



Islands Trust

HORNBY ISLAND

LAND USE BYLAW NO. 86

AS AMENDED BY THE HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAWS: 84, 91, 92, 93, 109, 111, 112, 117, 127, 129, 133, 134, 135 and 141

NOTE: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

Certified copies of the Land Use Bylaw are available from the Islands Trust Office, 700 North Road, Gabriola Island, BC V0R 1X3

Consolidated: August, 2011

BYLAW AMENDMENTS

This Copy is consolidated for convenience only and includes the following **Text Amendments** only:

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 84	Amendment No. 1, 1993	December 2, 1993
Bylaw No. 91	Amendment No. 1, 1996	August 28, 1996
Bylaw No. 92	Amendment No. 2, 1996	August 28, 1996
Bylaw No. 93	Amendment No. 3, 1996	July 12, 2000
Bylaw No. 112	Amendment No. 3, 2003	November 24, 2003
Bylaw No. 111	Amendment No. 2, 2003	February 20, 2004
Bylaw No. 117	Amendment No. 6, 2003	May 17, 2004
Bylaw No. 109	Amendment No. 1, 2003	September 2, 2004
Bylaw No. 127	Amendment No. 2, 2006	January 21, 2008
Bylaw No. 133	Amendment No. 4, 2007	September 15, 2008
Bylaw No. 134	Amendment No. 5, 2007	September 15, 2008
Bylaw No. 129	Amendment No. 1, 2007	March 13, 2009
Bylaw No. 135	Amendment No. 1, 2009	November 16, 2009
Bylaw No. 141	Amendment No. 1, 2010	August 3, 2011

HORNBY ISLAND TRUST COMMITTEE

BYLAW NO. 86

A BYLAW TO ESTABLISH REGULATIONS AND REQUIREMENTS RESPECTING THE USE OF BUILDINGS AND STRUCTURES AND THE USE AND SUBDIVISION OF LAND

The Hornby Island Trust Committee, being the Trust Committee having jurisdiction on and in respect of the Hornby Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, R.S.B.C., 1989, enacts as follows:

PART I

1. Schedule A is attached to and forms an integral part of this bylaw.
2. This bylaw applies to the entire area of land, including the surface of water, as shown on Schedule B, attached to and forming an integral part of this bylaw.
3. "Hornby Island Land Use Bylaw No. 37, 1988" is repealed.

PART II

This bylaw may be cited as "Hornby Island Land Use Bylaw No. 86, 1993."

READ A FIRST TIME THIS	16th	DAY OF	September	, 1993
PUBLIC HEARING HELD THIS	9th	DAY OF	November	, 1993
READ A SECOND TIME THIS	9th	DAY OF	November	, 1993
READ A THIRD TIME THIS	9th	DAY OF	November	, 1993
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	25th	DAY OF	November	, 1993
RECONSIDERED AND FINALLY ADOPTED THIS	25th	DAY OF	November	, 1993

Gordon McIntosh
Secretary

Carol Martin
Chair

TABLE OF CONTENTS

		<u>Page No.</u>
SCHEDULE "A".....		1
1.0	GENERAL PROVISIONS.....	1
2.0	DEFINITIONS.....	3
3.0	GENERAL REGULATIONS	10
4.0	HOME OCCUPATION REGULATIONS.....	14
5.0	PARKING REGULATIONS	16
6.0	SCREENING REGULATIONS.....	18
7.0	SIGN REGULATIONS.....	19
8.0	DRAINAGE REGULATIONS	21
9.0	ZONE REGULATIONS	22

SCHEDULE "A"

1.0 GENERAL PROVISIONS

REQUIREMENT FOR COMPLIANCE

- 1.1 Land or the surface of water in the Hornby Island local trust area shall not be used, land shall not be subdivided, buildings and structures on land or the surface of water shall not be constructed, altered, located or used, and signs shall not be erected or located on any land except as specifically permitted by this bylaw.

VIOLATION

- 1.2 Every person commits an offence who, being an owner or occupier of land or the surface of water in the Hornby Island local trust area:
- 1.2.1 violates any of the provisions of this bylaw;
 - 1.2.2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
 - 1.2.3 neglects or omits to do anything required under this bylaw;
 - 1.2.4 carries out, causes or permits to be carried out any development of land or the surface of water in a manner prohibited by or contrary to any of the provisions of this bylaw;
 - 1.2.5 fails to comply with an order, direction or notice given under this bylaw; or
 - 1.2.6 prevents or obstructs or attempts to prevent or obstruct a person authorized under Section 1.3 from entering on property.

INSPECTION

- 1.3 The Bylaw Investigation Officer and any other person designated by bylaw by the Hornby Island Trust Committee are authorized to enter upon notification of the occupier, at all reasonable times, on any property that is subject to the regulations under this bylaw to ascertain whether the regulations or directions made under authority of this bylaw are being observed.

PENALTY

- 1.4 Every person who commits an offence under this bylaw is liable on summary conviction to a fine not exceeding \$5,000 and the costs of prosecution. Each day's continuance of an offence constitutes a new and distinct offence.

SEVERABILITY

- 1.5 If any provision of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid provision shall be severed and the decision that it is invalid shall not affect the validity of the remaining provisions.

2.0 DEFINITIONS

2.1 In this bylaw words have their ordinary dictionary meaning except as follows:

accessory buildings and structures means detached buildings and structures in which accessory uses are carried out;

accessory use means a use of land which is commonly associated with and secondary in purpose and scale to a principal use located on the same lot;

agriculture means the use of land for the growing, rearing, producing and harvesting of agricultural products and animals, including the processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm;

bed and breakfast means the renting of bedrooms in a dwelling unit to transient guests and the provision of a breakfast meal to those guests;

building means any structure which is used or intended to be used for the shelter, habitation, support or accommodation of people or animals, or for the storage of goods or chattels, and includes manufactured homes, wood sheds, garages, carports, garden sheds, tool sheds and all privies;

campground means the use of land for the rental, lease or cooperative ownership of camping spaces for temporary accommodation of recreational vehicles, trailers or tents but does not include a manufactured home park;

camping space means an area in a campground that is used for the siting of one vehicle, trailer or tent, and for picnicking and overnight camping;

cliff means a land surface having an average slope exceeding 50 degrees measured from the horizontal plane and having a height exceeding 10 m (33 ft);

commercial kennel means a kennel used for the commercial accommodation or breeding or rearing of more than three dogs over the age of four months;

BL 134

community facility means a building or structure operated by a government agency, or non-profit organisation to provide a governmental, cultural, social, educational, recreational or health service to the public;

community hall means a public assembly building operated by a non-profit society or local government for the benefit of the community generally and used for community events including classes, public entertainment, cultural and social events;

BL 134, BL 129

community housing means dwelling units that are deed restricted and/or rent controlled, that are subject to a housing agreement under s. 905 of the LGA and are constructed for community residents on land that is owned by a government body or agency or a non-profit organization constituted under the Society Act;

community trades and services means the creation of artisan products or the provision of services such as personal, business, food preparation, repair and professional services and may include associated retail sales;

community wash house facility means a building operated by a non-profit organisation provides washing and drying machines and showers as a member service;

BL 93

conservation means actions, legislation or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of human heritage value or character;

derelict vehicle means any motor vehicle that has not been licensed for more than twelve months or is incapable of being driven;

dwelling unit means a room or set of rooms

- (a) used or capable of being used for human habitation by one or more individuals living in common occupancy as a single domestic unit and sharing facilities contained in that unit;
- (b) contained in a single building, manufactured home, recreational vehicle or travel trailer;
- (c) containing only one kitchen; and
- (d) under one roof with any covered walkway, covered patio or hall connecting two building portions being no longer than 4 m (13 ft);

BL 93

ecosystem means a functioning unit consisting of all organisms (plants, animals, microbes, and humans) in a given area and all the non living physical chemical factors of their environment linked together through nutrient recycling and energy flow;

elder housing means dwelling units constructed for elderly persons by a government body or agency or a corporation or organization constituted under the *Society Act*;

fill means earth, sand, gravel or any other similar material used to raise, lower or in any way affect the elevation or contour of the natural ground surface;

floor area means the total area of all floors in a building that have a floor to ceiling height greater than 1.2 m (3.94 ft), measured to the exterior surface of the perimeter walls, and includes enclosed balconies, decks, porches and similar projections;

BL 112

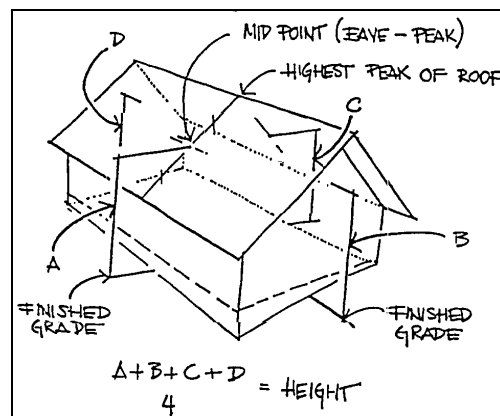
grade means the average elevation of the ground at a distance of 2 metres from a building or structure determined by averaging the finished elevations at the midpoints of all of the exterior walls;

BL 93

groundwater recharge area means the area of land in which rainfall is collected and stored both on the surface and underground and from which water flows into wells, springs and bodies of surface water;

BL 112

height means the vertical distance to the highest point of the upper roof for flat roofs; to the deck line of mansard roofs and to the average height between eaves and the ridge of the upper roof of a structure for gable, hip and gambrel roofs; and in the case of a structure without a roof, to the highest point of the structure, all measured from grade



highway means a street, road allowance, road, lane and any other way open to public use, but does not include a private right of way on private property;

home occupation means a commercial activity conducted for gain within a dwelling unit or permitted accessory building by a resident of the lot on which the building is located and includes bed and breakfast, artist or artisan studio, professional office, personal service, daycare, food processing, manufacture, repair and assembly of goods, the incidental retail sale of goods commonly associated with these uses and the retail sale of agricultural products or articles produced or assembled on the same lot;

BL 134

hostel means a building that contains individual sleeping units and common facilities for cooking, eating and washing in order to provide temporary accommodation for persons such as summer workers, displaced residents and off-season visitors attending events or activities;

human habitation means the use of a building or structure by a person or persons for shelter, cooking of food or sleeping and includes temporary and transient use for these purposes;

kitchen means an area within a building used for preparing food and may include food storage and serving and dish washing facilities;

land includes land that is ordinarily covered by water;

laundromat means a commercial or communal establishment for the self service washing, drying or ironing of clothes or household linens;

light industry means the use of land for the processing of food, wood or electronic products, storing of goods or materials, fabricating of metal or plastic, repairing of machines, equipment, boats or automobiles, sawmilling, or for the operation of truck terminals, docks, gas stations, wrecking yards or the sorting, salvaging and storage of refuse or material to be recycled.

