



**CORPORATION OF THE
VILLAGE OF MASSET**

Village of Masset Zoning Bylaw No. 677, 2025

Adopted: Month XX, 2025

Updated: N/A

Zoning Bylaw Amendment Table

[illegible]

Table of Contents

PART 1 – ADMINISTRATION	6
PART 2 – ENFORCEMENT	7
PART 3 – INTERPRETATION.....	8
PART 4 – DEFINITIONS	10
PART 5 – GENERAL REGULATIONS.....	21
5.1 Application.....	21
5.2 Uses Permitted in All Zones	21
5.3 Uses Prohibited in All Zones	21
5.4 Agricultural Land Reserve	22
5.5 Sensitive Habitat Areas	22
5.6 Floodplain Regulations	22
5.7 Setbacks and Siting	23
5.8 Height.....	25
5.9 Fences and Retaining Walls	26
5.10 Landscape Screens.....	26
5.11 Visibility at Intersections.....	28
PART 6 – USE-SPECIFIC REGULATIONS	29
6.1 Accessory Buildings, Structures, and Uses	29
6.2 Alternative Dwellings Manufactured Homes and Tiny Homes	29
6.3 Bed and Breakfast Accommodations.....	30
6.4 Boarding House Accommodations	30
6.5 Caretaker Suites.....	30
6.6 Coach Houses.....	31
6.7 Home-Based Businesses	31
6.8 Moorage Facilities.....	32
6.9 Secondary Suites.....	34
PART 7 – PARKING AND LOADING REGULATIONS.....	35
7.1 General	35
7.2 Location, Siting, and Dimension Standards	35
7.3 Standard Parking Requirements.....	37
7.4 Accessible Parking Requirements.....	39
7.5 Loading Requirements	39
7.6 Bicycle Parking	40
PART 8 – ESTABLISHMENT OF ZONES.....	43

PART 9 – RESIDENTIAL ZONES	45
9.1 Rural Residential (RR)	45
9.2 Neighbourhood Residential (R-1)	47
9.3 Multi-Unit Residential (R-2)	49
9.4 Mixed Residential (R-3)	51
PART 10 – COMMERCIAL ZONES	53
10.1 Village Commercial (C-1)	53
10.2 Waterfront Commercial (C-2)	55
10.3 General Commercial (C-3)	57
PART 11 – INDUSTRIAL ZONES	59
11.1 Light Industrial (I-1)	59
11.2 Heavy Industrial (I-2)	61
PART 12 – INSTITUTIONAL ZONES	63
12.1 Village Institutional (INS)	63
12.2 Utility and Service (US)	65
PART 13 – PARK AND NATURAL AREA ZONES	67
13.1 Parks and Recreation (P-1)	67
13.2 Wildlife and Habitat Conservation (P-2)	69
PART 14 – SPECIAL USE ZONES	70
14.1 Airport (AIR)	70
14.2 Agricultural Land Reserve (ALR)	72
14.3 Campground (CAMP)	75
14.4 DND Lands (DND)	77
PART 15 – EFFECTIVE DATE	79

**VILLAGE OF MASSET
BYLAW NO. 677, 2025**

A bylaw to regulate the use and development of lands, buildings, and structures
within the Village of Masset.

WHEREAS the Village of Masset wishes to repeal “The Village of Masset Zoning Bylaw No. 422, 1994”, and amendments thereto, and wishes to enact regulations for the health, safety and protection of persons and property; pursuant to Section 479 of the *Local Government Act*;

AND WHEREAS Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*;

NOW THEREFORE the Council of the Village of Masset, in an open meeting assembled, enacts as follows:

PART 1 – ADMINISTRATION

1.1 Title

- (1) This Bylaw may be cited as “Village of Masset Zoning Bylaw No. 677, 2025”.

1.2 Application

- (1) The Village of Masset is hereby divided into zones as shown on “Schedule A – Zoning Map”, which is attached to and forms an integral part of this Bylaw.
- (2) This Bylaw applies to all land, buildings, and structures, including the surface of water, within the boundaries of the Village of Masset.
- (3) No land, building, or structure within the Village of Masset shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- (4) Lawful non-conforming uses, buildings, and structures are subject to provisions of the *Local Government Act*.

1.3 Compliance With Other Legislation

- (1) In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, provincial statutes or regulations, and federal statutes or regulations.

1.4 Repeal

- (1) The Village of Masset Zoning Bylaw No. 422, 1994, including all amendments, is hereby repealed.

1.5 Severability

- (1) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the validity of the remaining portion of the Bylaw shall not be affected.

PART 2 – ENFORCEMENT

2.1 General

- (1) A Bylaw Enforcement Officer or their designates are authorized to enforce the provisions of this Bylaw.

2.2 Right of Entry

- (1) A Bylaw Enforcement Officer or their designates are authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- (2) No person shall interfere with or obstruct a Bylaw Enforcement Officer or their designates from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 Prohibitions

- (1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- (2) No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4 Penalties

- (1) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.
- (2) Any person who contravenes any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding \$50,000.00 and the costs of prosecution.

