue of appearance, noise, size, traffic generation or operational characteristics. Typical uses in this class include but are not limited to telephone exchanges, wire centres, switching centres, surface reservoirs or storm water lakes including adjacent landscaping and walkways, minor pumphouses, communication towers, gate stations for natural gas distribution, and transit terminals.



## V

**VACATION RENTAL** means the rental of all or part of a dwelling other than a Bed and Breakfast Home for less than 30 days.

**VEHICLE AND EQUIPMENT SERVICES, INDUSTRIAL** means premises used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and agricultural production. This does not include truck and manufactured home sales or rentals.

## W

**WALKWAY** means a street or portion of a street intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed to afford emergency vehicle use.

**WATERCOURSE** means any natural depression with visible banks, that contains water at some time, and includes any wetland, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, whether containing fish or not, including intermittent streams, and drainage works that contain fish.

**WAREHOUSING AND STORAGE** means a use where goods are stored within an enclosed building, or in an enclosed outdoor storage area. This use may include associated offices and packaging areas, but does not include retail sales to the public.

**WINERIES AND CIDERIES** means a facility for the production of wine or cider and includes the sale of these products produced on the site and the limited consumption of the products at the site; includes a farm winery, an estate winery, or an estate cidery licenced under the *Liquor Control and Licencing Act*.

## Y

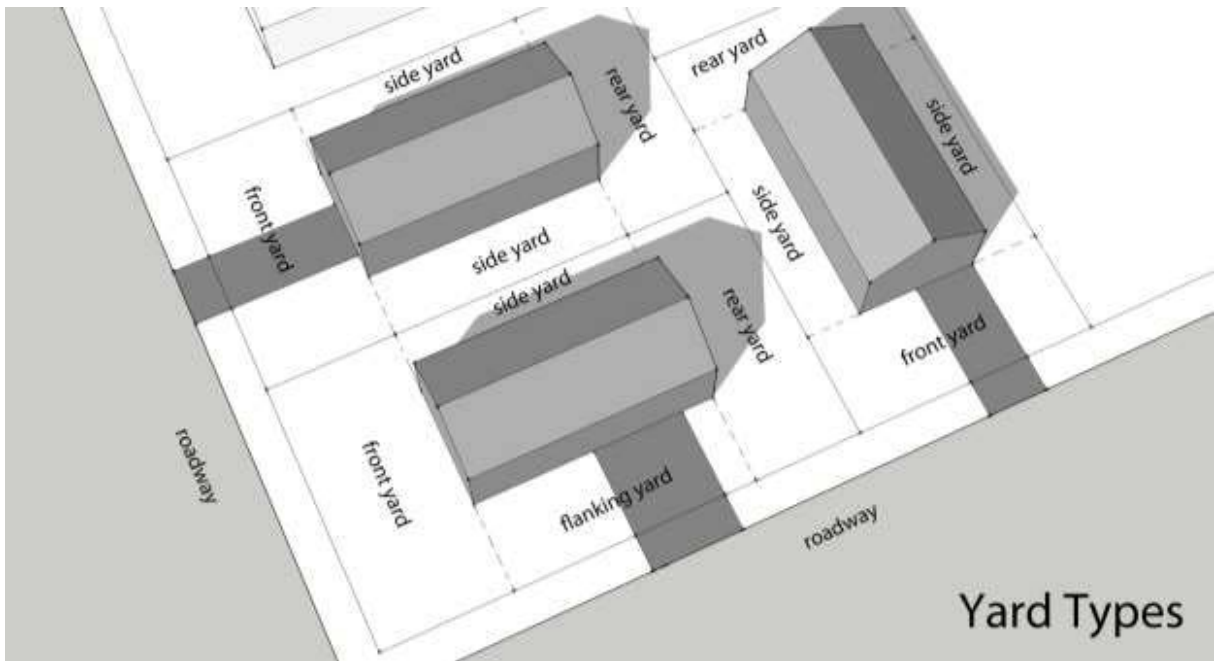
**YARD** means an area created by the required minimum building setback from the property line, measured 0.5 m above grade.

**YARD, FLANKING OR EXTERIOR SIDE** means that part of the lot which extends from a front yard to the rear yard between the exterior or flanking side lot line and the nearest wall or supporting member of a building or structure.

**YARD, FRONT** means the area between side lot lines extending from the front lot line to the nearest wall or supporting member of a building or structure.

**YARD, REAR** means the area between the side lot lines extending from the rear lot line to the nearest wall or supporting member of a building or structure.

**YARD, SIDE** means that part of the lot which extends from a front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure.



## Z

**ZONE** means the areas into which the City is divided in accordance with Section 1.12.1 of this Bylaw and shown on the maps attached as Schedule “A” of this Bylaw, and for which specific regulations are outlined herein.

## **SECTION 3 - GENERAL REGULATIONS**

### **3.1. Application**

- 3.1.1. Except as otherwise specified by this Bylaw, Section 3 applies to all zones established under this Bylaw.

### **3.2. Permitted Uses and Structures**

- 3.2.1. The following uses, buildings and structures are permitted in any zone, except as otherwise specified:
- (a) Transit stops;
  - (b) Civic plazas;
  - (c) Community gardens;
  - (d) Parks, playgrounds and recreational trails;
  - (e) The use of a building or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census;
  - (f) The use of a building, or part thereof, as a constituency office for a Federal Member of Parliament or a Provincial Member of the Legislative Assembly when located in a Commercial, Industrial or Institutional zone. Any signage for the constituency office will be required to meet the provisions of the City of Armstrong Signage Regulation Bylaw;
  - (g) A temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure, lot or utility for which a building, development permit or preliminary layout approval has been issued provided that the structure is removed within 30 days of project completion or one year following the issuance of a building permit;
  - (h) A waste receptacle for the purposes of active removal of debris;
  - (i) Landscaping, where the existing grade and surface drainage pattern is not materially altered and where the installation will not create off-site impacts;
  - (j) Railways except private sidings;
  - (k) Pipelines, and irrigation ditches, conduits, flumes, and pumphouses;
  - (l) Minor impact utility services underground or within statutory rights-of-way and utility poles and anchors;
  - (m) Construction, maintenance and repair of walkways, pathways and driveways;

### **3.3. Prohibited Uses and Structures**

- 3.3.1. The following uses, buildings and structures are prohibited:
- (a) Any use which is not expressly permitted either as a principal or accessory use, or a use permitted in the zone;
  - (b) An accessory use, in the absence of an associated lawfully established and ongoing principal use located on the same property;
  - (c) Occupancy of a recreational vehicle for more than 10 days in a period of 30 consecutive days;
  - (d) Vacation Rentals;

- (e) Storage use, except in a rear yard;
- (f) A use that is carried on wholly or partly in a tent, trailer or manufactured home, except as may be permitted under the provisions of this Bylaw;
- (g) The keeping of livestock, except on a lot within an Agricultural zone or otherwise as expressly permitted by this Bylaw;
- (h) Medical Marihuana Production Facilities except on lands within the Agricultural Land Reserve, subject to the provisions of this Bylaw.

### **3.4. Prohibited Vehicles and Equipment**

3.4.1. No owner, lessee, tenant, or person shall:

- (a) place or permit more than one truck or commercial vehicle not exceeding 7,000 kg. licensed gross vehicle weight on a lot in a Residential zone;
- (b) place or permit a utility trailer exceeding 6 m in length on a lot in a Residential zone;
- (c) permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a lot in a Residential zone;
- (d) permit more than two recreational vehicles outdoors on a lot in a Residential zone;
- (e) permit a fuel storage tank with a capacity exceeding 205 litres on a lot in a Residential zone;
- (f) place or permit a shipping Container on a lot in a Residential Zone unless in accordance with Section 3.11.1; or
- (g) store any equipment or building materials on a lot in a Residential Zone, except when the owner, lessee or occupier of the premises is in possession of a valid building permit, and the materials stored are to be used for the completion of the building or development in accordance with the applicable building permit.

### **3.5. Projections Into Yards**

- 3.5.1. Chimneys, cornices, leaders, pilasters, belt courses, sills, bay windows, a cantilevered section of a building or ornamental features may project into a required yard, provided such projections do not exceed 0.6 m. Structural projections, excluding purely architectural or aesthetic features, shall comprise not more than 20% of an exterior wall in which it is located. For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey.
- 3.5.2. Unenclosed steps, eaves, awnings, decks, canopies, balconies, or porches may project into a required yard provided such projections do not exceed 0.6 m.
- 3.5.3. Entrance canopies or awnings used for weather protection on apartment buildings may project no more than 3.0 m into a front yard or a flanking side yard or may project towards a side lot line provided that no part of the projecting feature is less than 1.5 m from a side lot line.
- 3.5.4. All canopies and awnings shall be designed to direct run-off and snow away from the sidewalk below.

- 3.5.5. Utilities, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by appropriate landscaping or hard surface as the case may be.

### 3.6. Accessory Structures

- 3.6.1. No person shall erect or permit to be erected a satellite dish, radio or television mast in a Residential zone:

- (a) that is located in a required front or side yard or projects over any lot line; or
- (b) is higher than the height permitted for any accessory structure in that zone unless the property owner or tenant holds a current Amateur Radio License issued by Industry Canada.

- 3.6.2. Accessory buildings or structures in non-Residential zones

- (a) An accessory building or structure in any non-Residential zone is subject to the development regulations for that zone.
- (b) Notwithstanding Section 3.6.2. (a), an accessory building or structure on a lot in a non-Residential zone which abuts a lot in a Residential zone shall not be less than 1.5 m from the boundary of the lot in a Residential zone.

- 3.6.3. Accessory buildings or structures in Residential zones

- (a) Accessory buildings or structures are not permitted in a required front yard.
- (b) An accessory building or structure shall not be used as a dwelling unless it is a permitted Carriage House.
- (c) Lot coverage of accessory buildings or structures shall not exceed 14% or a maximum area of 90 m<sup>2</sup> for accessory buildings in Residential zones.
- (d) Accessory buildings and structures shall be located on an interior lot as follows:
  - (i) an accessory building in a Residential zone or a Rural Residential zone shall not be located closer than 18.0 m to the front lot line unless it complies with the side yard requirements for a principal building and is located at least two times the distance of the required front yard setback for that zone from the front lot line;
  - (ii) an accessory building in a Residential zone or a Rural Residential zone shall be located no less than 1.0 m from the side lot line, except that where the accessory building does not exceed the fence height (2.0 m) and is less than 10.0 m<sup>2</sup> in area, it may be located within 0.0 m from the side lot line. Accessory buildings containing secondary suites shall conform to the side yard setback requirements for the principal building in the zone;
  - (iii) mechanical equipment shall be located to comply with the side yard setback for the principal building.
- (e) In addition to the provisions of Section 3.6.3(d), the distance between an accessory building and the side lot line abutting a flanking street, shall not be less than the exterior side yard abutting a flanking street required for the principal building.

- (f) An accessory building or structure on any double fronting lot shall be sited as if a front yard is required on both lot lines abutting streets.

### **3.7. Height and Grade**

- 3.7.1. In determining whether a development conforms to the maximum height permitted in any zone, structures such as chimney stacks, aerials, antennae, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height.
- 3.7.2. Where the width of a dormer or dormers exceeds 50% of the width of the roof on which they are located the height of the dormer will be measured as if it were the main roof.

### **3.8. Lighting**

- 3.8.1. Any outdoor lighting for any purpose shall be located and arranged so that light rays are deflected downward to minimize impact on surrounding development, and to ensure that no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control device.
- 3.8.2. Site areas with public access shall provide site lighting as necessary to encourage pedestrian safety.

### **3.9. Utility Cabinets**

- 3.9.1. Minor utility cabinets for the provision of telephone, power, cable television or other utility services, when located outside a statutory right-of-way, shall comply with the following:
  - (a) a cabinet less than 1.8 m in height with no horizontal dimension exceeding 1.0 m need not comply with any yard requirements in any zone;
  - (b) a cabinet less than 1.8 m in height with a horizontal dimension between 1.0 m and 2.0 m must be set back at least 1.0 m from a lot line; and
  - (c) a cabinet greater than 1.8 m in height or with a horizontal dimension exceeding 2.0 m shall comply with the setbacks for accessory structures in that zone.

### **3.10. Moving of Buildings**

- 3.10.1. The moving of buildings and structures from one lot to any other lot within the City of Armstrong or from outside of the City of Armstrong to a lot within the City, shall not be permitted except in the following circumstances:
  - (a) Manufactured Homes and Mobile Homes shall be permitted to be moved onto any lot that is zoned Mobile Home Park (RMP); and
  - (b) Manufactured Homes shall be permitted to be moved into any lot that is zoned to permit Single Detached Housing; and
  - (c) Buildings and structures shall be permitted to be moved onto lots that are zoned to permit Administration, Service and Assembly (P.2) uses, provided that said buildings and structures are permitted within the applicable zone

and provided that they meet all zoning, building code, and fire code requirements; and

- (d) Designated Heritage buildings and structures may be moved onto any lot within the City of Armstrong pursuant to a Heritage Revitalization Agreement adopted by Council in accordance with Part 27 of the *Local Government Act*.