lodge means a building containing two or more visitor accommodation units with or without common dining facilities;

lot means any parcel, block or other area in which land is held or into which it is subdivided;

lot coverage means the proportion of the lot area that is covered by buildings and structures, expressed as a percentage of the lot area;

lot line means a legally defined line bounding any lot and

- (a) **front lot line** means a lot line common to a lot and an abutting highway, and where there is more than one such line, the shortest of them;
- (b) **rear lot line** means the lot line opposite the front lot line, and where the rear portion of the lot is bounded by intersecting lines, the point of such intersection farthest from the front lot line;
- (c) **exterior side lot line** means the lot line or lot lines not being the front lot line or rear lot line but common to a lot and an abutting highway; and
- (d) **interior side lot line** means any lot line that is not a front lot line, rear lot line or exterior side lot line;

BL 93

low impact recreation means recreational activities which cause minimal disturbance to the natural environment, including but not limited to hiking, bicycling, bird watching, horseback riding, picnicking and specifically excluding the use of motorized vehicles;

manufactured home means a portable structure built on a chassis, designed to be transported or trailered to its place of use and to be used with or without a permanent foundation as a dwelling, and excludes recreational vehicles and travel trailers;

mariculture means the cultivation, rearing and harvesting of univalve or bivalve mollusca;

marina means marine docking, moorage, storage and launching facilities for the accommodation, moorage, storage, launching, maintenance and minor repair and sale of boats and similar vessels and includes yacht clubs and structures commonly associated with marine docking, moorage, storage and launching facilities, but specifically excludes all structures used or intended to be used for the shelter or storage of boats;

medical health clinic means a facility for medical diagnosis and treatment of out-patients;

BL 112

natural boundary means the visible high water mark of the sea, a lake, a stream or other water body where the presence and action of water are so common and so long continued in all ordinary years as to mark upon the soil or rock of the bed of the body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, or a surveyed high watermark identified on the plan of subdivision most recently registered in the Land Title Office, or the plan accompanying the instrument conveying crown land in fee simple. In a dispute, a new plan prepared by a BC Land Surveyor shall prevail;

natural ground surface means the ground surface of land prior to any intentional disturbance, alteration, excavation or placement of fill;

personal service means the use of land for the provision of services directly to the physical person of the consumer and includes hair cutting shops, massage therapists, medical health clinics and the incidental retail sale of goods commonly associated with these uses;

principal use means a main permitted purpose for which land, buildings or structures, as listed in the applicable zoning district in this bylaw, is used;

pub means an establishment providing primarily for the serving of alcoholic beverages, including off-premises sales, and includes premises in which food is served in conjunction with the serving of alcoholic beverages;

public park means land designated as park on a plan of subdivision filed in the Land Title Office or land designated under the *Park Act* or the *Park (Regional) Act*;

public recreation facility means playgrounds, sport facilities, clubhouses and associated meeting spaces, shower and locker rooms and related amenities operated by a non-profit society for the public and does not include a pub;

public service use means the provision of water, gas, electrical, telephone and television services by a government body or agency or by a company regulated

by the *Utilities Commission Act* or the *Radio Communication Act* of Canada, serving only the Hornby Island local community;

BL 134

public utility means a use providing for facilities for water, sewer, electricity, telephone, and broadcast transmission provided such a use is established by one of the levels of government, a corporation or company regulated by a government commission but excludes radio, television broadcast and cellular phone towers;

pumphouse means a building or structure with a maximum size of 4 m² (43 ft²) having the sole purpose of enclosing pumping equipment, valves, pipes and filtration equipment associated with a source of water;

residential means a use of land providing for the home life of a person or persons in common occupancy;

resort means a use of land providing for visitor accommodation units in separate buildings and includes restaurants and other services primarily intended to serve the resort's clientele;

restaurant means an establishment providing primarily for the preparation and sale of food for eating in the establishment or taking out, and may include the serving of alcoholic beverages in conjunction with food;

retail store means an establishment providing for the sale, rental or repair of commodities or goods to the ultimate consumer or user, and specifically excludes laundromats and service stations;

school means a public or private education facility not including overnight or dormitory accommodation;

secondary dwelling unit means a dwelling unit that may be limited by size in the zone specific regulation;

service station means a use of land providing for the retail sale of motor fuels and lubricating oils and which may include the sale, servicing or repair of motor vehicles, the sale of motor vehicle accessories, and the rental of trailers, motor vehicles, and tools and equipment for automotive or household use;

sign means any identification, description, illustration or device which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation;

silviculture means all activities related to the growing and sustainable management of forests but does not include the processing of wood or wood products;

structure means any object or construction fixed to, supported by or embedded in land including retaining walls and stairs and excludes loose stones and concrete or other paved surfaces or storage of building materials;

studio means the working place of a painter, sculptor, photographer, musician, or other arts or crafts person;

BL 134 **supported living facility** means housing for persons challenged by low-income, disability or age that is coupled with the organised provision of social or other services;

BL 93 **sustainable Ecosystem Management Area** means an area which is managed to conserve ecological, aesthetic, recreational, forestry and groundwater recharge values where

- a) community based tenures under the *Forest Act* that only allow small scale forestry, including Community Forest Agreements, will be permitted;
- b) any proposed tenure will be considered in consultation with the Hornby Local Trust Committee;
- c) forest management must be conducted on a sustainable basis. Management plans must identify reserve areas where harvesting is not permitted in order to protect forest values including streams, biological diversity, wildlife habitat, rare ecosystems and recreation features. Outside reserve areas, harvesting will be permitted under an approved Management Plan developed in consultation with the Local Trust Committee. Among other things, the Plan will identify measures to maintain the area's groundwater rechargeability both within reserve areas and areas available for harvesting; and
- d) forestry and other activities can only be conducted under a plan that is developed in consultation with the Local Trust Committee to ensure that protection of groundwater and other values have been satisfactorily addressed;

BL 141 **visitor accommodation unit** means commercial accommodation sited on a property zoned for commercial use that consists of the temporary rental of a room or set of rooms for not more than four (4) consecutive weeks to traveling public whose permanent domicile or home life is elsewhere;

watercourse means any natural depression with a bed 0.6 m (2 ft) or more below the average elevation of the surrounding land, containing water at least six months of the year.

2.2 In this bylaw the metric measurements prevail and the imperial values in brackets are for information only.

3.0 GENERAL REGULATIONS

USES PERMITTED IN ALL ZONES

- 3.1 In addition to the uses specifically permitted in particular zones, the following uses are permitted in all zones:
 - 3.1.1 Public service uses;
 - 3.1.2 Public parks;
 - 3.1.3 Ecological reserves.

USES PROHIBITED IN ALL ZONES

- 3.2 The following uses are prohibited in all zones:
 - 3.2.1 The use of a boat, vessel, or structure over water as a residence for more than 4 consecutive weeks or more than 90 days in any calendar year;
 - 3.2.2 The use of the surface of water for the mooring or berthing of float camps for accommodation of industrial workers or transients;
 - 3.2.3 The use of an accessory building or structure for human habitation;
 - 3.2.4 Amusement parks, shooting ranges, water slides, go-cart tracks, and miniature golf courses;
 - 3.2.5 Fish farms;
 - 3.2.6 Commercial kennels;
 - 3.2.7 Airports other than float plane bases;
 - 3.2.8 Heliports, except where expressly permitted in the PI zone;
 - 3.2.9 Wharves and breakwaters except those operated by government and those operated for commercial purposes;
 - 3.2.10 Seawater desalination plants;
 - 3.2.11 Disposal of effluent from pumping out of sewerage facilities on to land or by marine outfall;
 - 3.2.12 Disposal of toxic waste in marine areas or on land;
 - 3.2.13 Storage or transportation of nuclear weapons or materials used in the production of nuclear weapons or nuclear energy;

3.2.14 Storage of waste and salvage material except as expressly permitted in the Industrial zones.

- 3.3 The prohibition in Section 3.2.11 does not apply to a sewage disposal facility operated by a government body or agency in accordance with a permit under the *Waste Management Act*.

HEIGHT REGULATIONS

- 3.4 Buildings and structures other than accessory and agricultural buildings and structures must not exceed a height of 8 m (26 ft).
- 3.5 Buildings and structures, other than accessory and agricultural buildings and structures, located within 100 m (328 ft) of the natural boundary of the sea must not exceed a height of 7 m (22 ft).
- 3.6 Accessory buildings and structures must not exceed a height of 6 m (20 ft).
- 3.7 Agricultural buildings and structures must not exceed a height of 10 m (33 ft).
- 3.8 The height limits set out in this section do not apply to any radio or television antenna, flag pole, lighting pole, utility pole, or water storage tank.

BL 133

SETBACK REGULATIONS

- 3.8a The minimum setback for a sewage disposal field is:
- 15.0 metres (49.2 feet) from the natural boundary of the sea;
 - 30.0 metres (98.4 feet) from the natural boundary of any lake or watercourse, well, domestic water source (other than above ground rain water catchment system) or water suction lines; and
 - 3.0 metres (9.8 feet) from any dwelling or property line.

LIGHTING REGULATION

- 3.9 Any lighting of parking areas and signs must be arranged so as not to directly illuminate any adjacent or nearby lot or highway.

SITING EXCEPTIONS

- 3.10 The setback regulations set out in this bylaw do not apply to any permitted sign or fence.

SETBACK FROM PARK BOUNDARIES

- 3.11 No building or structure may be located within 30 m (98.4 ft) of the boundary of any provincial or regional park.
- 3.11.1 Section 3.11 does not apply to residential lots created from the subdivision of Lot A, Plan VIP58906, Section 12, Hornby Island, Nanaimo District.

BL 109

LOT PROPORTIONS

- 3.12 No lot may be created by subdivision whose front lot line is less than one-third the length of its longest side lot line.

LOT SIZE EXCEPTIONS

- 3.13 The minimum and average lot sizes specified in this bylaw do not apply where:
- 3.13.1 the lot is being created solely for the purpose of accommodating unattended equipment necessary for the operation of a community water system, telephone exchange, electrical substation, or similar public service facility, and the use of the lot will generate no sewage;
 - 3.13.2 the lot is to be shown as park on the subdivision plan;
 - 3.13.3 the purpose of the subdivision is to consolidate two or more lots; or
 - 3.13.4 the purpose of the subdivision is to adjust the boundary between two or more lots, no additional lots are created, and no lot is increased in area such that it may be further subdivided under this bylaw.
- 3.14 The minimum lot sizes specified in this bylaw do not apply where the subdivision is proposed under s.996 of the *Municipal Act* and that statute exempts the subdivision from the bylaw standards.