PART 3 – INTERPRETATION

3.1 General

- (1) The headings of parts and sections in this Bylaw have been inserted as a matter of convenience and for reference only and in no way define or limit any of its provisions.
- (2) The following guidelines shall be applied in interpreting any use defined in Part 4 of this Bylaw:
 - (a) typical uses listed in the definitions have been included as examples only and are not intended to be exclusive or restrictive; and
 - (b) where a specific use does not conform to the wording of any use defined in this Bylaw or generally conforms to the wording of two or more uses defined in this Bylaw, the use shall conform to and be included in the use class which is most appropriate in character and purpose.
- (3) Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.
- (4) Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.
- (5) A reference in this Bylaw to any provincial or federal enactment shall be a reference to the enactment as amended, revised, consolidated, or replaced from time to time.
- (6) A reference in this Bylaw to any bylaw or policy of the Town is a reference to the bylaw or policy as amended, revised, consolidated, or replaced from time to time.

3.2 Units of Measurement

- (1) Metric units are used for all measurements in this Bylaw.
- (2) For the purpose of this Bylaw, the following units of measure are abbreviated as follows:
 - (a) hectares – ha
 - (b) metres – m
 - (c) square metres – m²
- (3) Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.
- (4) Where a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half (≥ 0.5) or greater shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

3.3 Figures

- (1) All figures used in this Bylaw are for illustrative purposes only and are not to scale.

PART 4 – DEFINITIONS

4.1 In this Bylaw:

ACCESSORY means clearly incidental and subordinate to a principal or secondary building, structure, or use permitted on the same lot.

AGRICULTURAL LAND COMMISSION (ALC) means the autonomous, administrative tribunal, independent of the provincial government, that is responsible for administering the *Agricultural Land Commission Act* and its regulations which relate to the preservation of agricultural land.

AGRICULTURAL LAND RESERVE (ALR) means land, including Crown Land, that has been defined as being suitable for farm use, and has been designated for preservation under the provisions of the *Agricultural Land Commission Act*.

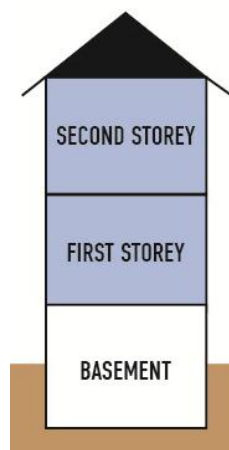
AGRICULTURE means the growing of crops or the production of farm products, but specifically excludes cannabis products. On parcels within the ALR, this term shall be inclusive of any farm use as identified by the ALC.

AIRPORT means an area designed, prepared, equipped, or set aside for the arrival, departure, movement, or servicing of aircraft, including any associated buildings, installations, hangars, open space, parking, and equipment. This also includes aircraft and airport related manufacturing and services.

AUTOMOTIVE AND EQUIPMENT SERVICES means the provision of services associated with new or used automobiles, motorcycles, bicycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sale, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of related parts and accessories that are associated with the primary automotive and equipment service.

BASEMENT means any portion of a building which is partially below grade but which has more than one half of its height, from the floor to the underside of the finished ceiling, located above finished grade.

Figure 4-1. Basements



BED AND BREAKFAST means the provision of temporary visitor accommodation within a principal dwelling unit, which may include the service of breakfast to guests utilizing the accommodation, for remuneration.

BOARDING HOUSE means the provision of sleeping units within a principal dwelling unit, which may include meal service or shared cooking facilities, for remuneration.

CAMPGROUND means the provision of designated sites and associated facilities for the temporary accommodation of visitors in tents, trailers, campers, or motor homes for recreational and/or vacation purposes.

CARETAKER SUITE means a dwelling unit used to provide on-site accommodation for a single-person household, including a person employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.

CEMETERY means lands used for the interment of human remains or memorialization of the deceased, and may include facilities for memorial services.

CHILD CARE FACILITY, MAJOR means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for more than eight children.

CHILD CARE FACILITY, MINOR means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for no more than eight children. The care must be provided by a principal resident that resides at the dwelling for more than 240 days of a year.

COACH HOUSE means a self-contained dwelling unit that is detached from and clearly secondary to a principal residential building on the same lot.

COMMERCIAL ENTERTAINMENT FACILITY means any land, building, or structure used or intended to be used for the provision of recreational activities to the general public for monetary profit. Typical uses include but are not limited to arcades, bowling alleys, billiard and pool halls, cinemas, and lodges.

COMMUNITY CARE FACILITY means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care for three or more persons not related by blood or marriage.

COMMUNITY SEWER SYSTEM means a sanitary sewer or a system of sewage disposal works which is owned, operated, and maintained by the Village of Masset.

COMMUNITY WATER SYSTEM means a system of waterworks which is owned, operated, and maintained by the Village of Masset, or water utility as defined in the *Water Utility Act*.

CONVENIENCE STORE means an establishment where a limited range of groceries and other daily household necessities are offered for sale, but specifically excludes the retail sale or dispensing of cannabis.

COUNCIL means the Council of the Village of Masset.

CULTURAL AND COMMUNITY FACILITY means premises used for cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, community halls, social clubs, libraries, museums, galleries, and theatres.

DEVELOPMENT means the alteration of land or any construction or related activities, including on, over, or under water.

DND FACILITIES means any land, building, or structure used or intended to be used by the Department of National Defence.

DRIVE AISLE means a pathway designated for use by vehicular traffic, within a parking lot or similar area, for the purpose of accessing individual parking spaces.

DWELLING UNIT means a building, or self-contained portion thereof, containing sleeping, cooking, and bathing facilities, used or intended to be used as a residence for one household.

DWELLING, DUPLEX means a building containing two principal dwelling units sharing a common wall, oriented either side-by-side or one over the other, where each dwelling unit is accessed via common entrance foyer or separate exterior entrances.