### **3.11.Containers**

3.11.1. The following conditions shall apply to the use of Containers:

- (a) Containers painted in one colour only and displaying no signage or advertising are permitted in all Commercial zones, subject to the following:
  - (i) Containers shall be regulated as an accessory building or structure where permitted in a zone, except that only one Container may be placed on any single property; and.
  - (ii) Containers must not be used for human habitation with the exception of use as a workshop where permitted in a zone, and in accordance with an approved Building Permit.
- (b) No flammable, explosive or hazardous goods shall be stored in a Container without the express permission of the Fire Chief or his designate.

### **3.12.Highway Access and Services**

3.12.1. No building, structure, or lot in any zone shall be used for any purpose that requires Highway access or services unless:

- (a) the owner has obtained proper authorization to have the required services installed and has installed such services in accordance with the City of Armstrong Subdivision and Development Servicing Bylaw currently in effect; and
- (b) the lot has actual physical access from the street in accordance with the City of Armstrong Subdivision and Development Servicing Bylaw.

## SECTION 4 - SPECIFIC USE REGULATIONS

### 4.1. Application

- 4.1.1. The specific use regulations shall apply to all development unless otherwise exempted in this section.
- 4.1.2. If these regulations are in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.

### 4.2. Home Occupations

- 4.2.1. Where a Home Occupation is permitted within a Residential zone, the following regulations shall apply:
  - (a) The Home Occupation shall be accessory to the principal use of the premises for residential purposes;
  - (b) The Home Occupation must be carried out wholly within the dwelling unit or within an accessory building;
  - (c) The character and appearance of the dwelling unit or the accessory building must remain residential except that a sign for the Home Occupation is permitted in accordance with the City of Armstrong Sign Bylaw;
  - (d) Only persons residing in the dwelling unit shall be employed in the Home Occupation;
  - (e) The Home Occupation shall not generate more than two client visits at a time to the site from which the business is being operated;
  - (f) The maximum floor area for a Home Occupation located on the property is 25 % of the total floor area of the principal dwelling to a maximum of 45 m<sup>2</sup>;
  - (g) A food catering business operating lawfully within a dwelling may establish one additional kitchen provided that its installation is required by the Health Authority and that the kitchen must be removed should that Home Occupation cease.
  - (h) No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the Home Occupation;
- 4.2.2. Prohibited Activities
  - (a) The following activities related to a Home Occupation are prohibited:
    - (i) Exterior storage;
    - (ii) Business activities outside the principal or accessory use building;
    - (iii) The sale or display of any goods, wares, merchandise or foodstuffs which are not produced or made on the premises, except for mail order sales, telephone sales, or goods where the customer does not enter the premises to inspect or pick up the goods, or products incidental to the service provided;
    - (iv) Serving and consumption of foodstuffs;
    - (v) On site parking of commercial vehicles larger than 7000 kg gross vehicle weight; and
    - (vi) On site parking of heavy industrial equipment.



### **4.3. Secondary Suites and Carriage Houses**

- 4.3.1. The following conditions shall apply to Secondary Suites and Carriage Houses;
- (a) Not more than one (1) Secondary Suite or one (1) Carriage House shall be permitted on a lot, and a Secondary Suite or Carriage House shall not be permitted on the same property as a Boarding House or Bed and Breakfast operation or Group Home.
  - (b) No subdivision or strata titling of a Secondary Suite or Carriage House shall be permitted.
  - (c) The maximum floor area of a Secondary Suite shall not exceed the lesser of 90m<sup>2</sup> or 40% of the total floor area of the primary residence. The maximum floor area of a Carriage House shall not exceed the lesser of 90m<sup>2</sup> or 60% of the primary residence.
  - (d) A Carriage House shall not exceed the lesser of 7.5m in height or the height of the principal residence, unless specified otherwise in the development regulations of a particular zone. Where the width of a dormer or dormers exceeds 50% of the width of the roof on which they are located, the height of the building will be measured to the top of the dormer or to the top of the main roof, whichever is greater.
  - (e) Parking shall be in conformance with the regulations of this Bylaw, and a 1 ½ storey Carriage House must include a garage or carport within the first storey for a minimum of one vehicle. A single storey Carriage House is not required to provide an attached garage or carport.
  - (f) The owner of a Secondary Suite or Carriage House shall be required to hold a valid business licence with the City of Armstrong, if the unit is being rented.
  - (g) Where a Secondary Suite or Carriage House is permitted, a minimum area of 30m<sup>2</sup> of private amenity space shall be provided per dwelling unit. The private amenity space shall have a direct connection to the habitable space and be defined and screened through the use of landscaping such as: plantings, architectural elements such as a trellis, low fences, planters or changes in elevation.
  - (h) A lighted pathway is required from the on-site Secondary Suite or Carriage House parking stall(s) to the entrance door of the Secondary Suite or Carriage House, provided that lighting does not shine directly onto any adjoining properties or interfere with the effectiveness of any traffic control device.

### **4.4. Carriage Houses**

- 4.4.1. The following conditions shall apply to Carriage Houses:
- (a) Carriage Houses are considered to be Multi-family and Infill Residential Development and must be approved by Development Permit pursuant to the Official Community Plan Bylaw, and are subject to the Form and Character Guidelines contained therein.
  - (b) A Carriage House shall be located on a lot having an area of 600m<sup>2</sup> or larger, with a minimum frontage of 18m. For a panhandle lot, the minimum frontage shall not apply, but the portion of the lot that excludes the panhandle shall have a minimum area of 600m<sup>2</sup> and a minimum width of 18m.

- (c) A Carriage House shall have the same minimum front yard and side yard setbacks as the zone in which the principal residence is located and a minimum rear yard setback of 1.5m, where laneway vehicle access is available. Where no lane access is available, the minimum rear yard setback shall be 3.0m.
- (d) Vehicular access for a Carriage House shall be as specified by Development Permit pursuant to the Official Community Plan. Lane access may be permitted where access is proposed to be from a dedicated, hard-surfaced lane. Where no such lane exists, access to the Carriage House shall be from a driveway shared with the principal residence or in the case of a corner lot, may be from the flanking street.
- (e) On panhandle lots, front, rear and side yards for Carriage Houses shall be located as specified by a Development Permit pursuant to Section 6.0 of the Official Community Plan, and may have different orientation from the principal building.

#### **4.5. Bed and Breakfast Homes**

4.5.1. Bed and breakfast homes shall comply with the following regulations:

- (a) The bed and breakfast home shall be operated as an accessory use only within the principal building, with a maximum 3 sleeping units having accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 m<sup>2</sup> each;
- (b) Bed and breakfast homes shall not change the principal residential character or external appearance of the dwelling involved.
- (c) The licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located.
- (d) Parking areas and open space to be used by guests of a bed and breakfast home shall be provided on the same lot and be oriented away from abutting development to minimize the impact of the operation on neighbouring properties.
- (e) All parking area and open space to be used by guests of a bed and breakfast home are to be visually screened from abutting properties by opaque fencing or landscaping.
- (f) Bed and Breakfast Homes shall not be operated on the same lot as a Secondary Suite, Carriage House, Group Home, or Boarding or Lodging House.

#### **4.6. Boarding or Lodging Houses**

4.6.1. A boarding house shall comply with the following regulations:

- (a) Not more than two boarders shall be permitted to reside in the dwelling unit;
- (b) Meals shall not be prepared within the rental units; and
- (c) There shall be no indication from the outside that the dwelling unit is being used for boarding house purposes;

#### **4.7. Drive-Through Services**

4.7.1. The minimum site width for a development of a Drive-Through Service shall be 30.0 m.

- 4.7.2. Site area shall be provided as follows:
- (a) The minimum site area for any development incorporating a Drive-Through Service shall be 930 m<sup>2</sup> and the maximum site coverage shall be 30%.
  - (b) The minimum site area for a Service Station shall be 1,200 m<sup>2</sup> and the maximum site coverage, including pump islands, shall not exceed 30%.
- 4.7.3. Queuing space shall be provided as follows:
- (a) For Drive-Through Services that service vehicles, excluding car washes, a minimum of three in-bound and two out-bound queuing spaces shall be provided for each service bay.
  - (b) Each queuing space referenced in sub section 4.7.3. (a) shall be a minimum of 6.0 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring in accordance with Section 6 Access, Parking and Loading.
- 4.7.4. Service Stations and Gas Bars shall adhere to the following:
- (a) All pump islands shall be located at least 6.0 m from any property line or parking area on the site, or laneways intended to control traffic circulation on the site;
  - (b) A canopy over a pump island shall not extend to within 3.0 m of the property line of the site;
  - (c) The canopy area for a Service Station or Gas Bar shall not constitute part of the site coverage; and

#### **4.8. Car Washes**

- 4.8.1. Car washing establishments shall provide a minimum of 5 vehicle storage spaces per automated washing bay at the entrance end of the facility with each vehicle storage space having a minimum dimension of 6.0 m long and 3.0 m wide.
- 4.8.2. Where the washing bay is coin operated and the vehicle is manually washed by an occupant of the vehicle a minimum of 2 vehicle storage spaces shall be provided at the entrance end of the facility.

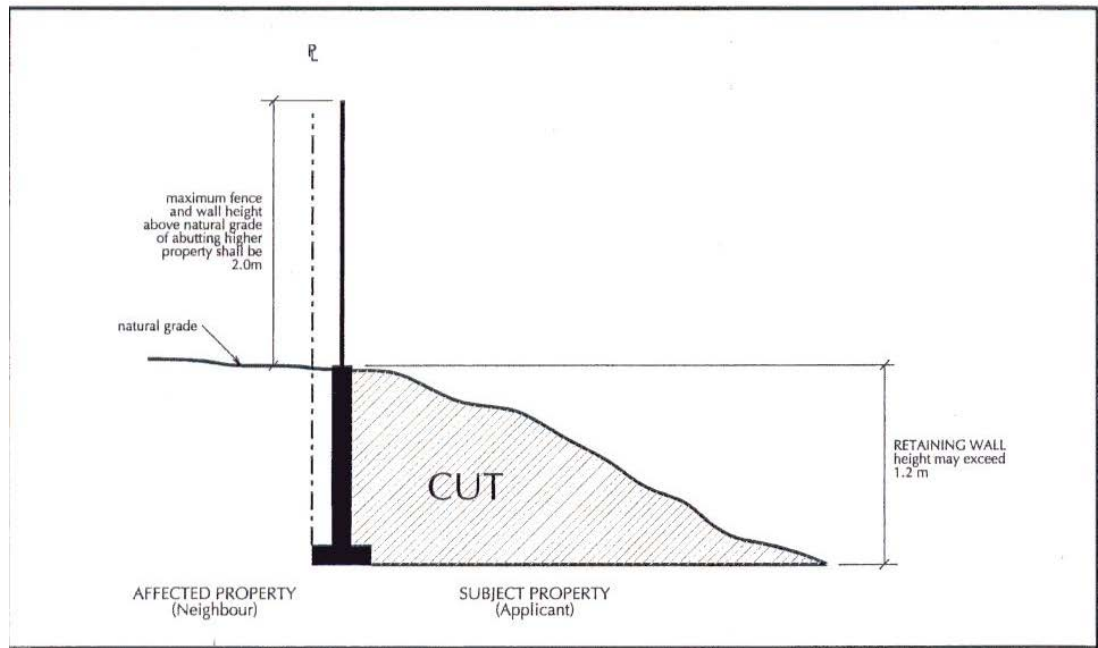
#### **4.9. Medical Marihuana Production Facilities**

- 4.9.1. The following conditions shall apply to Medical Marihuana Production Facilities:
- (a) Medical Marihuana Production Facilities shall be located only on properties with a minimum parcel size of one hectare, within the Agricultural Land Reserve;
  - (b) All activities associated with Medical Marihuana Production Facilities shall be housed completely within an enclosed building and there shall be no outdoor storage or display.
  - (c) Nothing shall be done which is or will be become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust fumes, smoke, vibration, noise or glare, nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference or undue traffic congestion.