SPLIT ZONING

- 3.15 The creation of a lot lying within two or more zones must be avoided wherever possible. Where lots lying within two or more zones are subdivided, lot boundaries should correspond with zone boundaries.
- 3.16 If a lot lies within two or more zones, the applicable regulations of Part 9.0 of this bylaw for the zone comprising the greatest proportion of the lot shall determine the maximum number of buildings and structures permitted on that portion of the lot. Additional buildings or structures may be permitted on other portions of the lot only if that portion of the lot has sufficient area to satisfy the regulations of this bylaw, and for that purpose only the portion may be considered to be a lot.
- 3.17 If a lot lies within two or more zones, the applicable regulations of Part 9.0 of this bylaw for the zone comprising the greatest proportion of the lot shall determine the minimum and average sizes of lots that may be created by subdivision of that lot.
- 3.18 Section 3.17 does not apply to Parcel C (DD 199753I) of the South East ¼ and the East ½ of the South West ¼ of Section 10, Hornby Island, Nanaimo District.

BL 117

BL 127

SHAPE AND DIMENSION OF LOTS CREATED BY SUBDIVISION

- 3.19 On lots within site-specific zoning classification Rural Residential (R3(a)), new lots created by subdivision with a highway frontage of 20 metres or less must be configured to include a panhandle that has a width of not less than 10 metres and not more than 20 metres to provide access from the highway to the developable portion of the lot.

COVENANTS AGAINST FURTHER SUBDIVISION

- 3.20 Where:
- a subdivision is proposed that yields the maximum number of lots permitted by the applicable minimum average lot size specified in Part 9; and
 - one or more of the lots being created has an area equal to or greater than twice the applicable minimum average lot size;

the applicant must grant a covenant complying with Section 3.22 in respect of every such lot prohibiting further subdivision of the lot.

3.21 Where:

- a subdivision is proposed that yields fewer than the maximum number of lots permitted by the applicable minimum average lot size specified in Part 9; and
- one or more of the lots being created has an area equal to or greater than twice the applicable minimum average lot size;

the applicant must grant a covenant complying with Section 3.22 in respect of every such lot prohibiting further subdivision of the lot so that the potential number of lots is no greater than the number of lots that would have been created if the previous subdivision had created the maximum number of lots permitted by the applicable minimum or minimum average lot size specified in Part 9.

COVENANTS GENERALLY

3.22 Where under this Bylaw an owner of land is required or authorized to grant any covenant or statutory right of way, the covenant or statutory right of way must be granted to the Hornby Island Local Trust Committee in priority to all financial charges and delivered in registerable form satisfactory to the Hornby Island Local Trust Committee prior to the granting of any approval or authorization in respect of which the covenant or statutory right of way is required. The covenant must indemnify the Hornby Island Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenantor.

4.0 HOME OCCUPATION REGULATIONS

ALL HOME OCCUPATIONS

- 4.1 Where a home occupation is permitted in any zone, the operator of the home occupation must:
- 4.1.1 not alter the residential character or appearance of the land or premises in which the home occupation is located, with the exception of a permitted sign and required road motor vehicle parking spaces and screening;
 - 4.1.2 not employ in the home occupation more than two employees who are not residents of the dwelling unit in which the home occupation is operated nor more than five employees in total including the owner of the business;
 - 4.1.3 conduct the home occupation entirely within the dwelling unit or permitted accessory building;
 - 4.1.4 where conducted in a dwelling unit, use no more than 40% of the floor area of the dwelling unit for the home occupation;
 - 4.1.5 the storage, display and sale of incidental goods commonly associated with the home occupation may use no more than 10 % of the total floor area of the home occupation;
 - 4.1.6 not use material or products in the home occupation that are flammable or explosive at ordinary temperatures;
 - 4.1.7 not use any equipment or process in the home occupation that creates noise, vibration, glare, fumes, odors, electrical interference, or any other nuisance ordinarily detectable off the lot on which the home occupation is operated;
 - 4.1.8 provide motor vehicle parking spaces in accordance with Part 5.0 of this bylaw and screen the parking spaces in accordance with Part 6.0; and
 - 4.1.9 screen any outdoor storage area, structure or material used in or resulting from the processing of any product and the product of the home occupation in accordance with Part 6.0 of this bylaw;
 - 4.1.10 where materials are stored outdoors, use no more than 10% of the area of the lot for outdoor storage.
- 4.2 No restaurant, retail store, salvage or junk business or any use prohibited by Section 3.2 of this bylaw may be operated as a home occupation, except that articles produced on a lot may be sold from a dwelling or permitted accessory building in which they were produced.

BED AND BREAKFAST HOME OCCUPATIONS

- 4.3 Where a bed and breakfast home occupation is permitted in any zone, the operator of the home occupation must:
- 4.3.1 comply with all of the regulations specified in Section 4.1 of this bylaw for all home occupations, except Section 4.1.4;
 - 4.3.2 provide temporary accommodation for the travelling public;
 - 4.3.3 use only rooms that are located in the dwelling unit in which the home occupation is operated, for the accommodation of the travelling public;
 - 4.3.4 provide no more than two beds per bedroom; and
 - 4.3.5 serve breakfast meals only to guests who have been accommodated over night.
 - 4.3.6 The number of bedrooms used to accommodate the travelling public in a bed and breakfast home occupation must not exceed:
 - 4.3.6.1 one if the lot is 0.25 ha (0.6 acres) or less in area;
 - 4.3.6.2 two if the lot is greater than 0.25 ha (0.6 acres) and less than 1 ha (2.5 acres) or less in area;
 - 4.3.6.3 three if the lot is 1 ha (2.5 acres) or greater in area.

5.0 PARKING REGULATIONS

NUMBER OF SPACES REQUIRED

5.1 Where land or the surface of water is used for any of the purposes set out on the left hand column of the following table, the owner or occupier must provide the number of motor vehicle parking spaces indicated opposite that use in the right hand column of the table.

<u>USE</u>	<u>NUMBER OF SPACES REQUIRED</u>
5.1.1 bed and breakfast	1 per bedroom used for guest accommodation
5.1.2 community hall, church, social hall,	1 per 4 seats of meeting assembly room maximum seating capacity
5.1.3 elder housing	1 per dwelling unit
5.1.4 home occupation other than bed and breakfast	1 per 2 employees plus the number required for the relevant commercial use.
5.1.5 hotel, motel, lodge, resort	1 per visitor accommodation unit
5.1.6 industry, equipment storage, building material supply, warehouse	1 per 40 m ² (430 ft ²) of floor area
5.1.7 marina	1 per 3 berths, plus 4 per launch ramp or hoist
5.1.8 residential	2 per dwelling unit
5.1.9 restaurant, pub, cafe	1 per 2 seats
5.1.10 retail, financial service, personal service, office, post office, library, bakery, museum	1 per 20 m ² (215 ft ²) of floor area
5.1.11 school	1 per employee plus 10 for visitors
5.1.12 service station	4 plus 2 per service bay

5.2 The number of spaces required for a use that is not specifically listed is the number required for the most similar listed use.

- 5.3 Where more than one use is located on a lot, the total number of spaces required is the sum of the requirements for the uses calculated separately.
- 5.4 Where the number of spaces required includes a fraction, the owner or occupier must provide the next highest whole number of parking spaces.

LOCATION

BL 141

- 5.5 All required motor vehicle parking spaces must be located:
 - 5.5.1 on the same lot as the use for which they are provided; or
 - 5.5.2 on another lot within 100 metres (328 ft) of the use, provided that:
 - 5.5.2.1 a restrictive covenant in favour of the Hornby Island Trust Committee is registered against the other lot restricting the use of the lot or a portion of it to motor vehicle parking or zoning restricts the use of the lot or a portion of it to motor vehicle parking in compliance with the requirements of this bylaw with respect to the lot on which the use is located;
 - 5.5.2.2 the owners of the two lots execute and register in the Land Title Office an easement agreement satisfactory to the Hornby Island Trust Committee securing the use of the parking spaces for the owner of the lot on which the use is located; and
 - 5.5.2.3 the owner of the lot that provides the parking spaces grants a statutory right of way to the Hornby Island Local Trust Committee for right of access for public parking .
- 5.6 Parking spaces located in setback areas must not cover more than 40% of that area.
- 5.7 Each parking space shall be accessible to a highway via a manoeuvring aisle not less than 7 m (23 ft) in width, and no parking space may abut a highway such that use of the parking space necessitates reversing a motor vehicle from or onto the highway.

DIMENSIONS

- 5.8 Parking spaces must be at least 2.5 m (8.2 ft) in width and 5.5 m (18 ft) in length.

SURFACING

- 5.9 Where more than 4 parking spaces are provided the parking area must have a hard, durable surface such as asphalt or well-packed gravel that does not produce dust.

GRADIENT

- 5.10 No parking area may have a gradient in any direction of more than 10%.

6.0 SCREENING REGULATIONS

6.1 Screening must be provided:

- 6.1.1 where an industrial use is adjacent to a commercial or residential use, by the owner of the lot on which the industrial use is located and on that lot, screen the industrial use from the commercial or residential use;
- 6.1.2 where a commercial use is adjacent to a residential use, by the owner of the lot on which the commercial use is located and on that lot, screen the commercial use from the residential use;
- 6.1.3 where an industrial use is visible from any highway on Hornby Island, by the owner of the lot on which the industrial use is located and on that lot, screen the industrial use from the highway; and
- 6.1.4 where materials, tools, equipment, containers or finished products of a home occupation, commercial or industrial use are stored outside a building or enclosed structure, by the owner of the lot on which the use is located and on that lot, screen the outdoor storage area from adjacent lots and highways.

SCREENING STANDARDS

- 6.2 Where screening is required by section 6.1 of this bylaw, it must be provided in the form of a wood fence of sound construction at least two meters high and maintained so as to provide a complete visual screen between the uses being separated.

SCREENING REQUIREMENTS FOR PARKING AREAS

- 6.3 Where five or more motor vehicle parking spaces are required by this bylaw to be provided, or where one or more derelict vehicles are parked on a lot, the parking area must be screened from any adjacent highway and from any adjacent residential use by a wood fence of sound construction at least two meters high and maintained so as to provide a complete visual screen between the parking area and the highway or residential use.

NATIVE VEGETATION

- 6.4 The requirements in Section 6.2 and 6.3 need not be complied with if the use or parking area is completely screened year round from view from the adjacent highway or use or lot, as the case may be, by evergreen native vegetation at least two metres high, but those requirements must be complied with if the native vegetation is removed or damaged such that it no longer provides a complete screen.