DWELLING, MULTI-UNIT means a building containing three or more principal dwelling units, oriented either side-by-side or one over the other, or any combination of side-by-side and above/below, where each dwelling unit is accessed via common hallway or entrance foyer, or separate exterior entrances.

DWELLING, SINGLE DETACHED means a building containing one principal dwelling unit, and may include a prefabricated home.

EDUCATION SERVICES means the provision of training, instruction, education, and/or certification in a specific trade, skill, or service, including classrooms, administrative offices, gymnasiums, or maintenance and/or storage facilities ancillary to the primary education service. Typical uses include but are not limited to public or private schools, community colleges, universities, vocational schools, and adult education centres.

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

FARM RESIDENTIAL FOOTPRINT means the area allocated for all buildings, structures, and facilities associated with a residential use on lands located within the Agricultural Land Reserve, including but not limited to a single-detached dwelling, attached or detached garages or carports, attached or detached household greenhouses or sunrooms, residential-related workshop, tool, and storage sheds, driveways to residential-related buildings or structures, decorative landscaping, artificial ponds not serving agriculture-related drainage or irrigation needs, and residential-related recreation areas including but not limited to swimming pools, tennis courts, and play equipment.

FENCE means a vertical structure used as a barrier, enclosure, or for screening purposes.

FLOOD CONSTRUCTION LEVEL (FCL) means the lowest elevation at which the underside of a wooden floor system or the top of a concrete slab supporting a habitable space can be built.

FLOOR AREA, GROSS (GFA) means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used.

FORESTRY means the extraction, storage, sorting, and grading of primary forest materials, but specifically excludes manufacturing and processing of forest materials.

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

FUNERAL SERVICES means the provision of after-life services, including the preparation and display of the deceased, including rituals or ceremonies therewith, prior to burial or cremation.

GOLF COURSE means land or buildings used or intended to be used for playing golf, including uses ancillary to the primary golf course operation such as a club house, driving range, or pro-shop.

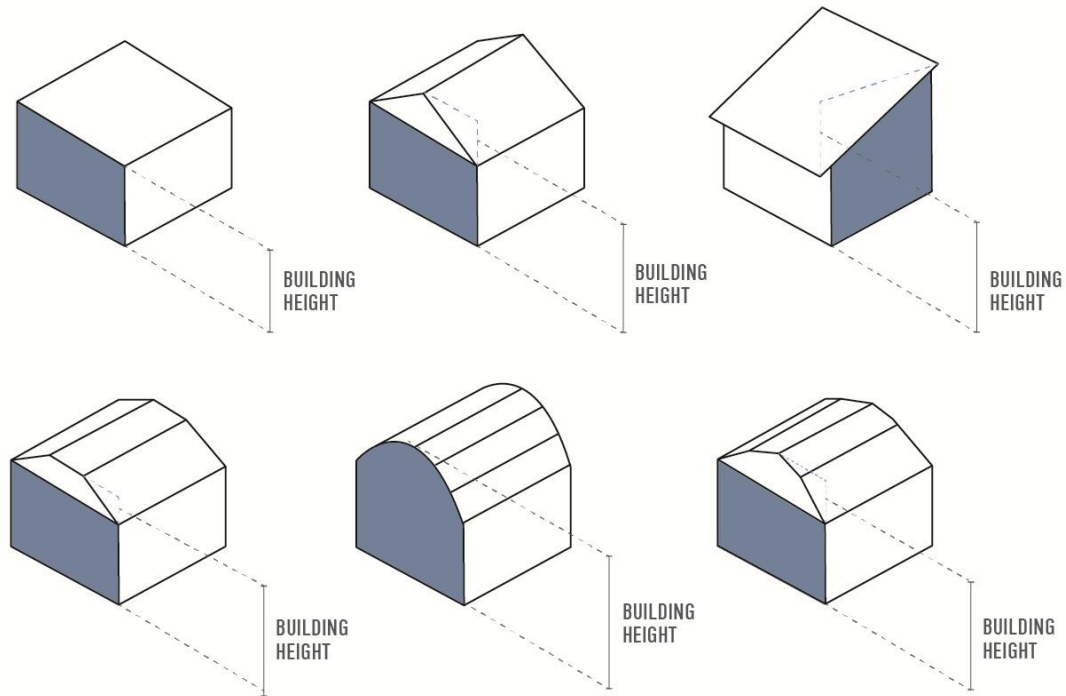
GRADE, FINISHED means the elevation of the ground following construction or land altering activities, as measured by averaging the elevation at any point at which the corner of a building or structure comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the face the building or structure, and excluding the minimum window well width and depth required by the BC Building Code.

GRADE, NATURAL means the elevation of the ground surface in its natural state, prior to the commencement of any alteration or development, or on sloping sites, the angles plane prior to the commencement of any alteration or development. Where land alteration has occurred, natural grade is determined using historical records or interpolation based on surrounding natural grades.

HEALTH SERVICES means the provision of physical or mental health services, on an out-patient basis, which may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics and counselling services.

HEIGHT means the maximum vertical distance between the highest point of a structure, or with respect to a building, the maximum vertical distance between natural grade and the highest point of a non-sloping roof (less than 4% slope), or the mid-point of a sloping roof and the lesser of natural or finished grade.

Figure 4-2. Height



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

HOME-BASED BUSINESS means the use of a portion of a dwelling unit or accessory building, by a resident of the premises, to operate a business.

HORTICULTURE means the use of land for growing grass, flowers, ornamental shrubs and trees.