## SECTION 5 - SCREENING AND LANDSCAPING

### 5.1. Screening

- 5.1.1. Landscape screening consisting of a solid, opaque 2.5 m (8.202 feet) fence or wall, which shall be uniformly painted, well maintained and not used for advertising, display purposes or for the posting of notices, or a compact evergreen hedge not less than 2 m (6.562 feet) in height, which shall be maintained in good condition at all times, shall be provided as follows:
- (a) In Commercial, Industrial and Multiple Unit Residential zones, any part of a lot used or intended to be used as an outside storage area shall be completely screened from public view, and from adjacent properties, and no material shall be piled to extend above such screening.
  - (b) Where any Commercial, Industrial, or Multiple Unit Residential parking or display area abuts a lot in a Residential zone, or is separated by a lane therefrom, screening of 2 m (6.562 feet) in height shall be provided and properly maintained along the common property boundary.
  - (c) Notwithstanding the requirements of Subsection 5.1.1. (b) above, screening along a lane shall be not less than 0.7 m (2.297 feet) and not more than 1.1 m (3.609 feet) in height for a distance of not less than 6 m (19.68 feet) from all points of ingress and egress to and from such parking or display area.
  - (d) In Commercial, Industrial and Multiple Unit Residential zones, garbage containers shall be screened from public view, and from adjacent properties, with walls, fencing, hedging, planting or other opaque screening materials. Such containers shall not be sited adjacent to a property boundary abutting a lot in a zone other than a Commercial, Industrial or Multiple Unit Residential zone and shall be sited in accordance with the provisions of Section 3.6. (Accessory Structures) of this Bylaw.
  - (e) In Commercial zones, Containers (as defined in Section Two) shall be screened from public view, and from adjacent properties, with walls, fencing, hedging, planting or other opaque screening materials. Such containers shall not be sited adjacent to a property boundary abutting a lot in a zone other than Commercial zone and shall be sited in accordance with provisions of the Commercial Zones of this bylaw.
- 5.1.2. The height of screening in the form of fencing or landscaping shall be determined by measurement from the ground level. In the case of a sloping lot, fence height shall be measured at the midpoint between fence posts.
- 5.1.3. Any portion of a retaining wall which projects above the surface of the ground which it supports shall be considered as a screen and subject to the regulations of this Section.
- 5.1.4. Notwithstanding Subsections 5.1.1. (c) and 5.1.3. above, in cases where a retaining wall has been constructed along a property line, the height of screening shall be determined by the measurement from the surface of the ground which the retaining wall supports as illustrated in the following diagram:

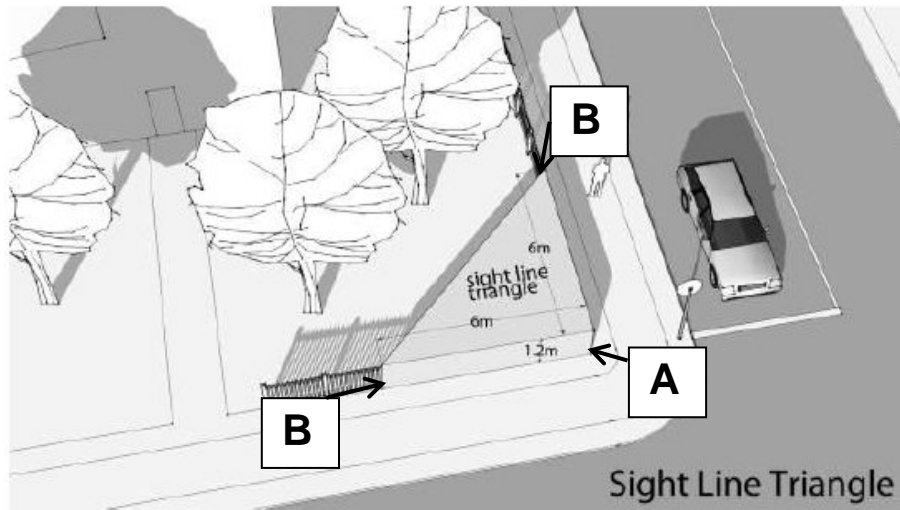


- 5.1.5. Rooftop, mechanical and electrical equipment in zones other than Agricultural zones shall be screened from view from a public roadway or adjacent property at grade.
- 5.1.6. Subject to the vision clearance provisions of Subsection 5.2.1. the following height limitations shall apply to screening:
- (a) In all zones, fences and hedges not greater than 1.2 m (3.937 feet) in height may be located anywhere on a lot.
  - (b) In all zones, except Industrial zones, fences or walls not greater than 2 m (6.562 feet) in height may be located on any lot to the rear of a required front yard, except along an exterior side lot line, in which case the maximum fence height shall be 1.2 m (3.937 feet).
  - (c) In Industrial zones, fences or hedges not greater than 2.5 m (8.202 feet) in height may be located on any lot to the rear of a required front yard.
  - (d) In Residential zones, where the rear line of a lot abuts the side line of an adjoining lot, the height of fences, walls, or hedges, on such rear lot line shall be not greater than the height permitted on the side line of an adjoining lot at the point of abutment.

## 5.2. Sight Line Triangle

- 5.2.1. A fence, wall structure, hedge, bush, shrub, tree or other visual obstruction must not be erected maintained or allowed to grow to a height greater than 1.0 m in the area bounded by the intersection of lot lines at
- (a) a street corner (A) and
  - (b) a line joining points along said lot line 6m from their points of intersection (B).

For additional guidance, see illustration below:



- 5.2.2. Subsection. 5.1.6. and 5.2.1. above shall not apply to open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary, or high school areas, and in Commercial and Industrial zones. In these cases, no such fence shall exceed a height of 3.5 m (11.48 feet).

### 5.3. Landscaping

- 5.3.1. Landscaping buffers shall be provided and well maintained at all times, as follows:
- (a) Where any commercial, industrial or multiple unit residential development abuts a lot in a Residential Zone, a landscaped buffer area shall be provided and maintained, along the common property boundary, with a minimum width of 2 m (6.562 feet).
  - (b) Where any commercial or industrial development abuts a Controlled Access Highway, a landscaped buffer area shall be provided and maintained with a minimum width of 8 m (26.25 feet).
  - (c) Where any commercial or industrial development abuts any other highway, a landscaped buffer area shall be provided with a minimum width equal to the lesser of 2 m (6.562 feet) or the required front or exterior side yard setback of the applicable zone.
  - (d) The remainder of the property that is not used for buildings, display, parking, or access driveways shall be suitably landscaped.
- 5.3.2. Landscaping shall consist of the following:
- (a) A minimum of five percent (5%) of the landscaped area shall be planted in trees using the canopy area of the trees as a measure of the number and size of trees required
  - (b) Other landscape materials including drought tolerant plants, xeriscaping and measures for water conservation may be utilized subject to the approval of the City of Armstrong.
- 5.3.3. All outdoor storage areas shall have a dust free surface.
- 5.3.4. Where automatic irrigation systems are used, no run-off will be permitted onto

sidewalks, streets or parking areas.

- 5.3.5. Where landscaping extends onto the road right of way boulevard, landscaping shall be limited to low growing shrubs, perennials or ground cover. No boulders or other large obstructions shall be permitted within the road right of way.
- 5.3.6. In no case shall codling moth host trees including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles japonica*) be used for landscaping.

## **SECTION 6 - ACCESS, PARKING AND LOADING**

### **6.1. Driveway Access**

- 6.1.1. Each vehicular access to and from a Highway shall comply with all requirements of this bylaw and the Armstrong Subdivision and Development Servicing Bylaw currently in effect.
- 6.1.2. Each Residentially zoned property shall have one (1) vehicular access point. Additional access may be permitted if separated by a minimum distance of 18 m.
- 6.1.3. Vehicular access in Residential zones shall be a maximum of 6 m in width at the point at which the vehicular access connects with the abutting Highway.
- 6.1.4. Location and specifications of vehicular access shall be as follows:
  - (a) Traffic safety and good engineering practices, including sight distances shall govern the location of vehicular access to and from a Highway.
  - (b) Existing works, services and other infrastructure shall not be affected by the installation or construction of vehicular access to or from a Highway;
  - (c) Vehicular access shall be constructed so as to ensure that surface drainage from private property does not adversely affect the Highway or adjacent properties;
  - (d) All portions of the vehicular access shall be constructed within the frontage of the property served by the access; and
  - (e) The maximum grade for a private vehicular access shall be 2% for the first 6 metres from the property line and 12% thereafter.

### **6.2. Access to Panhandle Lots**

- 6.2.1. For panhandle lots, the frontage required shall in no case be less than:
  - (a) 6 m where the panhandle lot cannot be further subdivided; or
  - (b) 18 m where the panhandle lot can be further subdivided into two or more lots.

### **6.3. Off-Street Vehicle Parking**

- 6.3.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided by the property owner in accordance with the requirements of this Bylaw.
- 6.3.2. Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale, or storage of goods of any kind.
- 6.3.3. Number of Spaces
  - (a) The minimum number of off-street vehicle parking spaces required for each use is specified in the Parking Schedule (Table 6.1) except where additional parking is required by the Ministry of Transportation and Infrastructure for sites with direct access to a provincial highway.



- (b) Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
- (c) Where more than one calculation of parking space requirements is specified for a land use, the greater requirement shall be applied.
- (d) Where the Parking Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the parking requirements.
- (e) Where a development consists of a mix of use classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use class.

6.3.4. Parking Spaces for the Disabled shall be:

- (a) designated if the B.C. Building Code deems that disabled access to the development is required;
- (b) designated as parking space for the disabled using appropriate signage; and
- (c) included in the calculation of the applicable minimum parking requirement;
- (d) as close as practical to the building entrance; and
- (e) a minimum 3.7 m in width and minimum 6.0 m in length.

6.3.5. Parking Spaces for Visitors

- (a) Parking spaces for visitors shall be provided in accordance with the Parking Schedule (Table 6.1) of this Bylaw.

6.3.6. Location

- (a) For residential use classes:
  - (i) all required off-street parking shall be located on the site of the development served by the parking;
  - (ii) all visitor parking is to be easily accessible to the access points of the corresponding development and or buildings;
  - (iii) for developments with 2 or less dwelling units, no required off-street parking spaces shall be located in the required front yard;
  - (iv) for developments with 3 or more dwelling units, no off-street parking shall be located within 1.5 m of any side or rear property line or within 3.0 m of any flanking street.
- (b) For non-residential use classes:
  - (i) all required off-street parking shall be located on the site of the development served by the parking;
  - (ii) no off-street parking shall be located within 2.0 m of any front property line or any property line abutting a street; and
  - (iii) no off-street parking shall be located within 1.5 m of any side or rear property line abutting Residential zones.

6.3.7. Cash in Lieu of Parking

- (i) Despite Section 6.3.1., as an alternative to providing up to 50% of the number of parking spaces required for commercial and mixed use developments within the Town Centre Commercial C.1 Zone, the City will accept payment of the amount to be paid in respect of each required parking space that is not provided, as may be established in the Fees and Charges Bylaw.

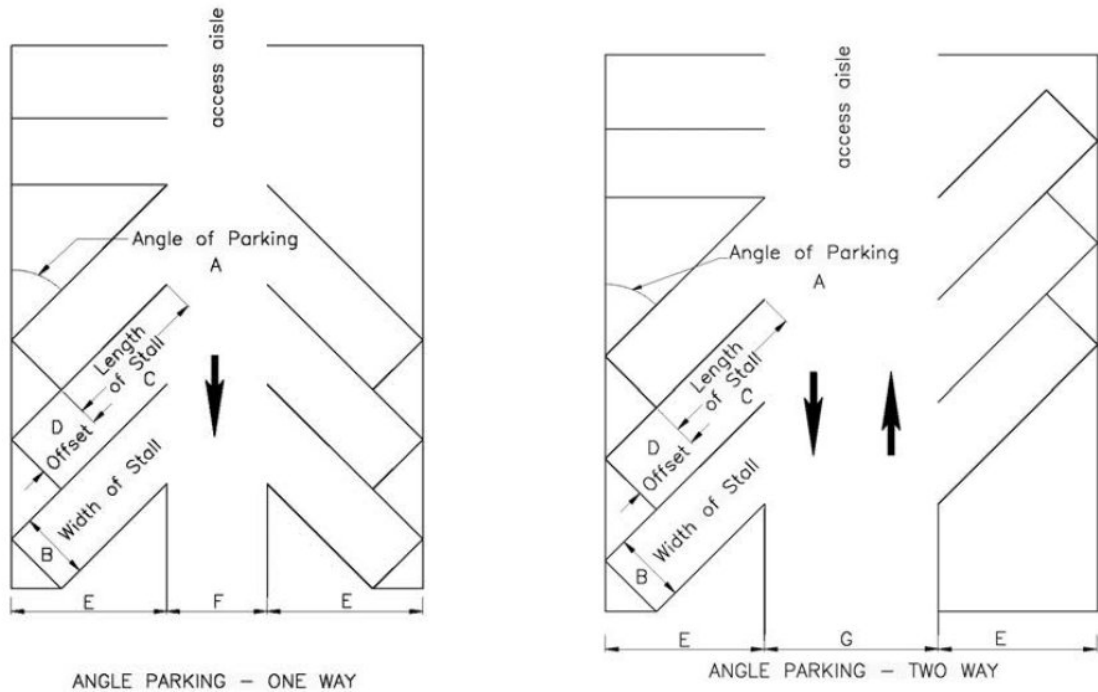
6.3.8. Size of Off-Street Parking Spaces

- (a) Each required off-street parking space shall conform to the following provisions as outlined in Figure 6.1 Parking Stall Dimensions and Figure 6.2 Parking Access Angles:

FIGURE 6.1 Parking Stall Dimensions

Angle (A)	Width (B)	Length (C)	Offset (D)	Depth (E)	Drive Aisle (F) one way	Drive Aisle (G) Two way
90	2.5m	6.0m	0.0m	6.0m	7.0m	7.0m
60	2.5m	6.0m	6.6m	6.6m	5.5m	7.0m
45	2.5m	6.0m	6.2m	6.2m	3.6m	7.0m
parallel	2.5m	=7.0m  5.5m for an end space with open end.	2.5m	2.5m	3.5m	7.0m

FIGURE 6.2 Parking Access Angles



- 6.3.9. All parking spaces must have a clear vertical height of not less than 2.2 m.
- 6.3.10. For parking spaces other than parallel parking spaces, up to 40% of the required parking spaces may be of a length shorter than that required above, to a minimum of 5.0 m, a clear width of not less than 2.3 m and a clear height of not less than 2.2 m.
- 6.3.11. Where the use of a parking space is limited on one side by a wall or a column, the unobstructed width of the parking space shall be 2.8m and if in this case a building door opens into the parking space on its long side, the unobstructed width shall be 3.0m.
- 6.3.12. Tandem Parking
  - (a) Parking spaces may be configured in tandem for single detached housing, semi-detached housing, and duplex housing.
  - (b) In housing developments containing three or more dwellings, tandem parking may be allowed provided each dwelling has one directly accessible parking space and guest parking is not in tandem.