7.0 SIGN REGULATIONS

PERMITTED SIGNS

- 7.1 The following signs are permitted in all zones subject to the provisions stated:
- 7.1.1 Temporary notices;
 - 7.1.2 Traffic control signs;
 - 7.1.3 One unilluminated sign not exceeding 0.5 m^2 (5.4 ft^2) in area identifying a home occupation including a bed and breakfast home occupation;
 - 7.1.4 A maximum of three unilluminated directional signs per home occupation not exceeding $.25 \text{ m}^2$ (2.7 ft^2) in area displaying directions to a home occupation including a bed and breakfast home occupation;
 - 7.1.5 One or two temporary on-site real estate signs per lot, each not exceeding 1 m^2 (10 ft^2) in area, provided that the sign or signs are removed within two weeks of completion of the sale of the lot on which they are located; and
 - 7.1.6 One unilluminated sign not exceeding $.5 \text{ m}^2$ (5.4 ft^2) identifying a motor vehicle parking area and any associated commercial use, and directional signs associated with the parking area not exceeding a total area of 0.5 m^2 (5.4 ft^2).
- 7.2 The following signs are permitted in zones permitting commercial and industrial uses other than as home occupations:
- 7.2.1 one facia sign for each highway frontage on the lot, not exceeding 4.0 m^2 (43 ft^2) in area;
 - 7.2.2 one facia sign for each water frontage on the lot, not exceeding 2.0 m^2 (21 ft^2) in area;
 - 7.2.3 one free standing sign per lot identifying business premises located on the lot and not exceeding 1.4 m^2 (15 ft^2) in area; and
 - 7.2.4 signs each not exceeding $.5 \text{ m}^2$ (5 ft^2) in area that are required to provide information to boaters in the Marine Access (M3) and Marine Service (M4) Zones.
- 7.3 In the Mariculture (M2) Zone, up to two signs each not exceeding $.5 \text{ m}^2$ (5 ft^2) are permitted per waterlot lease area indicating the type of mariculture being carried out on the lease.
- 7.4 In the Rural Service (C1) Zone, one sign not exceeding 1 m^2 (10.8 ft^2) in area is permitted to identify the use of the lot on which the sign is located. The sign may be illuminated by external lighting only.

PROHIBITED SIGNS

- 7.5 Signs with moving parts and signs with any form of illumination other than external lighting are prohibited in all zones.

CALCULATION OF SIGN AREA

- 7.6 For the purposes of this Part 7.0, the area of a sign is the area of the board or other surface on which the message of the sign is displayed. Where a message is displayed on both sides of a sign, the area of the sign is the area of one side only.

8.0 DRAINAGE REGULATIONS

- 8.1 The owner of land carrying out construction of any paved area or roof area must provide for the disposal of surface runoff and storm water by conducting it to a cistern or to a ditch or drain in such a way that no surface runoff shall flow from the lot on which the paved area or roof area is located onto adjoining land.
- 8.2 On properties containing a cliff, all surface and sewage disposal systems shall be directed away from the cliff edge.

9.0 ZONE REGULATIONS

CREATION AND EXTENT OF ZONES

9.1 The Hornby Island local trust area shown on Schedule B is divided into the zones identified in Column I and briefly described in Column II.

	<u>COLUMN I</u>	<u>COLUMN II</u>	<u>PAGE NUMBER</u>
	Small Lot Residential	(R1)	23
	Compact Residential	(R2)	25
	Rural Residential	(R3)	27
BL 111	Large Lot Residential		
	Water Resource Protection	(LR/WSPA)	29
	Agricultural	(AG)	31
	Upland	(UP)	33
BL 134	Public Use	(PU)	35
	Institutional Residential	(I2)	37
	Rural Service	(C1)	38
	Retail Commercial	(C2)	39
BL 117	Service Station Commercial	(C2-1)	40
	Comprehensive Commercial	(C3)	41
	Commercial Resort	(C4)	42
	Commercial Resort-Marina	(C5)	44
BL 91	Commercial Resort-Marina 1	(C5-1)	45
	Commercial Campground	(C6)	46
BL 92	Commercial Campground 1	(C6-1)	47
	Commercial Parking	(C7)	49
BL 93	Groundwater Recharge Area/ Sustainable Ecosystem Management Area	(GW-EMA)	49
	Public Park	(PR1)	50
	Public Park Undeveloped	(PR2)	51
	Marine Conservation	(M1)	51
	Mariculture	(M2)	52
	Marine Access	(M3)	52
	Marine Service	(M4)	53
	Marine Private Moorage	(M5)	53
BL 135	Land Cooperative 1	(LC 1)	54

9.2 The extent of each zone is shown on Schedule B and the interpretation of Schedule B is subject to Sections 9.3 to 9.6 inclusive.

9.3 The boundary between land and water zones is the surveyed lot line and where there is no survey plan the boundary is the natural boundary.

9.4 Where a boundary of a zone is shown following a highway, creek or stream the centre line of the highway, creek or stream is the zone boundary.

9.5 Where a boundary of a zone does not coincide with a lot boundary, natural boundary or the centre line of a highway, creek or stream and where distances are not specifically

indicated on Schedule B, the location of the zone boundary must be determined by scaling from Schedule B.

9.6 Unless otherwise indicated on Schedule B, marine zone boundaries extend from the natural boundary of the sea 1000 m (3281 ft) seaward.

9.7 SMALL LOT RESIDENTIAL (R1) ZONE (Neighbourhoods at Galleon Beach, Sandpiper Beach, Whaling Station Bay)

PERMITTED USES

9.7.1 In the Small Lot Residential (R1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.7 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.7.1.1 Residential
- 9.7.1.2 Home Occupation
- 9.7.1.3 Bed and breakfast
- 9.7.1.4 Accessory uses.

PERMITTED DENSITY

9.7.2 One residential dwelling unit with a floor area no greater than 200 m² (2,152 ft²) is permitted on each lot.

9.7.3 Lot coverage must not exceed 15% of any lot.

9.7.4 The total floor area of accessory buildings on a lot must not exceed 100 m² (1,076 ft²).

MINIMUM SETBACKS

9.7.5 Buildings and structures must be set back

9.7.5.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;

9.7.5.2 at least 8 m (26.2 ft) from a front lot line;

9.7.5.3 at least 8 m (26.2 ft) from a rear lot line, or 6 m (19.6 ft) in the case of a lot having an area less than 4000 m² (1 acre);

9.7.5.4 at least 6 m (19.6 ft) from an interior side lot line, or 3 m (9.8 ft) in the case of a lot having an area less than 4000 m² (1 acre); and

9.7.5.5 at least 8 m (26.2 ft) from an exterior side lot line, or 6 m (19.6 ft) in the case of a lot having an area less than 4,000 m² (1 acre).

9.7.6 Where fill is used to achieve the elevation required in Section 9.7.6.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

- 9.7.7 Buildings and structures must be set back at least 15 m (49.2 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.
- 9.7.8 Satellite dish antennas and parabolic reflectors must be set back at least 8 m (26 ft) from all lot lines.
- 9.7.9 All privies must be set back at least 8 m (26 ft) from all lot lines.

BL 133

MINIMUM LOT SIZE

- 9.7.10 No lot having an area less than 8,000 m² (1.36 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

- 9.7.11 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.
- 9.7.12 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

BL 129

SITE SPECIFIC REGULATION – R1(a)

The purpose of the R1(a) site-specific zoning variation is to provide amenity zoning under s. 904 of the Local Government Act to permit donation of land for community housing.

- 9.7.14 The regulation variations listed in this table apply to the land identified on Schedule B (the zoning map) by the site-specific zoning variation code listed below on the left:

Site-specific Zoning Code	Site-specific Regulations
R1(a)	<p>PERMITTED DENSITY AND FLOOR AREA</p> <ol style="list-style-type: none"> 1. Despite Section 9.7.2, the maximum floor area of a building is 250 square metres provided one or more cisterns with a combined capacity of 8400 litres is provided. 2. Despite Section 9.7.3, the maximum lot coverage on lots 1.0 hectares or less is 15% of the lot and the maximum lot coverage on lots larger than 1.0 hectare is 10% of the lot. <p>MINIMUM SETBACK VARIATION</p> <ol style="list-style-type: none"> 3. Despite Section 9.7.5.1, buildings and structures must be setback a minimum of 30 metres from the natural boundary of any watercourse.

	<p>4. Despite Section 9.7.6, no portion of the fill slope used to achieve the elevation required in Section 9.7.6.1 may be less than 30 metres from the natural boundary of any watercourse.</p>
	<p>MINIMUM LOT SIZE VARIATION</p> <p>5. Despite Section 9.7.11:</p> <p>5.1 subject to 5.2, 5.3 and 5.4 of this table, no lot having an area less than 10.0 hectares may be created by subdivision;</p> <p>5.2 if a minimum of 2.0 contiguous hectares of land zoned R1(a) is donated for community housing, no lot having an area less than 4.0 hectares may be created by subdivision;</p> <p>5.3 if a minimum of 4.0 contiguous hectares of land zoned R1(a) is donated for community housing, no lot having an area less than 2.0 hectares may be created by subdivision; and</p> <p>5.4 If a minimum of 5.0 contiguous hectares of land zoned R1(a) is donated for community housing, no lot having an area less than 1.0 hectares may be created by subdivision to a maximum of 4 lots.</p> <p>6. For the purposes of 5.2, 5.3 and 5.4 of this table land for community housing must be donated to a non-profit society, community land trust or to the Islands Trust Council to be held for community housing purposes.</p> <p>PARKING AND SCREENING VARIATION</p> <p>7. The natural vegetation within a setback area from the natural boundary of a watercourse or a lot line must be maintained as a landscape screen. The landscape screen along lot lines may be broken only to provide necessary access to and from the lot and to allow construction of fencing.</p>

9.8 COMPACT RESIDENTIAL (R2) ZONE (Shingle Spit residences)

PERMITTED USES

- 9.8.1 In the Compact Residential (R2) Zone the following uses are permitted, subject to the regulations set out in this Section 9.8 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.8.1.1 Residential
- 9.8.1.2 Home occupation
- 9.8.1.3 Accessory uses.

PERMITTED DENSITY

- 9.8.2 One residential dwelling unit with a floor area no greater than 186 m² (2,000 ft²) is permitted for each 0.24 ha (0.6 acres) of lot area.
- 9.8.3 Lot coverage must not exceed 15% of any lot.
- 9.8.4 The total floor area of accessory buildings on a lot must not exceed 40 m² (430 ft²).

MINIMUM SETBACKS

- 9.8.5 Buildings and structures must be set back
- 9.8.5.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
 - 9.8.5.2 at least 8 m (26.2 ft) from a front lot line;
 - 9.8.5.3 at least 6 m (19.6 ft) from a rear lot line;
 - 9.8.5.4 at least 3 m (9.8 ft) from an interior side lot line; and
 - 9.8.5.5 at least 8 m (26.2 ft) from an exterior side lot line, or 6 m (19.6 ft) in the case of a lot having an area less than 4,000 m² (1 acre).
- 9.8.6 Where fill is used to achieve the elevation required in Section 9.8.5.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.
- 9.8.7 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.
- 9.8.8 All privies must be set back at least 8 m (26 ft) from all lot lines.