HOSPITAL means a public institution that provides physical or mental health services for both in-patients and out-patients, including room, board, emergency care, and the short- and long-term prevention and treatment of illness, injury, or disability. This use may also include: standard administrative and operational support functions; temporary staff accommodation; provision for compassionate religious services (not to include a regular congregation); a lawfully operated helipad; and institutional cafeteria services.

HOTEL means a building or group of buildings divided into self-contained sleeping units for the purposes of temporary accommodation, which may include cooking facilities, and may also include ancillary facilities such as restaurants, banquet halls, meeting and convention rooms, recreation facilities, and personal service establishments for guests.

IMPERMEABLE SURFACE means a surface which either prevents or impedes the entry of water into the soil mantle and/or causes water to run off the surface in greater quantities or at a rate of flow greater than the rate of flow present under natural conditions prior to development. Such surfaces include but are not limited to concrete, asphalt, and brick pavers (with a joint of 12.0 millimetres or less).

INDUSTRIAL, HEAVY means the storage, processing, or manufacturing of materials or products predominantly from extracted, bulk, or raw materials, including processes using flammable or explosive materials or processes that potentially involve hazardous or commonly recognized offensive conditions, and includes incidental sales of such products but specifically excludes the storage, processing or handling of hazardous waste.

INDUSTRIAL, LIGHT means a use providing for the processing, fabricating, assembling, leasing, warehousing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials, where the primary activity of such a use is carried out wholly within a building.

KENNEL means land or buildings used or intended to be used for the breeding, buying, selling, or overnight boarding of animals, including individual dogs, cats, or other domesticated animals, excluding livestock and horses.

LANDSCAPE SCREEN means a continuous visual barrier consisting of natural vegetation, trees, shrubs, wooden or otherwise solid fencing, or a combination of those elements, serving to effectively screen the areas which it encloses.

LANDSCAPING means any combination of landscape features designed to enhance the visual appearance of a lot, including soil-based landscape elements, decorative paving, walkways, fencing, patios, and other ornamental features used to beautify or screen the appearance of all or a portion of a lot, but specifically excludes enclosed structures or buildings.

LANE means an unnamed public highway which may provide rear or side yard access to a lot, or any other public highway that is otherwise undesignated.

LOADING SPACE means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

LOT means a separate and distinct parcel of land that is legally defined by a recorded subdivision plan or description of land filed in the Provincial Land Title Office.

LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a panhandle lot, the access strip shall be excluded from the calculation of total lot area for the purpose of determining compliance with a minimum lot area requirement of this Bylaw.

LOT COVERAGE means the percentage of the total horizontal area of a lot or lots which may be built upon, including accessory buildings and structures which are 10.0 square metres or larger, but specifically excludes outdoor stairs, eaves, cornices, cantilevered balconies, pergolas, or similar projections.

LOT LINE means any line that forms the legally defined boundary of a lot.

LOT LINE, EXTERIOR SIDE means a lot line abutting a highway other than a lane, which is not the front lot line.

LOT LINE, FRONT means the lot line that is common to a lot and an abutting highway, other than a lane. Where two or more lot lines abut a highway, the shortest line, excluding the corner cut-off lot line, shall be deemed to be the front lot line. Where a lot does not abut a highway, the lot line from which common vehicle access is provided shall be considered the front lot line.

LOT LINE, INTERIOR SIDE means any lot line other than the front, rear, or exterior side lot lines.

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

LOT WIDTH means the horizontal distance between the side lot lines at the minimum front yard setback, such distance being measured along a line parallel to the front lot line, except in the case of an irregularly shaped lot.

LOT, CORNER means a lot which is situated at the intersection of, and has frontage abutting, two or more highways.

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

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

MANUFACTURED HOME means a building containing one dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA Z-240 (Mobile Home) standard, but specifically excludes recreational vehicles.

MARINA means a commercial or government establishment or premises containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed, or kept for sale or for rent, including uses ancillary to the primary marina operation such as a marine sani-dump, a marine fueling facility, marine equipment rentals, and retail sale of goods.

MOBILE VENDING means the sale or rental of goods or services from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart.

MOORAGE FACILITY means a structure, whether floating or affixed to piles, which does not impede the flow of water or the littoral transport of beach materials, intended to be used to secure a boat or other water vessel by means of cables, anchors, or other such contrivances, but specifically excludes storage sheds, lockers and repair facilities.

MOTEL means a building or group of buildings divided into self-contained sleeping units for the purposes of temporary accommodation, which may include cooking facilities, each with a separate exterior entrance and convenient access to on-site parking, and may also contain ancillary facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests.

NATURAL BOUNDARY means the visible high-water mark on any watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the watercourse a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.

NATURAL RESOURCE EXTRACTION means the quarrying, processing, removal, and off-site sale of sand, gravel, earth, or mineralized rock which naturally exists on a lot.

NURSERY means land, buildings, or structures used or intended to be used for the growing, harvesting, display, wholesale or retail sale of plants, trees, sod and similar plant materials, including the sale of goods which are ancillary to the primary nursery operation, but specifically excludes all other wholesale or retail sales and cannabis production or sales.

OFFICE means a building used or intended to be used for the purpose of carrying out business or professional activities, but specifically excludes retail sales and personal services.

OUTDOOR RECREATION means land, buildings, or structures used or intended to be used by the public for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, recreation centres, swimming pools, field houses, and ancillary buildings and/or structures.