#### **6.4. Off-Street Loading**

- 6.4.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street loading spaces shall be provided by the property owner in accordance with the requirements of this Bylaw.
- 6.4.2. Number of Spaces
  - (a) The minimum number of off-street loading spaces, including bus loading spaces, required for each use is specified in the Loading Schedule (Table 6.2).
  - (b) Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
  - (c) Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.
  - (d) Where the Loading Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the loading space requirement.
  - (e) Where a development consists of a mix of use classes, the total off-street loading requirement shall be the sum of the off-street loading requirements for each use class, unless there is a complementary demand or differences in periods of use for loading that warrants a different requirement.
- 6.4.3. Location
  - (a) Off-street loading space shall be provided entirely within the property of the development being served, and shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw.
  - (b) Off-street loading space shall be oriented away from residential development.

#### 6.4.4. Size and Access

- (a) Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28 m<sup>2</sup> in area, less than 3.0 m in width, or have less than 4.0 m in overhead clearance.
- (b) Each required bus loading space shall be a minimum of 3.6 m in width, a minimum of 12.2 m in length, and have a minimum clearance of 4.6 m.
- (c) Access to any loading area shall be provided, wherever possible, internally to the development or from a lane abutting the development.
- (d) Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes interference with traffic on the abutting streets or lanes and in all cases shall be subject to the approval of the Public Works Manager.

### 6.5. Development Standards for Vehicle Parking and Loading

- 6.5.1. Every off-street parking or loading area required by this Bylaw to accommodate 3 or more vehicles, and every access road to such required parking or loading, shall have a dust-free surface constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Any requirement for concrete or asphalt does not apply to Agricultural zones or public parks and open space use.
- 6.5.2. Every off-street parking or loading area required by this Bylaw to accommodate 3 or more vehicles:
  - (a) shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled, manoeuvring aisles, entrances, and exits with pavement markings, signs, and or other physical means;
  - (b) shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system; and
  - (c) shall be constructed with surface grades not exceeding 6%.
- 6.5.3. No public street shall be used for the required aisle access to parking spaces. Where a lane is used for aisle access, the parking spaces shall be increased by a minimum of 1.5 m (4.92 ft.) in length.
- 6.5.4. Where a parking or loading area is associated with a commercial or industrial use and the development property abuts property in a Residential zone, an Institutional zone, or an abutting road right-of-way, the parking or loading area shall have a landscaped screen as required by Section 5.
- 6.5.5. Every off-street parking or loading area required by this Bylaw to accommodate 50 or more vehicles at-grade shall incorporate landscaped open space within the parking area calculated on the basis of 2.0 m<sup>2</sup> of landscaped area per required parking and loading space. This shall be landscaped in accordance with Section 5.
- 6.5.6. Every off-street parking or loading area, and access thereto, shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon property lines.
- 6.5.7. Every off-street parking or loading area which is illuminated shall have all lighting positioned in such a manner that light falling onto abutting properties is minimized.

- 6.5.8. Any trash storage or collection area co-existing with any parking or loading area:
- (a) shall be clearly delineated as separate and in addition to required parking and loading spaces;
  - (b) shall be located such that collection vehicles can gain access without undue interference with the operation of the parking and loading area; and
  - (c) shall have a fenced or landscaped screen as required by Section 5.

<b>Table 6.1: Parking Schedule</b>	
*NOTE: GLA = Gross Leasable Floor Area	
Type of Development (Use)	Required Parking Spaces
<b>Residential and Residential Related</b>	
Apartment Housing  Townhouse	1 per bachelor dwelling unit, plus 1.25 per 1-bedroom dwelling unit, plus 1.5 per 2-bedroom dwelling unit, plus 2 per 3-or-more bedroom dwelling unit  1 per dwelling unit in the C.1 zone  Of the total required spaces above, 1 parking space shall be designated visitor parking for every 7 dwelling units
Bed and Breakfast Homes	1 per sleeping unit, plus spaces required for the corresponding principal dwelling unit
Boarding or Lodging Houses	1 per 2 sleeping rooms, plus spaces required for the corresponding principal dwelling unit
Congregate Housing	1 per principal dwelling, plus 2 stalls per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Group Homes, Major	1 per 3 beds
Group Homes, Minor Temporary Shelter Services	1 per principal dwelling, plus 1 stall per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Home Occupation	1 in addition to that required for the principal dwelling unit(s)
Mobile Homes in RMP zone	2 per dwelling unit, plus 1 space per 7 dwelling units as designated visitor parking

Secondary Suites or Carriage Houses	1 per bachelor or 1 bedroom unit, 2 per units containing 2 or more bedrooms, plus spaces required for the corresponding principal dwelling unit
Single Detached Housing Single Detached Housing in a Bareland Strata Duplex Housing Manufactured Homes Residential Security Operator Unit	2 per dwelling unit  Of the required spaces, 1 per 7 dwelling units to be designated visitor parking (in addition to the total number of spaces to be provided) for bareland strata and strata developments
<b>Commercial</b>	
All commercial uses combined in Shopping Centres in any zone except C1	4.4 per 100 m <sup>2</sup> GLA
All commercial uses in the C1 zone even if listed separately below	2.0 per 100 m <sup>2</sup> GLA
Animal Clinics, Major and Minor	2.0 per 100 m <sup>2</sup> GLA
Animal Shelter	1 per employee on duty plus 2
Automotive and Equipment Repair Shops	2 per service bay
Automotive and Minor Recreation Vehicle Sales and Rentals, Truck and Manufactured Home Sales Service	2.0 per 100 m <sup>2</sup> GLA
Boat Storage Recreational Vehicle Storage	1 per 10 boat storage stalls plus 2 stalls for employees
Broadcasting Studios	2.5 per 100 m <sup>2</sup> GLA
Commercial Schools	1 per 10 students
Drive-In Food Services	2.5 per 100 m <sup>2</sup> GLA; minimum 5
Eating and Drinking Establishment	1 per 4 seats of capacity
Financial Services	2.5 per 100 m <sup>2</sup> GLA
Gas Bars Service Stations, Major and Minor Car Washes	1 per 2 employees on duty, plus 2 per service bay, plus additional required spaces for other associated uses (e.g. convenience retail)
Health Services	5 per 100 m <sup>2</sup> GLA
Hotels	1 per sleeping unit, plus requirements of other uses
Motels	1 per sleeping unit, plus requirements of other uses
Offices	2.8 per 100 m <sup>2</sup> GLA

Personal Service Establishments	
Household Repair Services	
(a) GLA less than 1,000 m <sup>2</sup>	(a) 2.0 per 100 m <sup>2</sup> GLA
(b) GLA 1,000 m <sup>2</sup> or greater	(b) 3.0 per 100 m <sup>2</sup> GLA
(c) Laundromats	(c) 1 per 3 washing machines
Residential Sales Centre	2 per centre
Retail Liquor Sales Establishments	
(a) GLA less than 200 m <sup>2</sup>	(a) 2.0 per 100 m <sup>2</sup> GLA
(b) GLA greater than 200 m <sup>2</sup>	(b) 3.0 per 100 m <sup>2</sup> GLA
Retail Store, Convenience	
Retail Store, General	
Flea Markets, and Second-Hand Stores	
(a) GLA less than 1,000 m <sup>2</sup>	(a) 2.0 per 100 m <sup>2</sup> GLA
(b) GLA greater than 1,000 m <sup>2</sup>	(b) 3.0 per 100 m <sup>2</sup> GLA
All other commercial uses not listed above	
(a) GLA less than 2,000 m <sup>2</sup>	(a) 2.2 per 100 m <sup>2</sup> GLA
(b) GLA 2,000 m <sup>2</sup> to 20,000 m <sup>2</sup>	(b) 3.2 per 100 m <sup>2</sup> GLA
(c) GLA greater than 20,000 m <sup>2</sup>	(c) 4.3 per 100 m <sup>2</sup> GLA
Agricultural	
Agri-tourism Accommodation	1 per sleeping unit
Greenhouses and Plant Nurseries	6.7 per 100 m <sup>2</sup> GLA of retail sales structure
Agricultural and Garden Stands	5.0 per 100 m <sup>2</sup> GLA, minimum 4
Medical Marijuana	1 per each employee on duty
Industrial	
Bulk Fuel Depot	1 per employee on duty
General Industrial Uses	2.0 per 100 m <sup>2</sup> GLA
Equipment Rentals	2.0 plus 1 per 100 m <sup>2</sup> GLA
Vehicle and Equipment Services, Industrial	
Warehousing and Storage	.5 per 100 m <sup>2</sup> GLA; minimum 5
Institutional and Basic Service	
Cemetery	1 per employee
Emergency and Protective Services	10.0 per 100 m <sup>2</sup> GLA (excluding parking garages)
Extended Medical Treatment Services	1 per bed

Funeral Services	6.7 per 100 m <sup>2</sup> GLA for chapel, plus 2.5 per 100 m <sup>2</sup> GLA
School, Elementary	2 per classroom
School, Secondary	5 per classroom
Universities or Colleges	10 per classroom
<b>Community, Recreational and Cultural</b>	
Bowling Alleys	2 per alley
Care Facilities, Intermediate Care Facilities, Major Care Facilities, Minor	1 per 10 children, plus 1 per 2 employees on duty; minimum of 4
Community Recreation Services Private Clubs	1 per 5 seating spaces; or or 20 per 100 m <sup>2</sup> of floor area used by patrons, whichever is the greater
Libraries and Cultural Exhibits (e.g. Museum, Art Gallery)	2.5 per 100 m <sup>2</sup> GLA
Curling Rink	4 per curling sheet
Golf Course	6 per hole; plus the parking required for other secondary uses
Golf Driving Range	2 per tee
Park (a) greater than 2 ha. in area (b) less than or equal to 2 ha. In area (c) any size, associated with school site	(a) minimum 18 (b) minimum 6; on-street parking spaces abutting the park site may be used for all or some of the requirement (c) school parking requirement only
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks and racquet clubs)	1 per employee on duty, plus 1 per 3 users
Racquet Clubs	3 per court
Recycling Depots	1 per recycling container, minimum of 2
Religious Assemblies	1 per 5 seats or 10 per 100 m <sup>2</sup> of GLA whichever is the greater
Spectator Entertainment Establishment	1 per 4 seats
Spectator Sports Establishment	1 per 4 seats
Tourist Campsite	1.1 per camping space



<b>Table 6.2: Loading Schedule</b>	
Type of Development (Use)	Required Parking Spaces
Care Centres, Minor	1 car loading space
Care Centres, Intermediate	2 car loading space
Care Centres, Major	3 car loading space
Commercial Uses Industrial Uses Medical Marijuana Production Facilities	1 per 1,900 m <sup>2</sup> GFA
Community, Educational (except below), Recreational and Institutional Uses	1 per 2800 m <sup>2</sup> GFA
Eating Establishment	1 per 2,800 m <sup>2</sup> GFA
Hotels Motels	1 per 2,800 m <sup>2</sup> GFA
Liquor Primary Establishment, Minor and Major	1 per 2,800 m <sup>2</sup> GFA
School, Secondary Universities or Colleges	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

**6.6. Bicycle Parking**

6.6.1. Bicycle parking shall be provided in accordance with Table 6.3.

6.6.2. In this section:

- (a) “Class 1” means a secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a building or covered, fenced area;
- (b) “Class 2” means a short-term visitor bicycle parking facility that may offer some security, and may be partially protected from the weather, for example a bike rack at a building’s entrance.