BL 133

MINIMUM LOT SIZE

- 9.8.9 No lot having an area less than 3.5 ha (8.6 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

- 9.8.10 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

- 9.8.11 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

HOME OCCUPATION REGULATIONS

- 9.8.12 Despite Section 4.1.2, no person may be employed in any home occupation who is not a permanent resident of the lot on which the home occupation is located.

9.9 RURAL RESIDENTIAL (R3) ZONE (Large Lot Residential areas)

PERMITTED USES

- 9.9.1 In the Rural Residential (R3) Zone the following uses are permitted, subject to the regulations set out in this Section 9.9 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.9.1.1 Residential
- 9.9.1.2 Agriculture
- 9.9.1.3 Silviculture
- 9.9.1.4 Home occupation
- 9.9.1.5 Bed and breakfast
- 9.9.1.6 Accessory uses.

PERMITTED DENSITY

- 9.9.2 One residential dwelling unit is permitted per lot, and one additional residential dwelling unit is permitted for each 4 ha (9.8 acres) of lot area over 4 ha (9.8 acres).
- 9.9.3 One secondary dwelling unit is permitted on each lot having an area greater than 3.5 ha (8.6 acres).
- 9.9.4 Despite Sections 9.9.2 and 9.9.3, two residential dwelling units are permitted per lot over 4 hectares on residential lots created from the subdivision of Lot A, Plan VIP58906, Section 12, Hornby Island, Nanaimo District.
- 9.9.5 Lot coverage must not exceed 10% of any lot having an area of 1 ha (2.5 acres) or more nor 15% of any lot having a smaller area.
- 9.9.6 The total floor area of any accessory building on a lot must not exceed 200 m² (2152 ft²).

MINIMUM SETBACKS

- 9.9.7 Buildings and structures must be set back
- 9.9.7.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
 - 9.9.7.2 at least 8 m (26.2 ft) from a front lot line;

9.9.7.3 at least 8 m (26.2 ft) from a rear lot line, or 6 m (19.6 ft) in the case of a lot having an area less than 4000 m² (1 acre);

9.9.7.4 at least 6 m (19.6 ft) from an interior side lot line, or 3 m (9.8 ft) in the case of a lot having an area less than 4000 m² (1 acre); and

9.9.7.5 at least 8 m (26.2 ft) from an exterior side lot line, or 6 m (19.6 ft) in the case of a lot having an area less than 4,000 m² (1 acre).

9.9.8 Where fill is used to achieve the elevation required in Section 9.9.6, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.9.9 Buildings and structures must be set back at least 15 m (49.2 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.

9.9.10 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.9.11 Feeding troughs, manure piles, buildings and structures for housing animals must be set back at least 30 m (98.4 ft) from the natural boundary of any lake, watercourse or the sea.

9.9.12 The keeping of livestock or birds and the siting of buildings or structures used for housing livestock or poultry is prohibited within 15 m (49.2 ft) of the natural boundary of any lake, watercourse or the sea.

9.9.13 Feeding troughs, manure piles and buildings and structures for housing animals must be set back at least 8 m (26.2 ft) from all lot lines.

9.9.14 Buildings and structures used for the commercial growing of mushrooms, the commercial raising of fur bearing animals or more than 100 birds, and commercial feedlots must be set back at least 61 m (200 ft) from any highway, 46 m (150 ft) from any lot line, and 30 m (98 ft) from the natural boundary of any lake, watercourse or the sea.

9.9.15 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM AND AVERAGE LOT SIZE

9.9.16 No lot having an area less than 1 ha (2.5 acres) may be created by subdivision, and the average size of lots created by any subdivision must be at least 4 ha (9.8 acres).

PARKING AND SCREENING REGULATIONS

9.9.17 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.9.18 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

AGRICULTURAL USE REGULATIONS

9.9.19 Commercial raising of domestic animals and poultry is not permitted on lots having an area less than 1 hectare (2.5 acres)

BL 127

SITE SPECIFIC ZONING VARIATION– R3(a)

The purpose of the R3(a) site-specific zoning variation is to provide regulations for larger lots with two-owners and owned in common since 1991.

9.9.20 The regulations listed in this table apply to the land identified on Schedule B (the zoning map) by the site-specific variation zoning code listed below on the left:

Site-specific Zoning Code	Site-specific Regulations
R3(a)	<ol style="list-style-type: none"> 1. Despite Subsection 9.9.1.2, Agriculture is permitted accessory to a residential use. 2. Despite subsection 9.9.1.3, Silviculture is permitted accessory to a residential use. 3. Despite Subsection 9.9.2, on lots less than 4.0 hectares in area, a maximum of one residential dwelling unit is permitted per lot, on lots 4.0 hectares or larger a maximum of two residential dwelling units are permitted per lot. 4. Despite Subsection 9.9.3, secondary dwelling units are not permitted. 5. Despite Subsection 9.9.16, the minimum size of lots created by subdivision is 1.0 hectares (2.5 acres) and the minimum average lot size must be at least 1.6 hectares (4.0 acres).

9.9A LARGE LOT RESIDENTIAL/WATER RESOURCE PROTECTION (LR/WSPA) ZONE

BL 111

PERMITTED USES

9.9A.1 In the Large Lot Residential/Water Resource Protection (LR/WSPA) zone the following uses are permitted, subject to the regulations set out in this Section 9.9A and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.9A.1.1 Residential
- 9.9A.1.2 Agriculture
- 9.9A.1.3 Silviculture
- 9.9A.1.4 Home occupation
- 9.9A.1.5 Bed and breakfast
- 9.9A.1.6 Accessory uses.

PERMITTED DENSITY

- 9.9A.2 One residential dwelling unit is permitted per lot.
- 9.9A.3 Lot coverage must not exceed 10% of any lot having an area of 1 ha (2.5 acres) or more nor 15% of any lot having a smaller area.
- 9.9A.4 The total floor area of any accessory building on a lot must not exceed 200 m² (2152 ft²).

MINIMUM SETBACKS

- 9.9A.5 Buildings and structures must be set back
 - 9.9A.5.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
 - 9.9A.5.2 at least 8 m (26.2 ft) from a front lot line;
 - 9.9A.5.3 at least 8 m (26.2 ft) from a rear lot line;
 - 9.9A.5.4 at least 8 m (26.2 ft) from the interior side lot line adjacent to lot 3 of Plan 48077 and at least 6 metres (19.6 feet) from any other interior side lot line; and
 - 9.9A.5.5 at least 8 m (26.2 ft) from an exterior side lot line.
- 9.9A.6 Where fill is used to achieve the elevation required in Section 9.9A.5.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.
- 9.9A.7 Buildings and structures must be set back at least 15 m (49.2 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.
- 9.9A.8 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.
- 9.9A.9 Feeding troughs, manure piles, buildings and structures for housing animals must be set back at least 30 m (98.4 ft) from the natural boundary of any lake, watercourse or the sea.
- 9.9A.10 The keeping of livestock or birds and the siting of buildings or structures used for housing livestock or poultry is prohibited within 15 m (49.2 ft) of the natural boundary of any lake, watercourse or the sea.
- 9.9A.11 Feeding troughs, manure piles and buildings and structures for housing animals must be set back at least 8 m (26.2 ft) from all lot lines.
- 9.9A.12 Buildings and structures used for the commercial growing of mushrooms, the commercial raising of fur bearing animals or more than 100 birds, and commercial feedlots must be set back at least 61 m (200 ft) from any highway,

BL 133

46 m (150 ft) from any lot line, and 30 m (98 ft) from the natural boundary of any lake, watercourse or the sea.

9.9A.13 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM AND AVERAGE LOT SIZE

9.9A.14 No lot having an area less than .4047 ha (1 acre) may be created by subdivision provided that the Subdivision Standards of the Vancouver Island Health Authority are complied with, and the average size of lots created by any subdivision must be at least 1 ha (2.5 acres).

PARKING AND SCREENING REGULATIONS

9.9A.15 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.9A.16 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

AGRICULTURAL USE REGULATIONS

9.9A.17 Commercial raising of domestic animals and poultry is not permitted on lots having an area less than 2.5 hectares (6.17 acres).

9.10 AGRICULTURAL (AG) ZONE

PERMITTED USES

9.10.1 In the Agricultural (AG) Zone the following uses are permitted, subject to the regulations set out in this Section 9.10 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.10.1.1 Residential
- 9.10.1.2 Agriculture
- 9.10.1.3 Silviculture
- 9.10.1.4 Home occupation
- 9.10.1.5 Bed and breakfast
- 9.10.1.6 Accessory uses including retail sales of agricultural products produced on the lot.

PERMITTED DENSITY

9.10.2 One residential dwelling unit is permitted per lot.

BL 84 9.10.3 One secondary dwelling unit is permitted on each lot having an area greater than 3.5 ha. (8.6 acres).

9.10.4 Lot coverage must not exceed 10% of any lot.

9.10.5 The total floor area of any accessory building on a lot excluding agricultural buildings must not exceed 200 m² (2152 ft²).

- 9.10.6 Buildings and structures must be set back
- 9.10.6.1 at least 15m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea; and
 - 9.10.6.2 at least 8 m (26.2 ft) from a front, rear or side lot line.
- 9.10.7 Where fill is used to achieve the elevation required in Section 9.10.5.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.
- 9.10.8 Buildings and structures must be set back at least 15 m (49.2 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.
- 9.10.9 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.
- 9.10.10 Feeding troughs, manure piles, buildings and structures for housing animals sewage disposal fields must be set back at least 30 m (98.4 ft) from the natural boundary of any lake, watercourse or the sea.
- 9.10.11 The keeping of livestock or poultry and the siting of buildings or structures used for housing livestock or poultry is prohibited within 15 m (49.2 ft) of the natural boundary of any lake, watercourse or the sea.
- 9.10.12 Feeding troughs, manure piles and buildings and structures for housing animals must be set back at least 8 m (26.2 ft) from all lot lines.
- 9.10.13 Buildings and structures used for the commercial growing of mushrooms, the commercial raising of fur bearing animals or more than 100 poultry, and commercial feedlots must be set back at least 61 m (200 ft) from any highway, 46 m (150 ft) from any lot line, and 30 m (98 ft) from the natural boundary of any lake, watercourse or the sea.
- 9.10.14 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

- 9.10.15 No lot having an area less than 16 ha (39.5 acres) may be created by subdivision.
- 9.10.16 Despite Section 9.10.15 no lot having an area less than 4 ha (9.88 acres) may be created by subdivision on the portion of Parcel C (DD 199735I) of the South East $\frac{1}{4}$ and the East $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 10, Hornby Island, Nanamio District, zoned Agriculture.

PARKING AND SCREENING REGULATIONS

- 9.10.17 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.10.18 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

AGRICULTURAL USE REGULATIONS

9.10.19 Commercial raising of domestic animals and poultry is not permitted on lots having an area less than 1 hectare (2.5 acres).

BL 135

SITE SPECIFIC ZONING VARIATION – AG(a)

The purpose of the AG(a) site specific zoning variation is to provide regulations for agricultural land within the Syzygy Co-operative Community.