OUTDOOR STORAGE means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land.

PARK means land used or intended to be used for passive outdoor recreation by the public or for the protection of environmentally sensitive or ecologically significant areas.

PARKING LOT means any lot or part of a lot used or intended to be used for the temporary parking of more than one vehicle.

PARKING SPACE means a designated site intended to be used for the temporary parking of one vehicle, exclusive of any driveways, manoeuvring aisles, or ramps.

PARKING, BARRIER-FREE means parking spaces designated for use by persons with disabilities.

PARKING, LONG-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for more than two consecutive hours; such facilities are easy to access for a range of users, are located in a secured or controlled area, and provide protection from inclement weather.

PARKING, SHORT-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for less than two consecutive hours; such facilities are readily visible and accessible for a range of users and are located adjacent to the main entrance of the premises they serve.

PERSONAL SERVICES means the provision of services which are related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods which are ancillary to the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes health services.

PLACE OF WORSHIP means any land or buildings used or intended to be used for religious assembly and/or worship and related religious, philanthropic, or social activities, and which is maintained and controlled for use by the general public.

PREFABRICATED HOME means a building built in a factory environment in accordance with the BC Building Code or the CAN/CSA A-277 (Modular Home) standard, intended to be assembled and then occupied as a dwelling unit in a place other than its manufacture.

PUBLIC UTILITY means any land or buildings used or intended to be used for the provision of utilities for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, storage or supply, heating fuel, district heat, electric power, and telecommunications.

RENEWABLE ENERGY APPARATUS means equipment or infrastructure which are used to generate, transmit, and/or use energy from renewable sources such as sunlight, wind, rain, tides and geothermal heat.

RESTAURANT means an establishment where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, banquet facilities, cafes, delicatessens, lunchrooms, refreshment stands, food trucks, and take-out restaurants.

RETAIL SALES means the provision of goods, merchandise, and other materials for sale at retail to the general public, including uses ancillary to the primary retail operation such as on-site storage and/or limited seasonal outdoor sales. Typical uses include but are not limited to grocery, liquor, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores.

RETAIL SALES, CANNABIS means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes the growing, processing, or wholesale distribution of cannabis or cannabis-related products.

RETAINING WALL means a man-made structure designed to support, stabilize, and/or restrain existing earth or imported fill materials as a result of differences in natural grades.

SEAPLANE FACILITY means an area designed, prepared, equipped, or set aside for the arrival, departure, movement, or servicing of seaplanes, including associated buildings, installations, hangars, open space, ancillary parking, and equipment.

SECONDARY means clearly in conjunction with and second to a principal use on the same lot.

SECONDARY SUITE means a self-contained dwelling unit located within, and ancillary to, a principal building being used for residential purposes pursuant to the BC Building Code.

SENSITIVE HABITAT AREA means a Sensitive Habitat Area as established by the Village of Masset's Official Community Plan.

SERVICE STATION means an establishment involved in the retail sale of motor vehicle fuels (including gasoline, diesel fuel, gasohol, propane and natural gas) and lubricating oils, including, as ancillary activities, the sale of products ancillary to motor vehicle fuel sales. It may also include a car wash and/or the retail sale of food, tobacco, pharmaceuticals, periodicals, snack foods or other similar convenience items.

SETBACK means the shortest horizontal distance between a building or structure and a property boundary.

SILVICULTURE means the growing, development, maintenance, and harvesting of forest crops and/or forested areas.

SLEEPING UNIT means one or more rooms used or intended to be used, on either a temporary or permanent basis, for living and sleeping, but specifically excludes cooking facilities unless otherwise specified.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water including but not limited to retaining walls, towers, flag poles, swimming pools, docks, signs, and tanks, but specifically excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials.

TINY HOME means a small building or transportable structure intended to be used as a dwelling unit, but specifically excludes recreational vehicles.

VILLAGE means the Village of Masset.

WAREHOUSE means a building or structure used or intended to be used for the receiving and storage of equipment, goods, and materials, but does not include on-site retail sale of such equipment, goods, and materials.

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

WRECKING YARD means any land or building used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including furniture, scrap metal, vehicles, machinery, and other discarded materials.

YARD means the area on a lot between a lot line and the nearest wall or supporting member of a building or structure, extending across the full width of the lot in the case of a front or rear yard, and the full width of the building face in the case of a side yard.

ZONE means a zone established under this Bylaw.

PART 5 – GENERAL REGULATIONS

5.1 Application

- (1) Except as otherwise specified in this Bylaw, Part 5 applies to all zones established under this Bylaw.

5.2 Uses Permitted in All Zones

- (1) Except as otherwise specified in this Bylaw, the following uses, buildings, and structures are permitted in any zone:
 - (a) public works yards;
 - (b) parks, open space, community gardens, multi-use trails, and ecological reserves;
 - (c) public utilities;
 - (d) traffic control devices, free-standing lightening poles, flag poles, and clock towers;
 - (e) underground telecommunication lines, cables, and utility systems; and
 - (f) rights-of-way for public transportation facilities.
- (2) A satellite dish antenna shall only be placed, erected, or installed upon the ground in a rear yard, subject to all other siting and height regulations established for the zone in which the satellite dish antenna is located.