6.6.3. Bicycle parking facility dimensions shall be as follows:

- (a) Stalls shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface
- (b) Aisles between parked bicycles shall be a minimum of 1.2 m in width.
- (c) Bicycle racks shall be constructed of theft resistant material, shall be securely anchored to the floor, building or ground, shall support the bicycle frame above the centre of gravity, and shall enable the bicycle frame and front or rear wheel to be locked with a U-style lock.
- (d) Bicycle racks shall be located in a convenient, well-lit location that is easily located and accessible by visitors and subject to casual surveillance by occupants of the building served by the rack.

**Table 6.3: Bicycle Parking Schedule**

Type of Development (Use)	Required Parking Spaces
Apartment Housing Row Housing (3 or more dwelling units)	Class I: 0.2 per dwelling unit Class II: 0.1 per dwelling unit
Commercial	Class I: 0.20 per 100 m <sup>2</sup> GLA; or 1 per 10 employees Class II: 0.60 per 100 m <sup>2</sup> GLA
Congregate Housing, Group Homes Major	Class I: 1 per 25 employees Class II: 5 per building public entrance
Educational Uses	Class I: 2.5 per classroom Class II: 0.1 per classroom
Eating Establishment	Class I: 0.10 per 100 m <sup>2</sup> GFA; or 1 per 10 employees
General Industrial Uses	Class II: 0.30 per 100 m <sup>2</sup> GFA
Hotels Motels	Class I: 1 per 20 sleeping units Class II: 1 per 20 sleeping units
Institutional Uses (except Educational Uses)	Class I: 1 per 25 employees Class II: 5 per building public entrance
Liquor Primary Establishment, Minor and Major	Class I: 0.10 per 100 m <sup>2</sup> GFA; or 1 per 10 employees
Personal Service Establishments	Class I: 0.10 per 100 m <sup>2</sup> GFA; or 1 per 10 employees

## **SECTION 7 - SIGNS**

### **7.1. Application**

- 7.1.1. No person shall construct, place, erect, display, alter, repair or re-locate a sign except in accordance with the City of Armstrong Sign Regulation Bylaw currently in effect.

## SECTION 8 - AGRICULTURAL AND COUNTRY RESIDENTIAL ZONES

### 8.1. Agriculture 1 (A.1)

#### 8.1.1. Purpose

To provide for agricultural uses as well as other complementary uses suitable to an agricultural setting, within the Agricultural Land Reserve.

#### 8.1.2. The following uses and no others are permitted in this zone:

##### (a) Principal Uses

- (i) Agricultural Fair and support services
- (ii) Agriculture, General
- (iii) Agriculture, Intensive
- (iv) Duplex Housing
- (v) Greenhouses and plant nurseries
- (vi) Medical Marihuana production facilities on properties located in the Agricultural Land Reserve
- (vii) Parks
- (viii) Single Detached Housing

##### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Accessory Farm Sales on properties located in the Agricultural Land Reserve
- (iii) Agri-tourism Accommodation on properties located in the Agricultural Land Reserve
- (iv) Bed and Breakfast Homes
- (v) Care Facilities, minor
- (vi) Carriage House
- (vii) Home Occupations
- (viii) Secondary Suite
- (ix) Utility Services, minor impact
- (x) Wineries and Cideries on properties located in the Agricultural Land Reserve

#### 8.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>A.1: Agriculture 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	4 ha
(b)	Lot frontage, minimum	30m or 10% of the perimeter of the parcel, whichever is less

<b>Lot Density</b>		
(c)	Single Detached Housing, maximum per lot	1 unit
(d)	Secondary Suite or Carriage House, maximum per lot as an accessory use	1 unit
(e)	Duplex Housing, where no Single Detached Housing, Secondary Suite or Carriage House exists maximum per lot	1 two family unit
(f)	Accessory Farm Sales building, maximum per lot	1 unit
(g)	Agricultural Worker dwelling pursuant to the Agricultural Land Reserve Act, maximum per lot	1 unit on parcels greater than 4 ha
<b>Lot Coverage</b>		
(h)	Lot Coverage, building and structures maximum	20% for apicultural use 25% for tree, vine, field and forage crop buildings 75% for greenhouses 5% for agri-tourism accommodation 35% for all other uses or a combination of uses, excluding greenhouse use
(i)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	80% for greenhouses 40% for all other uses or a combination of uses excluding greenhouse use
<b>Building Size</b>		
(j)	Single Detached Dwelling, maximum height	9 m
(k)	Agricultural Buildings, maximum height	20 m
(l)	Accessory Buildings and Structures, maximum height	8 m
(m)	Medical Marihuana Production Facilities, maximum height	12 m
(n)	Accessory Farm Sales building, maximum floor area	380 m <sup>2</sup> plus 30 m <sup>2</sup> outdoor display area
<b>Siting of Principal Buildings and Other Structures</b>		
(o)	Front Lot Line Setback, minimum	12 m
(p)	Rear Lot Line Setback, minimum	12 m
(q)	Exterior Side Lot Line Setback, minimum	12 m
(r)	Interior Side Lot Line Setback, minimum	12 m
<b>Siting of Accessory Buildings and Structures</b>		
(s)	Front Lot Line Setback, minimum	30 m
(t)	Rear Lot Line Setback, minimum	7.5 m
(u)	Exterior Side Lot Line Setback, minimum	7.5 m

(v)	Interior Side Lot Line Setback, minimum	7.5 m
	Despite Sections 8.1.5 (s) to (v) inclusive, the following uses, buildings and structures shall require the minimum set back from all Lot Lines as follows:	
(w)	Buildings used to for Intensive Agriculture, minimum setback from all property lines	30.0 m
(x)	Medical Marihuana Production Facilities, minimum setback	60.0 m from lot lines abutting a Residential Zone 30.0 m from lot lines abutting all other Zones 15.0 m from all wells and streams

8.1.4. Conditions of Use

(a) Agri-tourism accommodation

- (i) Agri-tourist accommodation shall be accessory and subordinate to an agricultural operation, where all or part of the lot on which the use is located is classified as a farm under the Assessment Act.
- (ii) Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size.
- (iii) For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (ha)	<4.0	4.0<5.9	6.0<6.9	7.0<7.9	8.0<8.9	9.0<9.9	>10.0
Agri-tourism accommodation units	Sec. 4.5 of this Bylaw applies (Bed and Breakfast Homes)	5 units	6 units	7 units	8 units	9 units	10 units

(b) Accessory Farm Sales:

- (i) shall be permitted only for properties greater than 2 ha, where all or part of the lot on which the use is located is classified as a farm under the Assessment Act;
- (ii) shall be ancillary to the agricultural use being carried out on the property; and
- (iii) shall be limited to the sales of farm products grown or reared on the property containing the Accessory Farm Sales use.

8.1.5. Homesite Severances

- (a) Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, and the lot is zoned A.1 Agriculture, then the development regulations of the R.1 zone, as described in Section 9.1, shall apply to the development of that lot.

- (b) Where a lot of less than 0.5 ha was existing at the effective date of this Bylaw, the development regulations of the R.1 zone, as described in Section 9.1 shall apply to the development of that lot.

8.1.6. Parks

- (a) Parks on lands within the Agricultural Land Reserve shall be restricted to naturally occurring vegetated or environmentally sensitive areas, buffers, reserves or conservation areas used for passive recreation purposes.

## 8.2. Country Residential 1 (CR.1)

### 8.2.1. Purpose

To provide for rural, agricultural and residential uses as well as other complementary uses suitable to a rural setting.

### 8.2.2. The following uses and no others are permitted in this zone:

#### (a) Principal Uses

- (i) Agriculture, General
- (ii) Duplex Housing
- (iii) Greenhouses and Plant Nurseries
- (iv) Group Homes, Minor
- (v) Single Detached Housing

#### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Accessory Farm Sales
- (iii) Bed and Breakfast Homes
- (iv) Boarding or Lodging Houses
- (v) Care Facilities, Minor
- (vi) Carriage House
- (vii) Home Occupations
- (viii) Secondary Suite

### 8.2.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>CR.1: Country Residential 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	2 ha
(b)	Lot frontage, minimum	30m or 10% of the perimeter of the parcel, whichever is less
<b>Lot Density</b>		
(c)	Single Detached Housing, maximum per lot	1 unit
(d)	Duplex Housing, where no Single Family Detached Housing, Secondary Suite or Carriage home exists, maximum per lot	1 – two family unit
(e)	Secondary Suite or Carriage House, maximum per lot as an accessory use	1 unit
<b>Lot Coverage</b>		
(f)	Lot Coverage, building and structures maximum	30%
(g)	Lot Coverage, buildings and structures plus impermeable	40%



	surfaces, maximum	
<b>Building Size</b>		
(h)	Single Detached Dwelling, maximum height	9 m
(i)	Agricultural Buildings, maximum height	20 m
(j)	Accessory Buildings and Structures, maximum height	8 m
(k)	Accessory Farm Sales Buildings, maximum size	380 m <sup>2</sup> plus 30 m <sup>2</sup> outdoor display area
<b>Siting of Principal Buildings and Other Structures</b>		
(l)	Front Lot Line Setback, minimum	12 m
(m)	Rear Lot Line Setback, minimum	12 m
(n)	Exterior Side Lot Line Setback, minimum	12 m
(o)	Interior Side Lot Line Setback, minimum	12 m
<b>Siting of Accessory Buildings and Structures</b>		
(p)	Front Lot Line Setback, minimum	12 m
(q)	Rear Lot Line Setback, minimum	12 m
(r)	Exterior Side Lot Line Setback, minimum	12 m
(s)	Interior Side Lot Line Setback, minimum	3 m
	Despite Sections 8.2.4 (p) to (s) inclusive, the following uses, buildings and structures shall require the minimum set back from all Lot Lines as follows:	
(t)	Buildings used for the keeping of farm animals, minimum	30.0 m
(u)	Accessory Farm Sales Buildings, minimum	12.0 m

#### 8.2.4. Conditions of Use

- (a) Accessory Farm Sales:
  - (i) shall be permitted only for properties greater than 2 ha, where all or part of the lot on which the use is located is classified as a farm under the Assessment Act.
  - (ii) shall be ancillary to the agricultural use being carried out on the property; and
  - (iii) shall be limited to the sales of farm products grown or reared on the property containing the Accessory Farm Sales use.

#### 8.2.5. Undersized Lots

- (a) Where a lot of less than 0.5 ha was existing at the effective date of this Bylaw, the development regulations of the R.1 zone, as described in Section 9.1 shall apply to the development of that lot.

## SECTION 9 - RESIDENTIAL ZONES

### 9.1. Single Detached Residential 1 (R.1)

#### 9.1.1. Purpose

To provide for residential uses as well as other complementary uses suitable to a low density residential setting.

#### 9.1.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Group Homes, Minor
  - (ii) Single Detached Housing
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Bed and Breakfast Homes
  - (iii) Boarding or Lodging Houses
  - (iv) Care Facilities, Minor
  - (v) Carriage House
  - (vi) Home Occupations
  - (vii) Secondary Suite

#### 9.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>R.1: Single Detached Residential 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	600 m <sup>2</sup>
(b)	Lot frontage, minimum	18m For corner lots, the minimum lot frontage width shall be increased by 3 m
<b>Lot Density</b>		
(c)	Single Detached Housing, maximum per lot	1 unit
(d)	Secondary Suite or Carriage House, maximum per lot	1 unit
(e)	Accessory buildings and structures, maximum per lot	2
<b>Lot Coverage</b>		
(f)	Lot Coverage, building and structures maximum	50%
(g)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(h)	Single Detached Dwelling, maximum height	9 m or two storeys, whichever is the lesser

(i)	Single Detached Dwelling, minimum floor area	85 m <sup>2</sup> for single storey dwellings 60 m <sup>2</sup> on first floor for two storey dwellings
(j)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(k)	Front Lot Line Setback, minimum	6 m
(l)	Rear Lot Line Setback, minimum	8 m
(m)	Exterior Side Lot Line Setback, minimum	6 m
(n)	Interior Side Lot Line Setback, minimum	1.5 m
<b>Siting of Accessory Buildings and Structures</b>		
(o)	Front Lot Line Setback, minimum	6 m
(p)	Rear Lot Line Setback, minimum	1.5 m
(q)	Exterior Side Lot Line Setback, minimum	6 m
(r)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (o) to (r) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

9.1.4. Conditions of Use

(a) reserved

## 9.2. Single Detached Residential 1a (small lot) (R.1a)

### 9.2.1. Purpose

To provide for residential uses as well as other complementary uses suitable to a low density residential setting.