9.10.20 The regulations listed in this table apply to the land identified on Schedule B (the zoning map) by the site specific variation zoning code listed below on left:

Site Specific Zoning Code	Site Specific Regulations
AG(a)	<ol style="list-style-type: none"> 1. Despite Section 9.10.3 a maximum of three residential dwelling units are permitted on the portion of the lot within the AG(a) zone. 2. The retail sale of agricultural products grown on the lot or grown on other farms is permitted, but the retail sale area for off-site farm products is limited to a maximum of fifty percent of the retail sale area for all farm products. 3. The maximum combined floor area, both indoor and outdoor, for retail sale of agricultural products is 300 m².

9.11 UPLAND (UP) ZONE

PERMITTED USES

9.11.1 In the Upland (UP) Zone the following uses are permitted, subject to the regulations set out in this Section 9.11 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.11.1.1 Residential
- 9.11.1.2 Agriculture
- 9.11.1.3 Silviculture
- 9.11.1.4 Home occupation
- 9.11.1.5 Bed and breakfast
- 9.11.1.6 Accessory uses.

PERMITTED DENSITY

9.11.2 One residential dwelling unit is permitted per lot.

BL 84

9.11.3 One secondary dwelling unit is permitted on each lot having an area greater than 3.5 ha. (8.6 acres).

9.11.4 Lot coverage must not exceed 5% of any lot.

9.11.5 The total floor area of any accessory building on a lot excluding agricultural buildings must not exceed 200 m² (2152 ft²).

MINIMUM SETBACKS

9.11.6 Buildings and structures must be set back

9.11.6.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea; and

9.11.6.2 at least 8 m (26.2 ft) from a front, rear or side lot line.

9.11.7 Where fill is used to achieve the elevation required in Section 9.11.5.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion.

9.11.8 Buildings and structures must be set back at least 15 m (49.2 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.

9.11.9 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.11.10 The keeping of livestock or poultry and the siting of buildings or structures used for housing livestock or poultry is prohibited within 15 m (49.2 ft) of the natural boundary of any lake, watercourse or the sea.

9.11.11 Feeding troughs, manure piles and buildings and structures for housing animals must be set back at least 8 m (26.2 ft) from all lot lines.

9.11.12 Buildings and structures used for the commercial growing of mushrooms, the commercial raising of fur bearing animals or more than 100 poultry and commercial feedlots must be set back at least 61 m (200 ft) from any highway, 46 m (150 ft) from any lot line, and 30 m (98 ft) from the natural boundary of any lake, watercourse or the sea.

9.11.13 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM AND AVERAGE LOT SIZE

9.11.14 No lot having an area less than 4 ha (9.8 acres) may be created by subdivision, and the average size of lots created by any subdivision must be at least 16 ha (39.5 acres).

PARKING AND SCREENING REGULATIONS

9.11.15 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.11.16 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

AGRICULTURAL USE REGULATIONS

9.11.17 Commercial raising of domestic animals and poultry is not permitted on lots having an area less than 1 hectare (2.5 acres).

BL 134

9.12 PUBLIC USE (PU) ZONE

The purpose of the Public Use Zone is to provide regulations for a range of institutional, public service and community uses for the benefit of the resident population and visitors to Hornby Islands.

PERMITTED USES

9.12.1 In the Public Use (PU) Zone, the following uses are permitted, subject to the regulations set out in this Section and to the general regulations set out in Part 3.0:

- 9.12.1.1 Community facility;
- 9.12.1.2 School;
- 9.12.1.3 Health clinic;
- 9.12.1.4 Elder's activity centre;
- 9.12.1.5 Office of a non-profit society;
- 9.12.1.6 Government office;
- 9.12.1.7 Museum;
- 9.12.1.8 Library;
- 9.12.1.9 Police station;
- 9.12.1.10 Public recreation facility;
- 9.12.1.11 Accessory uses including accessory residential, accessory retail and accessory food services;
- 9.12.1.12 Farmers market;
- 9.12.1.13 Theatre;
- 9.12.1.14 Art gallery;
- 9.12.1.15 Fire hall;
- 9.12.1.16 Community housing;
- 9.12.1.17 Community radio station;
- 9.12.1.18 Hostel;

- 9.12.1.19 Supported living facility;
- 9.12.1.20 Community wash house facility
- 9.12.1.21 Community garden; and
- 9.12.1.22 Child care facility

PERMITTED BUILDINGS, STRUCTURES, AND DENSITY

- 9.12.2 In the Public Use (PU) Zone, the following buildings, structures, and density are permitted, subject to the regulations set out in this Section and to the general regulations set out in Part 3.0:
 - 9.12.2.1 A maximum of 5 community housing units per hectare to a maximum of 20 per lot;
 - 9.12.2.2 A maximum of one accessory residential dwelling units with a maximum floor area of 200 square metres (2,152 square feet) is permitted per lot; and
 - 9.12.2.3 Accessory buildings and structures.
- 9.12.3 In the Public Use (PU) Zone, the maximum lot coverage is 10%, of any lot having an area of 1.0 hectares (2.5 acres) or more; or 15% of any lot having an area less than 1.0 hectares (2.5 acres).

MINIMUM SETBACKS

- 9.12.4 In the Public Use (PU) Zone, the minimum setback for any building or structure, except for a water storage tank, fence or pump/utility shed is at least 8 m (26.2 ft) from a front, rear or side lot line
- 9.12.5 Despite Subsection 9.12.4, the minimum setback is 60 metres from the north boundary of the remainder of the NW ¼ of Section 11, Hornby Island, Nanaimo District and the north and west boundaries of the NE ¼ of the NE ¼ of Section 12, Hornby Island, Nanaimo District.

MINIMUM AND AVERAGE LOT SIZE

- 9.12.6 In the Public Use (PU) Zone, no lot having an area less than 1.0 hectare (2.5 acres) may be created by subdivision, and the average size of lots created by any subdivision must be at least 1 ha (2.5 acres).

SCREENING REGULATIONS

- 9.12.7 In the Public Use (PU) Zone, outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

SITE SPECIFIC ZONING VARIATION - PU(a)

The purpose of the Public Use (a) Zone is to provide for additional public services and for community trades and services.

- 9.12.8 In addition to Subsection 9.12.1 the following uses are permitted in the PU(a) zone:
- 9.12.8.1 Highways maintenance yard;
 - 9.12.8.2 Recycling depot;
 - 9.12.8.3 Public utility storage yard;
 - 9.12.8.4 Cemetery; and
 - 9.12.8.5 Community trades and services, including associated retail.

SITE SPECIFIC ZONING VARIATION - PU(b)

The purpose of the Public Use (b) Zone is to allow for automated electrical stations.

- 9.12.9 Despite Subsection 9.12.1 the only permitted use in the PU(b) zone is an electric substation.

9.13 INSTITUTIONAL RESIDENTIAL (I2) ZONE (Elder Housing)

PERMITTED USES

- 9.13.1 In the Institutional Residential (I2) Zone the following uses are permitted, subject to the regulations set out in this Section 9.15 and to the general regulations set out in Part 3.0, and all other uses are prohibited:
- 9.13.1.1 Elder housing
 - 9.13.1.2 Residential
 - 9.13.1.3 Accessory uses.

PERMITTED DENSITY

- 9.13.2 One residential dwelling unit is permitted per lot.
- 9.13.3 Five elder dwelling units are permitted per 1 hectare (2.5 acres) to a maximum of 20 such units per lot.
- 9.13.4 One accessory communal facility having an area no greater than 200 m² (2152 ft²) is permitted in connection with elder housing.
- 9.13.5 Lot coverage must not exceed 15% of any lot.
- 9.13.6 The total floor area of accessory buildings on a lot must not exceed 150 m² (1615 ft²).

MINIMUM SETBACKS

- 9.13.7 Buildings and structures must be set back
- 9.13.7.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea; and

9.13.7.2 at least 8 m (26.2 ft) from a front, rear or side lot line.

9.13.8 Where fill is used to achieve the elevation required in Section 9.15.7.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.13.9 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.13.10 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM AND AVERAGE LOT SIZE

9.13.11 No lot having an area less than 2 hectares (4.9 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.13.12 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.13.13 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.14 RURAL SERVICE (C1) ZONE (Cardboard House Bakery)

PERMITTED USES

9.14.1 In the Rural Service (C1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.16 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.14.1.1 Restaurant
- 9.14.1.2 Bakery
- 9.14.1.3 Residential
- 9.14.1.4 Home occupation
- 9.14.1.5 Accessory uses.

PERMITTED DENSITY

9.14.2 The floor area of any principal buildings must not exceed 185 m² (1,991 ft²).

9.14.3 The floor area of any restaurant must not exceed 46 m² (495 ft²) and the total seating capacity including indoor and outdoor seating must not exceed 20.

9.14.4 The floor area of any bakery must not exceed 46 m² (495 ft²).

9.14.5 Lot coverage must not exceed 10% of any lot.

9.14.6 The total floor area of accessory buildings on a lot must not exceed 41 m² (441 ft²).

PERMITTED HEIGHT

9.14.7 Despite Section 3.4, accessory buildings and structures must not exceed a height of 5 m (16.4 ft) or one storey.

MINIMUM SETBACKS

9.14.8 Buildings and structures must be set back

9.14.8.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;

9.14.8.2 at least 8 m (26.2 ft) from a front, exterior side or rear lot line; and

9.14.8.3 at least 6 m (19.6 ft) from an interior side lot line.

9.14.9 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.14.10 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.14.11 No lot having an area less than 1 ha (2.5 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.14.12 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.14.13 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.15 RETAIL COMMERCIAL (C2) ZONE (Hornby Island Co-op)

PERMITTED USES

9.15.1 In the Retail Commercial (C2) Zone the following uses are permitted, subject to the regulations set out in this Section 9.17 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.15.1.1 Retail store
- 9.15.1.2 Restaurant
- 9.15.1.3 Personal service
- 9.15.1.4 Service station
- 9.15.1.5 Office
- 9.15.1.6 Accessory uses.

PERMITTED DENSITY

9.15.2 Lot coverage must not exceed 40% of any lot.

MINIMUM SETBACKS

9.15.3 Buildings and structures must be set back

9.15.3.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;

9.15.3.2 at least 6 m (19.6 ft) from a front, exterior side or rear lot line; and

9.15.3.3 at least 3 m (9.8 ft) from an interior side lot line.

9.15.4 Where fill is used to achieve the elevation required in Section 9.17.3.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.15.5 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.15.6 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.15.7 No lot having an area less than 1 ha (2.5 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.15.8 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.15.9 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

BL 117

9.15A SERVICE STATION COMMERCIAL (C2-1) ZONE

PERMITTED USES

9.15A.1 In the Service Station Commercial (C2-1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.17A and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.15A.1.1 Service station
- 9.15A.1.2 Parking
- 9.15A.1.3 Accessory uses.