5.3 Uses Prohibited in All Zones

- (1) Except as otherwise specified in this Bylaw, the following uses, buildings, and structures are prohibited in all zones:
 - (a) use of any trailer, recreational vehicle, camper, boat, houseboat, tent, or other vehicle and/or vessel as a residence, irrespective of whether connected to services or otherwise made stationary;
 - (b) outdoor storage; and
 - (c) wrecking yard.
- (2) Except as otherwise specified in this Bylaw, no more than one principal building or structure shall be sited on a single lot.

5.4 Agricultural Land Reserve

- (1) Notwithstanding any other provision of this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act*, and all such conditions, orders, and regulations thereto.

5.5 Sensitive Habitat Areas

- (1) Notwithstanding the setback requirements established for each zone, no building or structure or portion of a building or structure shall be placed, erected, constructed, re-constructed, altered, or enlarged within a Sensitive Habitat Area prior to undertaking a Riparian Area Assessment in accordance with the *Riparian Areas Protection Regulation* or an equivalent environmental assessment which has been prepared by a professional qualified in the relevant discipline and licensed to practice in British Columbia.

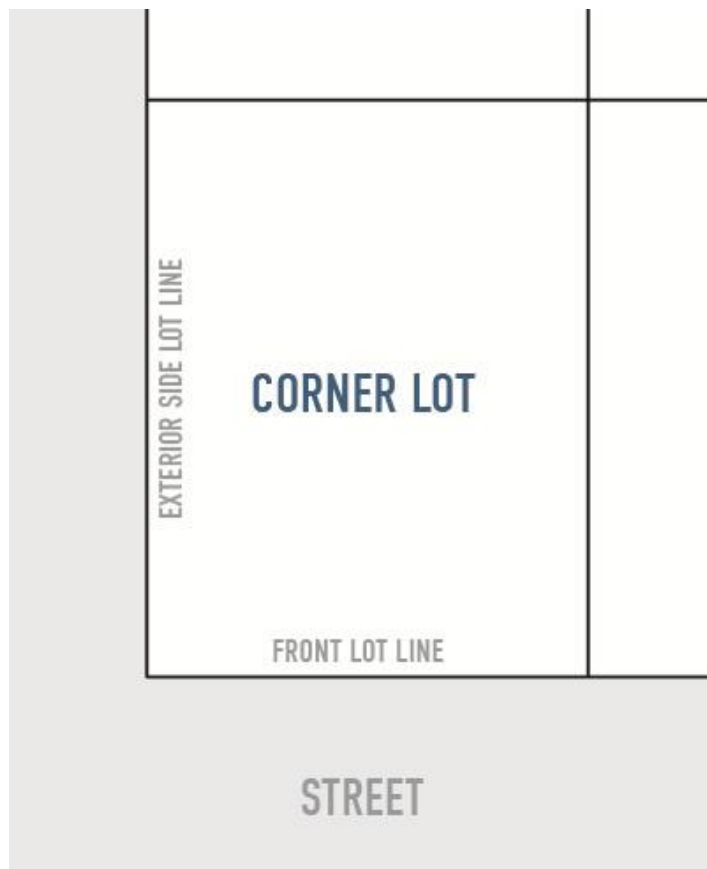
5.6 Floodplain Regulations

- (1) Any lands lower than 1.5 metres above the natural boundary of any watercourse is designated as a floodplain.
- (2) The underside of any floor system, and top of any pad or foundation supporting any occupiable space or room used as a dwelling unit or portion thereof, business, or the storage of goods which are susceptible to damage by floodwater, shall be constructed to a flood construction level of 1.5 metres above the natural boundary of any watercourse.
- (3) Despite Section 5.6(2), the following uses shall be exempt from the required flood construction levels, provided all main electrical switchgear shall be installed no lower than the specified flood construction levels:
 - (a) the portion of a building or structure used exclusively as a carport or garage;
 - (b) agricultural buildings excluding dwelling units and buildings used to house animals; and
 - (c) on-loading and off-loading facilities associated with water-oriented industry.

5.7 Setbacks and Siting

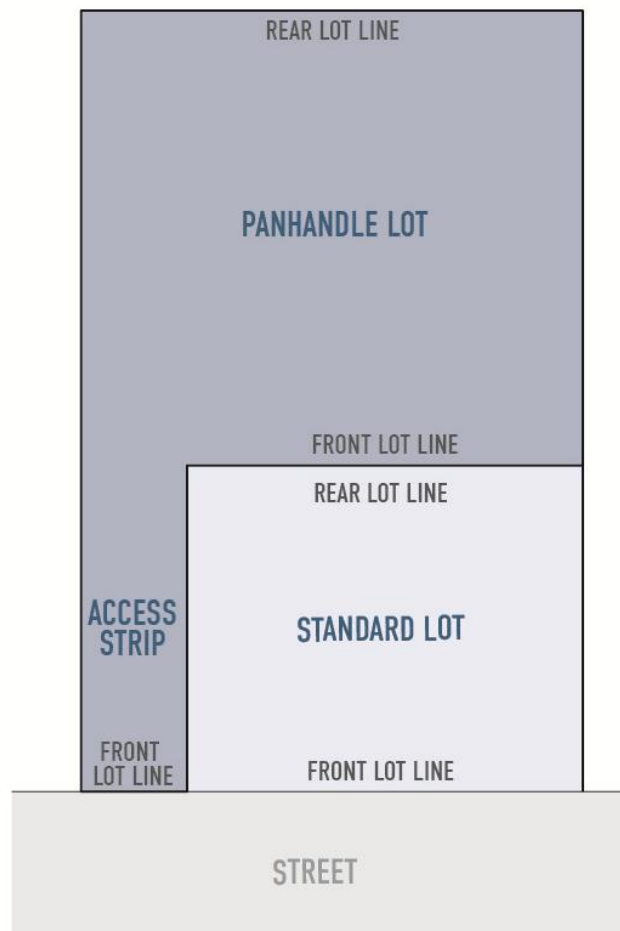
- (1) Where a zone establishes minimum setback regulations, no building or structure within that zone shall be placed, erected, constructed, re-constructed, altered, or enlarged nearer to the lot line than the distance specified.
- (2) For certainty, all portions of a building or structure are subject to all setbacks for the zone in which it is located, including portions located above and below finished grade.
- (3) For the purpose of determining the setback requirements of a corner lot, the shorter lot line abutting a highway shall be considered the front lot line, and the longer lot line abutting a highway shall be considered an exterior side lot line.