### 9.2.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Group Homes, Minor
  - (ii) Single Detached Housing
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Bed and Breakfast Homes
  - (iii) Boarding or Lodging Homes
  - (iv) Care Facilities, Minor
  - (v) Home Occupations
  - (vi) Secondary Suite

### 9.2.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

<b>R.1a: Single Detached Residential 1a (small lot)</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	420 m <sup>2</sup>
(b)	Lot frontage, minimum	14m For corner lots, the minimum lot frontage width shall be increased by 3 m
<b>Lot Density</b>		
(c)	Single Detached Housing, maximum per lot	1 unit
(d)	Secondary Suite, maximum per lot	1 unit
(e)	Accessory buildings and structures, maximum per lot	2
<b>Lot Coverage</b>		
(f)	Lot Coverage, building and structures maximum	50%
(g)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(h)	Single Detached Dwelling, maximum height	9 m or two storeys, whichever is the lesser
(i)	Single Detached Dwelling, minimum floor area	60 m <sup>2</sup>

(j)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(k)	Front Lot Line Setback, minimum	5 m, except that the minimum setback for attached garages shall be 6 m
(l)	Rear Lot Line Setback, minimum	5 m
(m)	Exterior Side Lot Line Setback, minimum	4 m, except that the minimum setback for attached garages shall be 6 m
(n)	Interior Side Lot Line Setback, minimum	1.5 m
<b>Siting of Accessory Buildings and Structures</b>		
(o)	Front Lot Line Setback, minimum	6 m
(p)	Rear Lot Line Setback, minimum	1.5 m
(q)	Exterior Side Lot Line Setback, minimum	6 m
(r)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (o) to (r) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

- 9.2.4. Conditions of Use  
(a) reserved

### 9.3. Duplex Residential 2 (R.2)

#### 9.3.1. Purpose

To provide for single detached and duplex residential uses, as well as other complementary uses suitable to a low density residential setting.

#### 9.3.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Duplex Housing
  - (ii) Group Homes, Minor
  - (iii) Single Detached Housing
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Bed and Breakfast Homes
  - (iii) Boarding or Lodging Homes
  - (iv) Care Facilities, Minor
  - (v) Home Occupations
  - (vi) Secondary Suite within Single Detached Housing

#### 9.3.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>R.2: Duplex Residential</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum for: Single Detached Housing Duplex Housing Duplex Housing, each half of a strata subdivision	600 m <sup>2</sup> 750 m <sup>2</sup> 375 m <sup>2</sup>
(b)	Lot frontage, minimum for: Single Detached Housing Duplex Housing Duplex Housing, each half of a strata subdivision	18 m 23 m 11 m For corner lots, the minimum lot frontage width shall be increased by 3 m
<b>Lot Density</b>		
(c)	Single Detached Housing, maximum per lot	1 unit
(d)	Secondary Suite, maximum per Single Detached Housing Unit	1 unit
(e)	Duplex Housing, where no Single Detached Housing or Secondary Suite exists, maximum per lot	1 two family unit
(f)	Accessory buildings and structures, maximum per dwelling unit	2
<b>Lot Coverage</b>		

(g)	Lot Coverage, building and structures maximum	35%
(h)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(i)	Single Detached Housing or Duplex Housing, maximum height	9 m or two storeys, whichever is the lesser
(j)	Single Detached Dwelling, minimum floor area Duplex Housing, minimum floor area per dwelling unit	60 m <sup>2</sup>
(k)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(l)	Front Lot Line Setback, minimum	6 m
(m)	Rear Lot Line Setback, minimum	8 m
(n)	Exterior Side Lot Line Setback, minimum	5 m, except that the minimum setback for attached garages shall be 6 m
(o)	Interior Side Lot Line Setback, minimum	1.5 m, except that Duplex Housing shall be allowed to straddle a property line provided that the common wall is coincident with the property line
<b>Siting of Accessory Buildings and Structures</b>		
(p)	Front Lot Line Setback, minimum	6 m
(q)	Rear Lot Line Setback, minimum	1.5 m
(r)	Exterior Side Lot Line Setback, minimum	6 m
(s)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (p) to (s) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

#### 9.3.4. Conditions of Use

(a) reserved

#### 9.4. Multiple Unit Residential (ground oriented) (RM.1)

##### 9.4.1. Purpose

To provide for multiple residential uses as well as other complementary uses in a ground oriented housing form.

##### 9.4.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Duplex Housing
  - (ii) Group Homes, Minor
  - (iii) Single Detached Housing
  - (iv) Townhouses
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Care Facilities, Minor
  - (iii) Home Occupations

##### 9.4.3. Lot Size, Lot Density, Lot Coverage, Height and Siting

<b>RM.1: Multiple Unit Residential (ground oriented)</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum, for each dwelling unit: Single Detached Housing Duplex Housing, or Townhouse	340 m <sup>2</sup> 300 m <sup>2</sup>
(b)	Lot frontage, minimum	18 m
<b>Lot Density</b>		
(c)	Any combination of Single Family Detached, Duplex Housing, or Townhouse provided that all other requirements of this bylaw are met:	25 units per ha, maximum gross density
(d)	Accessory buildings and structures, maximum per unit	1
<b>Lot Coverage</b>		
(e)	Lot Coverage, building and structures maximum	50%
(f)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(g)	Single Detached Dwelling, Duplex Housing, Townhouse, maximum height	9 m, or two storeys, whichever is the lesser
(h)	Single Detached Dwelling, minimum floor area Other housing forms, minimum floor area per dwelling unit	60 m <sup>2</sup>
(i)	Accessory Buildings and Structures, maximum height	5 m



<b>Siting of Principal Buildings</b>		
(j)	Front Lot Line Setback, minimum	5 m, except that the minimum setback for attached garages shall be 6 m
(k)	Rear Lot Line Setback, minimum	5 m
(l)	Exterior Side Lot Line Setback, minimum	4 m, except that the minimum setback for attached garages shall be 6 m
(m)	Interior Side Lot Line Setback, minimum	1.5 m except that Duplex Housing shall be allowed to straddle a property line provided that the common wall is coincident with the property line
<b>Siting of Accessory Buildings and Structures</b>		
(n)	Front Lot Line Setback, minimum	6 m
(o)	Rear Lot Line Setback, minimum	1.5 m
(p)	Exterior Side Lot Line Setback, minimum	6 m
(q)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (n) to (q) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

9.4.4. Conditions of Use

(a) reserved

## 9.5. Multiple Unit Residential (apartment) (RM.2)

### 9.5.1. Purpose

To provide for multiple residential uses as well as other complementary uses suitable to a medium density residential setting.

### 9.5.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Apartment Housing
  - (ii) Duplex Housing
  - (iii) Congregate Housing
  - (iv) Group Homes, Major
  - (v) Townhouses
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Care Facilities, Major
  - (iii) Care Facilities, Minor
  - (iv) Home Occupations

### 9.5.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

<b>RM.2: Multiple Unit Residential (apartment)</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum for each dwelling unit: Duplex Housing, Townhouse or Apartment, minimum	300 m <sup>2</sup>
(b)	Lot frontage, minimum	18m
<b>Lot Density</b>		
(c)	Any combination of Duplex Housing, Townhouse or Apartment provided that all other requirements of this bylaw are met:	55 units per ha, maximum gross density
(d)	Accessory buildings and structures, maximum per Duplex, or Townhouse unit	1
<b>Lot Coverage</b>		
(e)	Lot Coverage, building and structures maximum	50%
(f)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(g)	Duplex or Townhouse buildings, maximum height	9 m or 2 storeys, whichever is the lesser
(h)	Duplex or Townhouse buildings, minimum floor area per dwelling unit	60 m <sup>2</sup>

(i)	Apartment or Congregate Care, maximum height	12 m or 3 storeys, whichever is the lesser
(j)	Apartment or Congregate Care, minimum floor area per dwelling unit	55 m <sup>2</sup> for 3 bedroom dwelling units or more; 45 m <sup>2</sup> for 2 bedroom dwelling units; 40 m <sup>2</sup> for 1 bedroom dwelling units; 27 m <sup>2</sup> for bachelor or senior citizen dwelling units
(k)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(l)	Front Lot Line Setback, minimum: Duplex, or Townhouse  Apartment, or Congregate Care	5 m, except that the minimum setback for attached garages shall be 6 m  8 m
(m)	Rear Lot Line Setback, minimum: Duplex, or Townhouse Apartment, or Congregate Care	5 m 8 m
(n)	Exterior Side Lot Line Setback, minimum	6 m
(o)	Interior Side Lot Line Setback, minimum	6 m, except that Duplex Housing or Townhouse units shall be allowed to straddle a property line provided that the common wall is coincident with the property line
<b>Siting of Accessory Buildings and Structures</b>		
(p)	Front Lot Line Setback, minimum	6 m
(q)	Rear Lot Line Setback, minimum	1.5 m
(r)	Exterior Side Lot Line Setback, minimum	6 m
(s)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (p) to (s) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

9.5.4. Conditions of Use

(a) For Apartment or Townhouse units, amenity space shall be provided as follows:

Unit Size	Private Amenity Space	Public Amenity Space
Bachelor	6.0 m <sup>2</sup>	25 m <sup>2</sup>
One Bedroom	10 m <sup>2</sup>	25 m <sup>2</sup>
Two Bedrooms or more	15 m <sup>2</sup>	35 m <sup>2</sup>

## 9.6. Multiple Unit Residential RM.3

### 9.6.1. Purpose

To provide for comprehensively planned clusters of ground oriented residential uses as well as other complementary uses.

### 9.6.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Duplex Housing
  - (ii) Single Detached Housing
  - (iii) Townhouses
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Care facilities, Minor
  - (iii) Home Occupations

### 9.6.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

<b>RM.3: Multiple Unit Residential</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum bareland strata lot	325 m <sup>2</sup>
(b)	Lot width, minimum bareland strata lot	12m
(c)	Lot depth, minimum bareland strata lot	25 m
(d)	Site area, minimum, prior to bareland strata subdivision	.25 ha
<b>Lot Density</b>		
(e)	Single Detached Housing, Duplex Housing, maximum per bareland strata lot	1 unit
(f)	Accessory buildings and structures, maximum per bareland strata lot	1
<b>Lot Coverage</b>		
(g)	Lot Coverage, building and structures maximum per bareland strata lot	50%
(h)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum per bareland strata lot	60%
<b>Building Size</b>		
(i)	Single Detached Dwelling, Duplex, or Townhouse, maximum height	9 m or two storeys, whichever is the lesser
(j)	Accessory Buildings and Structures, maximum height	6 m
<b>Siting of Principal Buildings</b>		
(k)	Front Lot Line Setback, minimum from curb or sidewalk	4.5 m

(l)	Rear Lot Line Setback, minimum	5 m, except where the rear yard abuts common property used for recreational or open space the setback may be reduced to 3 m.
(m)	Exterior Side Lot Line Setback, minimum	3 m
(n)	Interior Side Lot Line Setback, minimum	1.5 m, except that Duplex Housing or Townhouse units shall be allowed to straddle a property line provided that the common wall is coincident with the property line
<b>Siting of Accessory Buildings and Structures</b>		
(o)	Front Lot Line Setback, minimum	6 m
(p)	Rear Lot Line Setback, minimum	1.5 m
(q)	Exterior Side Lot Line Setback, minimum	6 m
(r)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (o) to (r) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

- 9.6.4. Conditions of Use  
(a) reserved

## **9.7. Mobile Home Park (RMP)**

### 9.7.1. Purpose

To accommodate manufactured and modular homes on leased pads within a park setting.

### 9.7.2. Subject to the provisions of the City of Armstrong Mobile Home Park Bylaw No. 781, the following uses and no others shall be permitted in the Mobile Home Park (RMP) Zone:

#### (a) Principal Uses

- (i) Mobile Homes
- (ii) Manufactured Homes
- (iii) Residential Security Operator Unit

#### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Campgrounds ancillary to the mobile home park
- (iii) Care Facilities, Minor
- (iv) Home Occupations
- (v) Park
- (vi) Utility Service, Minor Impact

### 9.7.3 Conditions of Use

- (a) reserved

## SECTION 10 - COMMERCIAL ZONES

### 10.1. Town Centre Commercial (C.1)

#### 10.1.1. Purpose

To provide for a mix of commercial, business and other complementary uses serving the entire community.