PERMITTED DENSITY

9.15A.2 Lot coverage must not exceed 40% of any lot.

MINIMUM SETBACKS

9.15A.3 Buildings and structures must be set back

- 9.15A.3.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
- 9.15A.3.2 at least 6 m (19.6 ft) from a front, exterior side or rear lot line; and
- 9.15A.3.3 at least 3 m (9.8 ft) from an interior side lot line.

9.15A.4 Where fill is used to achieve the elevation required in Section 9.16A.3.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.15A.5 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.15A.6 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.15A.7 No lot having an area less than 1 ha (2.5 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.15A.8 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.15A.9 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

BL 141

9.16 COMPREHENSIVE COMMERCIAL (C3) ZONE (Hornby Island Resort)

PERMITTED USES

9.16.1 The following uses are permitted, subject to the regulations set out in this Section and Part 3.0, and all other uses are prohibited:

- 9.16.1.1 Retail, including liquor sales;
- 9.16.1.2 Pub;
- 9.16.1.3 Restaurant;
- 9.16.1.4 Office;
- 9.16.1.5 Accessory uses including visitor accommodation units accessory to a pub use; residential use of visitor accommodation units, provided the visitor accommodation unit contains only one kitchen and is capable of being used for human habitation by one or more individuals living in common occupancy as a single domestic unit; and residential use.

PERMITTED BUILDINGS, STRUCTURES AND DENSITY

- 9.16.2 A maximum of fifteen visitor accommodation units are permitted on property described as Lot B, Section 4-A, Hornby Island, Nanaimo District, Plan 24913.
- 9.16.3 Despite section 3.2.3 accessory buildings and structures on property described as Lot B, Section 4-A, Hornby Island, Nanaimo District, Plan 24913 may include the occupancy of a maximum of one accessory residential dwelling unit attached to a building used for a pub or restaurant and the occupancy of accessory visitor accommodation units for human habitation.
- 9.16.4 Lot coverage must not exceed 40% of any lot.

SITING AND SIZE

- 9.16.5 The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - 9.16.5.1 6.0 metres from a front lot line;
 - 9.16.5.2 6.0 metres from a rear lot line;
 - 9.16.5.3 15.0 metres from and 1.5 metres above the natural boundary of the sea;
 - 9.16.5.4 3.0 metres from an interior side lot line; and
 - 9.16.5.5 6.0 metres from an exterior side lot line.
- 9.16.6 On property described as Lot B, Section 4-A, Hornby Island, Nanaimo District, Plan 24913 the following shall apply:
 - 9.16.6.1 Despite 9.16.5.3 the setback for a restaurant/pub shall be 0.0 metres from the natural boundary of the sea.
 - 9.16.6.2 The maximum floor area of each visitor accommodation unit and any accessory dwelling unit shall be 93 square metres (1000 square feet).
 - 9.16.6.3 The minimum seating capacity of a pub shall be fifty (50) indoor seats.
 - 9.16.6.4 The maximum floor area of all buildings including the area of any accessory dwelling unit and excluding the floor area of visitor accommodation units shall not exceed 465 square metres (5000 square feet).
- 9.16.7 Where fill is used to achieve the elevation required in Section 9.16.5.3, no portion of the fill slope may be less than 15 metres from the natural boundary of the sea.

MINIMUM LOT SIZE

- 9.16.8 No lot having an area less than 1 hectare may be created by subdivision.

PARKING AND SCREENING REGULATIONS

- 9.16.9 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.17 COMMERCIAL RESORT (C4) ZONE (Sea Breeze Resort)

PERMITTED USES

9.17.1 In the Commercial Resort (C4) Zone the following uses are permitted, subject to the regulations set out in this Section 9.19 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.17.1.1 Resort
- 9.17.1.2 Restaurant
- 9.17.1.3 Residential
- 9.17.1.4 Lodge
- 9.17.1.5 Home Occupation
- 9.17.1.6 Accessory uses.

PERMITTED DENSITY

9.17.2 One residential dwelling unit is permitted per lot.

9.17.3 Five visitor accommodation units are permitted for each 1 ha (2.5 acres) of lot area, up to twenty visitor accommodation unit per lot, and the floor area of each visitor accommodation unit must not exceed 65 m² (700 ft²).

9.17.4 Lot coverage must not exceed 15% of any lot.

MINIMUM SETBACKS

9.17.5 Buildings and structures must be set back

- 9.17.5.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
- 9.17.5.2 at least 8 m (26.2 ft) from a front or exterior side lot line;
- 9.17.5.3 at least 6 m (19.6 ft) from a rear lot line; and
- 9.17.5.4 at least 3 m (9.8 ft) from an interior side lot line.

9.17.6 Where fill is used to achieve the elevation required in Section 9.19.5.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.17.7 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.17.8 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.17.9 No lot having an area less than 4 ha (9.8 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.17.10 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.17.11 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

BL 91

9.18 COMMERCIAL RESORT-MARINA (C5) ZONE (Ford Cove)

PERMITTED USES

9.18.1 In the Commercial Resort-Marina (C5) Zone the following uses are permitted, subject to the regulations set out in this Section 9.20 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.18.1.1 Resort
- 9.18.1.2 Restaurant
- 9.18.1.3 Campground
- 9.18.1.4 Marina
- 9.18.1.5 Retail store
- 9.18.1.6 Liquid fuel sales for boats
- 9.18.1.7 Residential
- 9.18.1.8 Home occupation
- 9.18.1.9 Accessory uses.

PERMITTED DENSITY

- 9.18.2 One residential dwelling unit is permitted per lot.
- 9.18.3 Lot coverage must not exceed 40% of any lot.
- 9.18.4 Five visitor accommodation units are permitted for each 1 ha (2.5 acres) of lot area, up to twenty visitor accommodation units per lot, and the floor area of each visitor accommodation unit must not exceed 65 m² (700 ft²).
- 9.18.5 Ten camping spaces are permitted for each 1 ha (2.5 acres) of lot area, up to fifty camping spaces per lot.
- 9.18.6 The floor area of retail stores must not exceed 47 m² (505.9 ft²) per lot.
- 9.18.7 The floor area of a restaurant must not exceed 25 m² (269 ft²) per lot.

MINIMUM SETBACKS

- 9.18.8 Buildings and structures must be set back
 - 9.18.8.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
 - 9.18.8.2 at least 6 m (19.6 ft) from a front, exterior side or rear lot line; and
 - 9.18.8.3 at least 3 m (9.8 ft) from an interior side lot line.
- 9.18.9 Where fill is used to achieve the elevation required in Section 9.20.7.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary

and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.18.10 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.18.11 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.18.12 No lot having an area less than 1 ha. (2.5 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.18.13 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.18.14 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

BL 91

9.19 COMMERCIAL RESORT-MARINA 1 (C5-1) ZONE (Ford Cove Marina)

PERMITTED USES

9.19.1 In the Commercial Resort-Marina 1 (C5-1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.21 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.19.1.1 Resort
- 9.19.1.2 Restaurant
- 9.19.1.3 Campground
- 9.19.1.4 Marina
- 9.19.1.5 Retail store
- 9.19.1.6 Liquid fuel sales for boats
- 9.19.1.7 Residential
- 9.19.1.8 Home occupation
- 9.19.1.9 Accessory uses.

PERMITTED DENSITY

9.19.2 One residential dwelling unit is permitted per lot.

9.19.3 Lot coverage must not exceed 40% of any lot.

9.19.4 Six visitor accommodation units are permitted per lot.

9.19.5 Ten camping spaces are permitted for each 1 ha (2.5 acres) of lot area, up to fifty camping spaces per lot.

MINIMUM SETBACKS

9.19.6 Buildings and structures must be set back:

9.19.6.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;

9.19.6.2 at least 6 m (19.6 ft) from a front, exterior side or rear lot line; and

9.19.6.3 at least 3 m (9.8 ft) from an interior side lot line.

9.19.7 Camping spaces must be set back at least 15 m (49.2 ft) from all lot lines.

9.19.8 Where fill is used to achieve the elevation required in Section 9.20.7.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.19.9 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.19.10 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.19.11 No lot having an area less than 1 ha. (2.5 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.19.12 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.19.13 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.20 COMMERCIAL CAMPGROUND (C6) ZONE (Tribune Bay)

PERMITTED USES

9.20.1 In the Commercial Campground (C6) Zone the following uses are permitted, subject to the regulations set out in this Section 9.22 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.20.1.1 Residential
- 9.20.1.2 Campground
- 9.20.1.3 Accessory uses.

PERMITTED DENSITY

9.20.2 One residential dwelling unit is permitted per lot.

9.20.3 Ten camping spaces are permitted for each 1 ha (2.5 acres) of lot area up to 50 camping spaces per lot.

MINIMUM SETBACKS

9.20.4 Buildings and structures must be set back

9.20.4.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;

9.20.4.2 at least 8 m (26.2 ft) from a front or exterior side lot line;

9.20.4.3 at least 6 m (19.6 ft) from a rear lot line; and

9.20.4.4 at least 3 m (9.8 ft) from an interior side lot line.

9.20.5 Camping spaces must be set back at least 15 m (49.2 ft) from all lot lines.

9.20.6 Where fill is used to achieve the elevation required in Section 9.21.4.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.20.7 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.20.8 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.20.9 No lot having an area less than 4 ha (9.8 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.20.10 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.20.11 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

CAMPGROUND REGULATIONS

9.20.12 Camping spaces must not be improved with concrete pads or dividers or water, sewage or electricity connections and campgrounds must not be illuminated with electric lights.

9.20.13 Each camping space must accommodate not more than one vehicle.

9.20.14 Camping spaces may not be used by the same occupants for a period of more than four consecutive weeks.

BL 92

9.21 COMMERCIAL CAMPGROUND 1 (C6-1) ZONE (Ford Cove Campground)

PERMITTED USES

9.21.1 In the Commercial Campground 1 (C6-1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.23 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.21.1.1 Residential
- 9.21.1.2 Campground
- 9.21.1.3 Accessory uses.

PERMITTED DENSITY

9.21.2 One residential dwelling unit is permitted per lot.

9.21.3 Eight (8) camping spaces are permitted per lot.

MINIMUM SETBACKS

9.21.4 Buildings and structures must be set back:

- 9.21.4.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;
- 9.21.4.2 at least 8 m (26.2 ft) from a front or exterior side lot line;
- 9.21.4.3 at least 6 m (19.6 ft) from a rear lot line; and
- 9.21.4.4 at least 3 m (9.8 ft) from an interior side lot line.

9.21.5 Camping spaces must be set back at least 15 m (49.2 ft) from all lot lines.

9.21.6 Where fill is used to achieve the elevation required in Section 9.21.4.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.21.7 Satellite dish antennas and parabolic reflectors must be set back at least 8 m from all lot lines.