Figure 5-1. Corner Lot Lot Lines



- (4) For the purpose of determining the setback requirements of a panhandle lot, the front lot line shall be the lot line approximately parallel to the shortest lot line abutting a highway.

Figure 5-2. Panhandle Lot Lot Lines

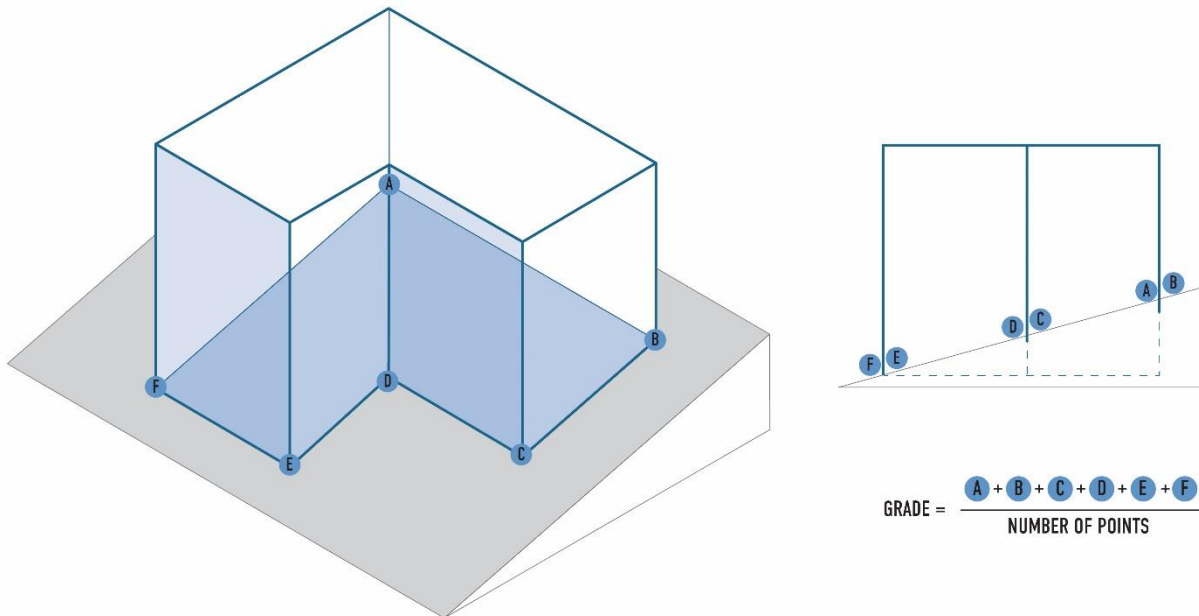


- (5) Without limiting the generality of Sections 5.7(1) and 5.7(2), the following are permitted to project beyond the face of a building into a required yard:
- (a) chimneys, cornices, headers, gutters, pilasters, sills, bay windows, or ornamental features, provided such projections do not exceed 0.6 metres; and
 - (b) staircases, eaves, sunlight control projections, canopies, balconies, or porches, provided such projections do not exceed 0.6 metres for an interior side yard or 1.25 metres for a front, rear, or exterior side yard.
- (6) Notwithstanding any other provision of this Bylaw, no building or structure other than staircases, walkways, retaining walls, and moorage facilities may be located within 15.0 metres of the natural boundary of the marine shoreline.

5.8 Height

- (1) For the purposes of calculating height, grade shall be measured by averaging the elevation at any point at which the corner of a building or structure comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the face the building or structure, and excluding the minimum window well width and depth required by the BC Building Code.

Figure 5-3. Calculating Grade



- (2) Where a zone establishes maximum height regulations, no building or structure within that zone shall be placed, erected, constructed, re-constructed, altered, or enlarged such that it exceeds the height specified.
- (2) Despite Section 5.8(2), the following are permitted to exceed the maximum height requirements of this Bylaw:
 - (a) chimneys;
 - (b) telecommunications towers;
 - (c) rooftop mechanical equipment, provided its screened from view from the street;
 - (d) renewable energy apparatuses;
 - (e) spires;
 - (f) trellis', arbours, archways, and pergolas; and
 - (g) water towers.

5.9 Fences and Retaining Walls

- (1) The height of a fence or retaining wall shall be determined by measuring the vertical distance between finished grade and the highest part of the fence or retaining wall, respectively.
- (2) No fence in a Residential, Commercial, Institutional, or Park and Natural Area zone shall be comprised of or contain barbed wire, razor wire, electrified wire, sheet metal, or corrugated metal.
- (3) Where a fence is comprised of or contains barbed wire, razor wire, electrified wire, or other potentially injurious elements, such elements shall be at least 2.0 metres above grade.
- (4) The maximum height of a fence shall not exceed:
 - (a) in Residential zones:
 - i. 1.8 metres when located within a side or rear yard; and
 - ii. 1.2 metres when located within a front yard.
 - (b) 2.4 metres in all other zones.
- (5) The maximum height of a retaining wall, or combination of a retaining wall and a fence, shall not exceed:
 - (a) 1.8 metres in Residential zones; and
 - (b) 2.4 metres in all other zones.

