

(AMENDMENT BYLAW NO. 2000.35)

206 INDUSTRIAL**I-1**

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

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

Accessory Residential	N/A
Accessory Retail Sales and Offices (a)	N/A
Food Catering Facility	2,000 m ²
Food Concession Trailer (AMENDMENT BYLAW 2000.74)	N/A
Heavy Equipment Display	4,000 m ²
Independent Office uses such as: (i) Architect (ii) General contractor provided that any contractor's storage yard is enclosed by a building or completely screened (iii) Computer services and data processing (iv) Courier, communication or dispatch (v) Engineer, scientist, surveyor or geologist (vi) Graphic or industrial designer (vii) Land surveyor (viii) Shipping agent or freight forwarder (ix) Wholesale broker or manufacturer's agent (x) An office use similar to the above, provided the use has a direct relationship to the immediate industrial area and will not generally attract the public to its premises.	2,000 m ²
Light Industry	2,000 m ²
Medium Industry	2,000 m ²
Neighbourhood Pub	2,000 m ²
Outdoor Sales	2,000 m ²
Recreation Facility	2,000m ²
Seafood Processing (b)	2,000 m ²
Shipping Yard	10,000 m ²
Transportation Terminal	5,000 m ²
Wood Processing	20,000 m ²

- (a) limited to 30% of the gross floor area of all uses combined in the same tenancy; (AMENDMENT BYLAW 2000.11)

- (b) subject to all processing activity being fully contained within a building.
- (c) Where the required Minimum Lot Size is 4,000m² or greater it shall be deemed to be the required Minimum Site Area for a given Permitted Land Use (AMENDMENT BYLAW NO. 2000.78).

206.2 Buildings and Structures

Maximum Number, Size and Height

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

206.3 Minimum Building Setbacks:

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

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

206.4 Landscaping and Screening:

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

206.5 Off-Street Parking and Loading:

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

206.6 Maximum Lot Coverage in Total: 60%

206.7 Play and Recreation Area Requirements: no requirements

206.8 Other Requirements:

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

206.9 Conditions of Use

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

207 PUBLIC INSTITUTIONAL**P-1**

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

207.1 Permitted Land Uses**Minimum Lot Size**

Public School	N/A
Public Administration	N/A
Public Assembly	N/A
Public Utility	N/A
Community Care Facility	N/A
Park	N/A
Outdoor Recreation	N/A
Metal storage containers (Subject to Section 620) (AMENDMENT BYLAW NO. 2000.54)	

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

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

(AMENDMENT BYLAW NO. 2000.51)

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

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

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

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

207.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

207.4 Landscaping and Screening:

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

207.5 Off-Street Parking and Loading:

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

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

Maximum Floor Area Ratio: 1.0

208 PRIVATE INSTITUTIONAL**P-2**

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

208.1 Permitted Land Uses**Minimum Lot Size**

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

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

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

208.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

208.4 Landscaping and Screening:

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

208.5 Off-Street Parking and Loading:

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

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

(a) Maximum Floor Area Ratio: 0.50

209 HEALTH CARE

P-3

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

209.1 Permitted Land Uses Minimum Lot Size

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

209.2 Buildings and Structures Maximum Number, Size and Height

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

209.3 Minimum Building Setbacks:

From all property lines: 7.5 metres

209.4 Landscaping and Screening:

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

209.5 Off-Street Parking and Loading:

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

209.6 Maximum Lot Coverage: 30%

209.7 Play and Recreation Area Requirements: no requirements

209.8 Other Requirements:

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

210 AGRICULTURAL**A-1**

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

210.1 Permitted Land Uses Minimum Lot Size

Agriculture	N/A
Domestic Industry	1,000m ²
Home Based Business (AMENDMENT BYLAW NO. 2000.78)	N/A
Horticulture	N/A
Produce Stand	N/A
Single Family Dwelling (AMENDMENT BYLAW NO. 2000.65)	4 ha
Silviculture	N/A

210.1.A On a parcel containing an A-1A designation: (AMENDMENT BYLAW NO. 2000.39)**Permitted Land Uses Minimum Lot Size**

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

210.2 Buildings and Structures Maximum Number, Size and Height

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

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

210.3 Minimum Building Setbacks:

Buildings and structures used for housing
livestock and/or for storing manure: 30 metres from all property lines

All other principal and accessory buildings: 7.5 metres from all lot lines

210.4 Landscaping and Screening: no requirement**210.5 Off-Street Parking and Loading:**

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

210.6 Maximum Lot Coverage in Total: 25%

210.7 Play and Recreation Area Requirements: no requirements

210.8 Other Requirements: none