#### 10.1.2. The following uses and no others shall be permitted in this zone:

##### (a) Principal Uses

- (i) Animal Clinics, Minor
- (ii) Broadcasting Studios
- (iii) Business Support Services
- (iv) Care Facilities, Major
- (v) Commercial Schools
- (vi) Community Assembly Halls
- (vii) Custom Indoor Manufacturing
- (viii) Eating and Drinking Establishments
- (ix) Emergency and Protective Services
- (x) Farmer's Markets
- (xi) Financial Services
- (xii) Funeral Services
- (xiii) Gaming Facilities
- (xiv) Health Services
- (xv) Hotels
- (xvi) Household Repair Services
- (xvii) Libraries and Cultural Exhibits
- (xviii) Motels
- (xix) Non-accessory Parking
- (xx) Offices
- (xxi) Parks
- (xxii) Participant Recreation Services, indoor
- (xxiii) Pawnshops
- (xxiv) Personal Service Establishments
- (xxv) Private Clubs
- (xxvi) Recycling Depots
- (xxvii) Retail Liquor Sales Establishments
- (xxviii) Retail Stores, General
- (xxix) Used Goods Stores
- (xxx) Cheese Factory, Tourist Oriented



- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Apartment Housing
  - (iii) Care Facilities, minor
  - (iv) Home Occupations
  - (v) Mobile Vendors
  - (vi) Utility Services, minor impact

10.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>C.1: Town Centre Commercial 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	450 m <sup>2</sup>
(b)	Lot frontage, minimum	15m
<b>Lot Density</b>		
(c)	Lot Coverage, building and structures maximum	100%
<b>Building Size</b>		
(d)	Buildings and Structures, maximum height	16 m or 4 storeys, whichever is the lesser, provided that any portion of a building above 12 m or 3 storeys must be a minimum of 3 m from any property line abutting a street
(e)	Accessory Buildings and Structures, maximum height	4 m
<b>Siting of Principal Buildings</b>		
(f)	Front Lot Line Setback, minimum	0 m
(g)	Rear Lot Line Setback, minimum	0 m
(h)	Exterior Side Lot Line Setback, minimum	0 m
(i)	Interior Side Lot Line Setback, minimum	1.0 m, except where a parcel is not served by a lane, there shall be a minimum of 5 m building setback on at least one side.
<b>Siting of Accessory Buildings and Structures</b>		
(j)	Front Lot Line Setback, minimum	0 m
(k)	Rear Lot Line Setback, minimum	0 m
(l)	Exterior Side Lot Line Setback, minimum	0 m

(m)	Interior Side Lot Line Setback, minimum	1.0 m, except where a parcel is not served by a lane, there shall be a minimum of 5 m building setback on a least one side.
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#### 10.1.4. Conditions of Use

- (a) A mixed use building incorporating residential and other uses shall provide a commercial use on the first floor which must occupy a minimum of 90% of any street frontage and a minimum of 50% of the gross floor area of the main floor.
- (b) A minimum area of 6.0 m<sup>2</sup> of private amenity space shall be provided per bachelor dwelling unit, 10.0 m<sup>2</sup> of private amenity space shall be provided per 1 bedroom unit, and 15.0 m<sup>2</sup> of private amenity space shall be provided per dwelling unit with more than 1 bedroom.
- (c) Every business or undertaking shall be conducted within a completely enclosed building, except for loading facilities and seasonal outdoor displays.
- (d) In the case of a Cheese Factory, Tourist oriented:
  - (i) The production of cheese shall not be permitted on lots smaller than 0.3 ha in size;
  - (ii) The area utilized for the production of cheese shall not exceed 190 m<sup>2</sup>;
  - (iii) Accessory buildings and structures used for the storage or milk or other materials used in the production of cheese shall not exceed 75 m<sup>2</sup> in size.
- (e) In the case of Custom Indoor Manufacturing,
  - (i) such developments shall have no more than 5 production employees.
- (f) In the case of a Mobile Vendor:
  - (i) only one (1) mobile vendor shall be permitted on a lot at any given time;
  - (ii) the use of the Mobile Vendor must already be a permitted use in accordance with Section 10.1.2(a).

## 10.2.Highway and Service Commercial (C.2)

### 10.2.1. Purpose

To provide for vehicle and highway oriented low intensity commercial and business uses.

### 10.2.2. The following uses and no other are permitted in this zone:

#### (a) Principal Uses

- (i) Animal Clinics, Minor
- (ii) Animal Clinics, Major
- (iii) Automotive and Equipment Repair Shops
- (iv) Automotive and Minor Recreation Vehicle Sales, Rentals and Storage
- (v) Broadcasting Studios
- (vi) Business Support Services
- (vii) Car Washes
- (viii) Care Facilities, Major
- (ix) Commercial Schools
- (x) Commercial Storage
- (xi) Community Assembly Halls
- (xii) Drive-in Food Services
- (xiii) Drive-through Services
- (xiv) Eating and Drinking Establishments
- (xv) Emergency and Protective Services
- (xvi) Equipment Rentals
- (xvii) Farmers Markets
- (xviii) Financial Services
- (xix) Funeral Services
- (xx) Gaming Facilities
- (xxi) Gas Bars
- (xxii) Health Services
- (xxiii) Hotels
- (xxiv) Household Repair Services
- (xxv) Libraries and Cultural Exhibits
- (xxvi) Motel
- (xxvii) Offices
- (xxviii) Parks
- (xxix) Participant Recreation Services, Indoor
- (xxx) Personal Service Establishments
- (xxxi) Private Clubs
- (xxxii) Recycling Depots
- (xxxiii) Retail Liquor Establishments
- (xxxiv) Retail Stores, General

- (xxxv) Service Stations, Major
- (xxxvi) Service Stations, Minor
- (xxxvii) Used Goods Stores

- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Mobile Vendor
  - (iii) Outdoor Storage
  - (iv) Residential Security Operator Unit

10.2.3. Lot Size, Lot Coverage, Density, Building Height and Siting

<b>C.2 Highway and Service Commercial</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	700 m <sup>2</sup>
(b)	Lot frontage, minimum	23 m
<b>Lot Density</b>		
(c)	Lot Coverage, building and structures maximum	50%
(d)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	75%
(e)	All uses, buildings and structures	1.0 FAR
<b>Building Size</b>		
(f)	Buildings and Structures, maximum height	12 m or three storeys, whichever is the lesser
<b>Siting of Principal Buildings</b>		
(g)	Front Lot Line Setback, minimum	8 m
(h)	Rear Lot Line Setback, minimum	6 m
(i)	Exterior Side Lot Line Setback, minimum	5 m
(j)	Interior Side Lot Line Setback, minimum	3.0 m for Service Station uses, and 1.5 m for all other uses, except where the parcel is not serviced by a lane there shall be a minimum of 5 m building setback on at least one side.
<b>Siting of Accessory Buildings and Structures</b>		
(k)	Front Lot Line Setback, minimum	8 m
(l)	Rear Lot Line Setback, minimum	1.5 m
(m)	Exterior Side Lot Line Setback, minimum	5 m

(n)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (k) to (n) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

10.2.4. Conditions of Use

- (a) A Residential Security Operator Unit shall be limited to one unit and shall be located on a separate storey above, and having a separate entrance from the non-residential use.
- (b) All auto parts, dismantled vehicles, tires and similar articles shall be stored within a building.
- (c) Fuel pumps and accessory structures associated with Service Stations and Gas Bars shall be located no closer than 35 m from the centre line of a controlled access highway and no closer than 4.5 m to any lot line.
- (d) Outdoor storage shall be screened in accordance with the Screening regulations contained in Section 5.
- (e) In the case of a Mobile Vendor:
  - (i) only one (1) mobile vendor shall be permitted on a lot at any given time;
  - (ii) the use of the Mobile Vendor must already be a permitted use in accordance with Section 10.2.2(a).

### 10.3. Neighbourhood Commercial (C.3)

#### 10.3.1. Purpose

To provide for a limited range of convenience services typically required by residents of a local neighbourhood on a day to day basis.

#### 10.3.2. The following uses and no other are permitted in this zone:

##### (a) Principal Uses

- (i) Animal Clinics, Minor
- (ii) Care Facilities, Major
- (iii) Eating and Drinking Establishments
- (iv) Offices
- (v) Personal Service Establishments
- (vi) Retail Stores, General
- (vii) Single Detached Dwelling

##### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Apartment Housing
- (iii) Home Occupations
- (iv) Utility Services, minor impact

#### 10.3.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>C.3 Neighbourhood Commercial</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	710 m <sup>2</sup>
(b)	Lot frontage, minimum	18 m
<b>Lot Density</b>		
(c)	Principal Building, maximum per lot	1
(d)	Accessory buildings and structures, maximum per lot	1
(e)	Lot density	1.0 FAR
<b>Lot Coverage</b>		
(f)	Lot Coverage, building and structures maximum	50%
(g)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(h)	Buildings and Structures, maximum height	9 m or two storeys, whichever is the lesser
(i)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(j)	Front Lot Line Setback, minimum	8 m

(k)	Rear Lot Line Setback, minimum	6 m
(l)	Exterior Side Lot Line Setback, minimum	5 m
(m)	Interior Side Lot Line Setback, minimum	1.5 m
<b>Siting of Accessory Buildings and Structures</b>		
(n)	Front Lot Line Setback, minimum	6 m
(o)	Rear Lot Line Setback, minimum	1.5 m
(p)	Exterior Side Lot Line Setback, minimum	6 m
(q)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (n) to (q) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

10.3.4. Conditions of Use

- (a) Retail Stores shall be limited to a maximum floor area of 235 m<sup>2</sup>.
- (b) Apartment Housing shall be limited to one unit located on a separate storey above, and having a separate entrance from the non-residential use.
- (c) Every business or undertaking shall be conducted within a completely enclosed building, except for parking and loading facilities.

## 10.4.Recreation Commercial (C.4)

### 10.4.1. Purpose

To provide for commercial recreation and business uses.

### 10.4.2. The following uses and no other are permitted in this zone:

#### (a) Principal Uses

- (i) Community Assembly Halls
- (ii) Golf Courses
- (iii) Participant Recreation Services, Indoor
- (iv) Participant Recreation Services, Outdoor
- (v) Private Clubs

#### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Care Facilities, Major
- (iii) Eating and Drinking Establishments
- (iv) Mobile Vendor
- (v) Residential Security Operator Unit
- (vi) Tourist Campsites

### 10.4.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

C.4: Commercial Recreation (C.4)		
Lot Size		
(a)	Lot size, minimum	2000 m <sup>2</sup>
(b)	Lot frontage, minimum	18 m
Lot Density		
(c)	Residential Security Operator Unit, maximum per lot	1 unit
Lot Coverage		
(d)	Lot Coverage, building and structures maximum	30%
(e)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	55%
Building Size		
(f)	Buildings and Structures, maximum height	12 m or three storeys, whichever is the lesser
(g)	Accessory Buildings and Structures, maximum height	6 m
Siting of Principal Buildings		
(h)	Front Lot Line Setback, minimum	8 m
(i)	Rear Lot Line Setback, minimum	8 m
(j)	Exterior Side Lot Line Setback, minimum	5 m



(k)	Interior Side Lot Line Setback, minimum	3 m
Siting of Accessory Buildings and Structures		
(l)	Front Lot Line Setback, minimum	8 m
(m)	Rear Lot Line Setback, minimum	1.5 m
(n)	Exterior Side Lot Line Setback, minimum	5 m
(o)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (l) to (o) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

10.4.4. Conditions of Use

- (a) In the case of a Mobile Vendor:
  - (i) only one (1) mobile vendor shall be permitted on a lot at any given time;
  - (ii) the use of the Mobile Vendor must already be a permitted use in accordance with Section 10.4.2(a).

# SECTION 11 - INDUSTRIAL ZONES

## 11.1. General Industrial (I.1)

### 11.1.1. Purpose

To accommodate general industrial uses.

### 11.1.2. The following uses and no other shall be permitted in this zone:

#### (a) Principal Uses

- (i) Autobody Repair and Paint Shops
- (ii) Automotive and Equipment Repair Shops
- (iii) Bakeries
- (iv) Broadcasting Studios
- (v) Bulk Fuel Depots
- (vi) Commercial Storage
- (vii) Contractor Services
- (viii) Eating and Drinking Establishments
- (ix) Emergency and Protective Services
- (x) Equipment Rentals
- (xi) General Industrial Use
- (xii) Greenhouse and Plant Nurseries
- (xiii) Recycling Depots
- (xiv) Retail Store, General
- (xv) Truck and Manufactured Home Sales and Rentals
- (xvi) Utility Services, major impact
- (xvii) Vehicle and Equipment Services, Industrial

#### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Mobile Vendor
- (iii) Outdoor Storage
- (iv) Residential Security Operator Unit

### 11.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>I.1: General Industrial 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	930 m <sup>2</sup>
(b)	Lot frontage, minimum	30 m
<b>Lot Density</b>		
(c)	Residential Security Operator Unit, maximum per lot	1 unit
(d)	Accessory buildings and structures, maximum per lot	2
<b>Lot Coverage</b>		
(e)	Lot Coverage, building and structures maximum	65%

(f)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	75%
<b>Building Size</b>		
(g)	Buildings and Structures, maximum height	12 m
(h)	Accessory Buildings and Structures, maximum height	12 m
<b>Siting of Principal Buildings</b>		
(i)	Front Lot Line Setback, minimum	6 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 9 m.
(j)	Rear Lot Line Setback, minimum	6 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 9 m.
(k)	Exterior Side Lot Line Setback, minimum	6 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 9 m.
(l)	Interior Side Lot Line Setback, minimum	3 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 6 m.
<b>Siting of Accessory Buildings and Structures</b>		
(m)	Front Lot Line Setback, minimum	6 m
(n)	Rear Lot Line Setback, minimum	1.5 m
(o)	Exterior Side Lot Line Setback, minimum	6 m
(p)	Interior Side Lot Line Setback, minimum	3 m
	In addition to items (m) to (p) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

#### 11.1.4. Conditions of Use

- (a) All permitted uses shall be housed completely within an enclosed building except for outdoor display, rental, sale or storage yards, and parking and loading facilities.
- (b) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference or undue traffic congestion, except that this regulation shall not apply to the unloading, loading, pick up or delivering of containers, products, materials deemed normal and necessary to carry on business in an Industrial zone.