BL 133

9.21.8 All privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM LOT SIZE

9.21.9 No lot having an area less than 4 ha (9.8 acres) may be created by subdivision.

PARKING AND SCREENING REGULATIONS

9.21.10 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.21.11 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

CAMPGROUND REGULATIONS

9.21.12 Camping spaces must not be improved with concrete pads or dividers or water, sewage or electricity connections and campgrounds must not be illuminated with electric lights.

9.21.13 Each camping space must accommodate not more than one vehicle.

9.21.14 Camping spaces may not be used by the same occupants for a period of more than four consecutive weeks.

9.22 COMMERCIAL PARKING (C7) ZONE (Hornby Island Resort)

PERMITTED USES

9.22.1 In the Commercial Parking (C7) Zone the following uses are permitted, subject to the regulations set out in this Section 9.24 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

9.22.1.1 Parking of motor vehicles.

PARKING LOT REGULATIONS

9.22.2 The dimensions and layout of all motor vehicle parking spaces must be in accordance with the standards set out in Part 5.0 of this bylaw.

9.22.3 No buildings or structures may be constructed, erected or placed on any lot except as required by Part 6.0 of this bylaw.

9.22.4 A motor vehicle parked on any lot must not at any time be used for human habitation or camping.

9.22.5 Any lighting of parking areas must be arranged so as not to directly illuminate any adjacent or nearby lot or highway.

SCREENING REGULATIONS

9.22.6 Parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.23 GROUNDWATER RECHARGE AREA/SUSTAINABLE ECOSYSTEM MANAGEMENT AREA (GW-EMA) ZONE

BL 93

PERMITTED USES

9.23.1 In the Groundwater Recharge Area / Sustainable Ecosystem Management Area (GW-EMA) zone the following uses are permitted, subject to the regulations set out in this Section 9.25 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.23.1.1 Groundwater Recharge
- 9.23.1.2 Sustainable Ecosystem Management
- 9.23.1.3 Low impact recreation
- 9.23.1.4 Silviculture

BUILDINGS PROHIBITED

9.23.2 No buildings or structures of any kind may be constructed or erected except non permanent structures indicated in an approved forest Management Plan during forest operations.

MINIMUM LOT SIZE

9.23.4 No further subdivision of existing parcels is permitted

PARKING AND SCREENING REGULATIONS

9.23.5 NO ON-SITE PARKING IS PERMITTED EXCEPT AS INDICATED IN AN APPROVED FOREST MANAGEMENT PLAN DURING FOREST OPERATIONS.

9.24 PUBLIC PARK (PR1) ZONE (Tribune Bay Provincial Park)

PERMITTED USES

9.24.1 In the Public Park (PR1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.26 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

9.24.1.1 Public recreational and educational uses

9.24.1.2 Marine navigational aids

9.24.1.3 Accessory uses.

PERMITTED DENSITY

9.24.2 The floor area of any building used for public educational purposes on any lot must not exceed 186 m² (2000 ft²).

MINIMUM SETBACKS

9.24.3 Buildings and structures must be set back

9.24.3.1 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea; and

9.24.3.2 at least 8 m (26.2 ft) from a front, rear or side lot line.

9.24.4 Where fill is used to achieve the elevation required in Section 9.23.3.1, no portion of the fill slope may be less than 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.

9.24.5 Buildings and structures must be set back at least 20 m (66 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.

9.24.6 All privies must be set back at least 8 m (26 ft) from all lot lines.

PARKING AND SCREENING REGULATIONS

9.24.7 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.24.8 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.25 PUBLIC PARK UNDEVELOPED (PR2) ZONE (Helliwell Provincial and Mt. Geoffrey Regional Parks)

PERMITTED USES

9.25.1 In the Public Park (PR2) Zone the following uses are permitted, subject to the regulations set out in this Section 9.27 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.25.1.1 Public recreational uses
- 9.25.1.2 Marine navigational aids
- 9.25.1.3 Accessory uses.

BUILDINGS PROHIBITED

9.25.2 No buildings or structures of any kind except all privies may be constructed or erected.

MINIMUM SETBACKS

9.25.3 All privies must be set back at least 8 m (26 ft) from all lot lines.

PARKING AND SCREENING REGULATIONS

9.25.4 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.

9.25.5 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.26 MARINE CONSERVATION (M1) ZONE

PERMITTED USES

9.26.1 In the Marine Conservation (M1) Zone the following uses are permitted, subject to the regulations set out in this Section 9.28 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.26.1.1 Marine navigational aids
- 9.26.1.2 Private boat anchorage and moorage.

BUILDINGS PROHIBITED

9.26.2 No buildings or structures of any kind, including docks, floats, piers, wharves and breakwaters, may be located, constructed or erected.

MOORAGE REGULATIONS

9.26.3 Boats may be moored to buoys only.

9.27 MARICULTURE (M2) ZONE

PERMITTED USES

9.27.1 In the Mariculture (M2) Zone the following uses are permitted, subject to the regulations set out in this Section 9.29 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.27.1.1 Mariculture
- 9.27.1.2 Marine navigational aids
- 9.27.1.3 Private boat anchorage and moorage
- 9.27.1.4 Accessory uses.

BUILDINGS PROHIBITED

9.27.2 Except as permitted by Section 9.26.3, no building or structure of any kind, including docks, floats, piers, wharves and breakwaters, may be constructed or erected.

9.27.3 Markers and signs identifying mariculture lease areas and sacks holding mollusca are permitted, but no fences or any other devices on or embedded into the beach nor any structure that would impede the free and ready access by pedestrians across the beach are permitted.

MOORAGE REGULATIONS

9.27.4 Boats may be moored to buoys only.

9.28 MARINE ACCESS (M3) ZONE

PERMITTED USES

9.28.1 In the Marine Access (M3) Zone the following uses are permitted, subject to the regulations set out in this Section 9.30 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.28.1.1 Ferry terminal
- 9.28.1.2 Boat launching, anchorage and moorage
- 9.28.1.3 Marine navigational aids.

PARKING AND SCREENING REGULATIONS

- 9.28.2 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.
- 9.28.3 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

MOORAGE REGULATIONS

- 9.28.4 Boats may be moored to buoys only.

9.29 MARINE SERVICE (M4) ZONE

PERMITTED USES

- 9.29.1 In the Marine Service (M4) Zone the following uses are permitted, subject to the regulations set out in this Section 9.31 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.29.1.1 Marina
- 9.29.1.2 Seaplane moorage and anchorage
- 9.29.1.3 Marine navigational aids
- 9.29.1.4 Government wharves and breakwaters
- 9.29.1.5 Boat rental and sales
- 9.29.1.6 Fish buying and packing station
- 9.29.1.7 Marine fuel sales
- 9.29.1.8 Accessory uses.

PARKING AND SCREENING REGULATIONS

- 9.29.2 Motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.
- 9.29.3 Outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

9.30 PRIVATE MOORAGE (M5) ZONE

PERMITTED USES

- 9.30.1 In the Private Moorage (M5) Zone the following uses are permitted, subject to the regulations set out in this Section 9.32 and to the general regulations set out in Part 3.0, and all other uses are prohibited:

- 9.30.1.1 Marine navigational aids
- 9.30.1.2 Private boat anchorage and moorage
- 9.30.1.3 Accessory uses.

BUILDINGS PERMITTED

9.30.2 One float for the tie up and storage of small vessels is permitted but no docks, piers, or breakwaters, may be constructed or erected.

9.30.3 Markers and signs identifying the float is permitted but no fences or any other devices on or embedded into the beach that would impede the free and ready access by pedestrians across the beach are permitted.

BL 135

9.31 LAND COOPERATIVE 1 (LC 1) ZONE

The purpose of the LC 1 Zone is to provide regulations for the non agricultural land reserve portion of the Syzygy Co-operative Community.

PERMITTED USES

9.31.1 In the LC 1 Zone, the following uses are permitted, subject to the regulations set out in this Section and the general regulations set out in Part 3.0:

9.31.1.1 Residential;

9.31.1.2 Agriculture;

9.31.1.3 Home occupation accessory to a residential use;

9.31.1.4 Bed and Breakfast accessory to a residential use;

9.31.1.5 Accessory uses.

PERMITTED BUILDINGS, STRUCTURES, AND DENSITY

9.31.2 In the LC 1 Zone, the following buildings, structures, and density are permitted, subject to the regulations set out in Part 3.0:

9.31.2.1 A maximum of 11 residential dwelling units each with a floor area not exceeding 300 m² (3,230 ft²) is permitted per lot;

9.31.2.2 Lot coverage must not exceed 10%;

9.31.2.3 The total floor area of any accessory building on a lot must not exceed 200 m² (2152 ft²).

MINIMUM SETBACKS

9.31.3 In the LC 1 Zone, the minimum setback for any building or structure except for a water storage tank, fence or pump/utility shed is:

9.31.3.1 at least 8 m (26.2 ft) from a front, rear, or exterior lot line;

9.31.3.2 at least 6 m (19.6 ft) from an interior side lot line;

9.31.3.3 at least 15 m (49.2 ft) from and 1.5 m (5 ft) above the natural boundary of any lake, watercourse or the sea;

9.31.3.4 where fill is used to achieve the elevation required in Section 9.31.3.2, toe of the fill slope must be at least 15 m (49.2 ft) from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters; and

- 9.31.3.5 at least 15 m (49.2 ft) from the edge of any cliff, or at least 10 m (33 ft) if the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe.
- 9.31.4 In the LC 1 Zone, satellite dish antennas and parabolic reflectors must be set back at least 8 m (26.2 ft) from all lot lines.
- 9.31.5 In the LC 1 Zone, feeding troughs, manure piles, buildings and structures for housing animals and sewage disposal fields must be set back at least 30 m (98.4 ft) from the natural boundary of any lake, watercourse or the sea.
- 9.31.6 In the LC 1 Zone, feeding troughs, manure piles and buildings and structures for housing animals must be set back at least 8 m (26.2 ft) from all lot lines.
- 9.31.7 In the LC 1 Zone, buildings and structures used for the commercial growing of mushrooms, the commercial raising of fur bearing animals or more than 100 birds, and commercial feedlots must be set back at least 61 m (200 ft) from any highway, 46 m (150 ft) from any lot line, and 30 m (98 ft) from the natural boundary of any lake, watercourse or the sea.
- 9.31.8 In the LC 1 Zone, all privies must be set back at least 8 m (26 ft) from all lot lines.

MINIMUM AND AVERAGE LOT SIZE

- 9.31.9 In the LC 1 Zone, the minimum lot size is 30.0 hectares (74 acres).

PARKING AND SCREENING REGULATIONS

- 9.31.10 In the LC 1 Zone, outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.
- 9.31.11 In the LC 1 Zone, motor vehicle parking spaces must be provided for all permitted uses in accordance with Part 5.0 of this bylaw.”