- (c) In the case of a Mobile Vendor:
  - (i) only one (1) mobile vendor shall be permitted on a lot at any given time;
  - (ii) the use of the Mobile Vendor must already be a permitted use in accordance with Section 11.1.2(a).

## SECTION 12 - PUBLIC AND INSTITUTIONAL ZONES

### 12.1.Park and Open Space (P.1)

#### 12.1.1. Purpose

To accommodate parks and natural areas for recreational and associated uses.

#### 12.1.2. The following uses and no other shall be permitted in this zone:

##### (a) Principal Uses

- (i) Agricultural Fairs and Support Services
- (ii) Cemeteries
- (iii) Community Assembly Halls
- (iv) Parks
- (v) Participant Recreation Services, Indoor
- (vi) Participant Recreation Services, Outdoor
- (vii) Private Clubs
- (viii) Spectator Entertainment Establishments
- (ix) Spectator Sports Establishments

##### (b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Care Facilities, Major
- (iii) Eating and Drinking Establishments
- (iv) Farmers Market
- (v) Libraries and Cultural Exhibits
- (vi) Residential Security Operator Unit
- (vii) Retail Store, general
- (viii) Tourist Campsites

#### 12.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

<b>P.1: Parks and Open Space 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	560 m <sup>2</sup>
(b)	Lot frontage, minimum	15m
<b>Lot Density</b>		
(c)	Residential Security Operator Unit, maximum per lot	1 unit
<b>Lot Coverage</b>		
(d)	Lot Coverage, building and structures maximum	50%
(e)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	55%
<b>Building Size</b>		
(f)	Buildings and Structures, maximum height	15 m

(g)	Accessory Buildings and Structures, maximum height	15 m
<b>Siting of Principal Buildings</b>		
(h)	Front Lot Line Setback, minimum	8 m
(i)	Rear Lot Line Setback, minimum	8 m
(j)	Exterior Side Lot Line Setback, minimum	5 m
(k)	Interior Side Lot Line Setback, minimum	3 m
<b>Siting of Accessory Buildings and Structures</b>		
(l)	Front Lot Line Setback, minimum	6 m
(m)	Rear Lot Line Setback, minimum	1.5 m
(n)	Exterior Side Lot Line Setback, minimum	6 m
(o)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to items (l) to (o) inclusive, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

12.1.4. Conditions of Use

- (a) Every business or undertaking shall be conducted within a completely enclosed building, except for parking and loading facilities.
- (b) The remainder of the property that is not used for buildings, display, parking or access driveways shall be suitably landscaped.

## 12.2. Administration, Service and Assembly (P.2)

### 12.2.1. Purpose

To provide for institutional, administrative and associated uses.

### 12.2.2. The following uses and no other shall be permitted in this zone:

- (a) Principal Uses
  - (i) Care facility, major
  - (ii) Community Assembly Hall
  - (iii) Congregate Housing
  - (iv) Education Facility
  - (v) Emergency and Protective Services
  - (vi) Extended Medical Treatment Services
  - (vii) Group Homes, major
  - (viii) Religious Assembly
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Community Garden
  - (iii) Care facility, minor
  - (iv) Eating and Drinking Establishment
  - (v) Health Services
  - (vi) Offices
  - (vii) Retail, general
  - (viii) Single Detached Housing

### 12.2.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

<b>P.2 Administration, Service and Assembly</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	560 m <sup>2</sup>
(b)	Lot frontage, minimum	15 m
<b>Lot Density</b>		
(c)	Lot Coverage, building and structures maximum	50%
(d)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60%
<b>Building Size</b>		
(e)	Buildings and Structures, maximum height	15 m
(f)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(g)	Front Lot Line Setback, minimum	8 m
(h)	Rear Lot Line Setback, minimum	8 m

(i)	Exterior Side Lot Line Setback, minimum	5 m
(j)	Interior Side Lot Line Setback, minimum	3 m
<b>Siting of Accessory Buildings and Structures</b>		
(k)	Front Lot Line Setback, minimum	8 m
(l)	Rear Lot Line Setback, minimum	1.5 m
(m)	Exterior Side Lot Line Setback, minimum	5 m
(n)	Interior Side Lot Line Setback, minimum	1.5 m
	In addition to (k) to (n) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

12.2.4. Conditions of Use

- (a) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities.



### 12.3.Public Service (P.3)

#### 12.3.1. Purpose

To provide land extensive utility, works and public service uses.

#### 12.3.2. The following uses and no other shall be permitted in this zone:

- (a) Principal Uses
  - (i) Emergency and Protective Services
  - (ii) Utility Services, major impact
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Recycling Depots

#### 12.3.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

<b>P.3 Public Service</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	560 m <sup>2</sup>
(b)	Lot frontage, minimum	15 m
<b>Lot Density</b>		
(c)	Lot Coverage, building and structures maximum	50 %
(d)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	60 %
<b>Building Size</b>		
(e)	Buildings and Structures, maximum height	15 m
(f)	Accessory Buildings and Structures, maximum height	15 m
<b>Siting of Principal Buildings</b>		
(g)	Front Lot Line Setback, minimum	8 m
(h)	Rear Lot Line Setback, minimum	8 m
(i)	Exterior Side Lot Line Setback, minimum	5 m
(j)	Interior Side Lot Line Setback, minimum	3 m
<b>Siting of Accessory Buildings and Structures</b>		
(k)	Front Lot Line Setback, minimum	8 m
(l)	Rear Lot Line Setback, minimum	8 m
(m)	Exterior Side Lot Line Setback, minimum	5 m
(n)	Interior Side Lot Line Setback, minimum	3 m

#### 12.3.4. Conditions of Use

- (a) reserved

## SECTION 13 - TRANSPORTATION ZONES

### 13.1. Transportation Corridor 1

#### 13.1.1. Purpose

To provide for transportation and mobility uses as well as other complementary uses.

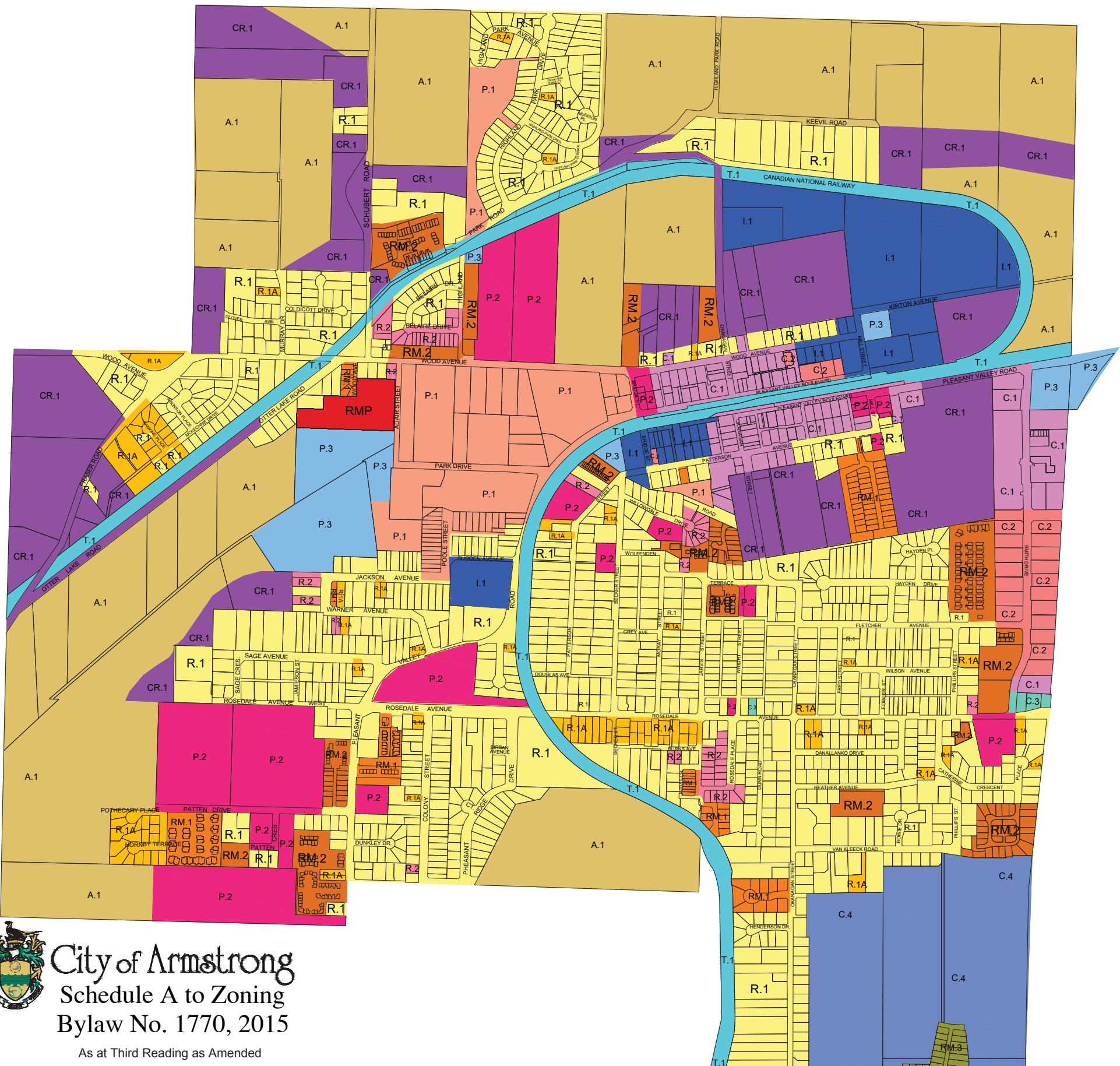
#### 13.1.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Cycling and pedestrian walkways
  - (ii) Highways
  - (iii) Railways
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures

#### 13.1.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

<b>T.1: Transportation Corridor 1</b>		
<b>Lot Size</b>		
(a)	Lot size, minimum	16 ha
<b>Lot Density</b>		
(b)	Lot Coverage, building and structures maximum	35 %
(c)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	35%
<b>Building Size</b>		
(d)	Buildings and Structures, maximum height	10 m or two storeys, whichever is the lessor
(e)	Accessory Buildings and Structures, maximum height	5 m
<b>Siting of Principal Buildings</b>		
(f)	Front Lot Line Setback, minimum	4.5 m
(g)	Rear Lot Line Setback, minimum	4.5 m
(h)	Exterior Side Lot Line Setback, minimum	4.5 m
(i)	Interior Side Lot Line Setback, minimum	4.5 m
<b>Siting of Accessory Buildings and Structures</b>		
(j)	Front Lot Line Setback, minimum	4.5 m
(k)	Rear Lot Line Setback, minimum	4.5 m
(l)	Exterior Side Lot Line Setback, minimum	4.5 m
(m)	Interior Side Lot Line Setback, minimum	4.5 m

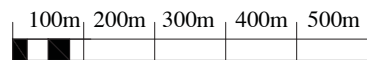
- 13.1.4. Conditions of Use  
(a) reserved



# City of Armstrong Schedule A to Zoning Bylaw No. 1770, 2015

As at Third Reading as Amended

Agriculture 1 .....	A.1
Country Residential 1.....	CR.1
Single Detached Residential 1.....	R.1
Single Detached Residential 1a (Small Lot).....	R.1A
Duplex Residential 2.....	R.2
Multiple Unit Residential (Ground Oriented).....	RM.1
Multiple Unit Residential (Apartment).....	RM.2
Multiple Unit Residential (Bareland Strata).....	RM.3
Mobile Home Park.....	RMP
Town Centre Commercial.....	C.1
Highway and Service Commercial.....	C.2
Neighbourhood Commercial.....	C.3
Recreation Commercial.....	C.4
General Industrial.....	I.1
Park and Open Space.....	P.1
Administration, Service and Assembly.....	P.2
Utilities.....	P.3
Transportation Corridor 1.....	T.1



Draft Date: November 9, 2015

Digital Map Created By:

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