5.10 Landscape Screens

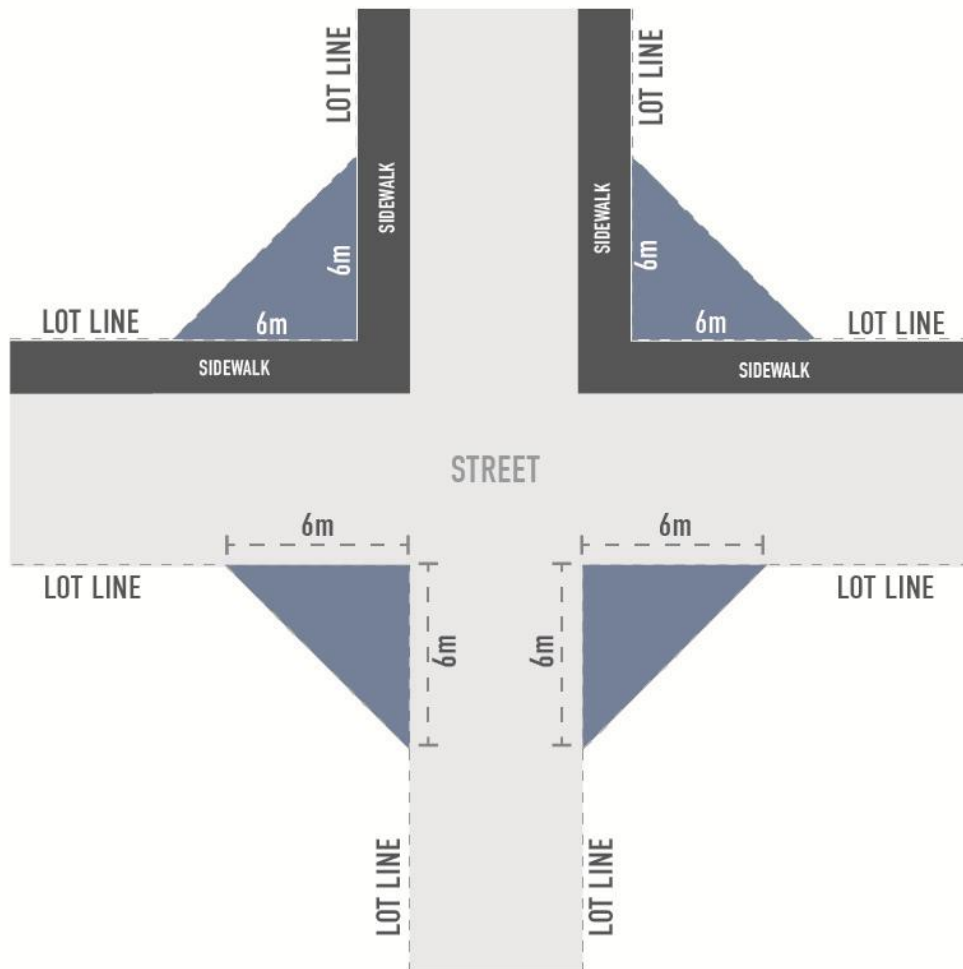
- (1) A landscape screen shall be provided to act as a visual and physical separation:
 - (a) along the boundary of any lot within a Commercial zone which abuts a lot within a Residential, Institutional, or Park and Natural Area zone;
 - (b) along the boundary of any lot within an Industrial zone which abuts a lot within a Residential, Commercial, Institutional, or Park and Natural Area zone;
 - (c) along the boundary of any lot within the Agricultural Land Reserve (ALR) zone; and
 - (d) surrounding any outdoor storage area.

- (2) Where a landscape screen is required by this Bylaw, it must be provided in the form of:
- (a) existing vegetation no less than 2.0 metres in height which provides a complete and permanent visual screen;
 - (b) a continuous row of native, drought-tolerant plants that are expected to attain a height of 2.0 metres and which are no less than 1.0 metres in height at the time of planting; or
 - (c) a solid fence or brick or stone wall not exceeding 2.0 metres in height.
- (3) A landscape screen shall be continuous except to accommodate access/egress to or from the screened area(s).
- (4) A landscape screen shall not consist of plywood, corrugated metal, or chain link fencing, except for chain link fencing that contains slat inserts.
- (5) All landscape screens required by this Bylaw shall be maintained by the property owners of the lot on which the landscape screen is situated in accordance with the following regulations:
- (a) non-vegetative landscape screens shall present a neat and orderly appearance by means of:
 - i. structural repairs or replacements;
 - ii. paint or other exterior finishing material; and
 - iii. clearing of litter or debris.
 - (b) vegetative landscape screens shall be kept in a healthy growing condition and present a neat and orderly appearance by means of:
 - i. watering;
 - ii. fertilizing;
 - iii. pruning;
 - iv. weeding;
 - v. replacement of dead or diseased plant materials; and
 - vi. clearing of litter or debris.

5.11 Visibility at Intersections

- (1) Notwithstanding any other provision of this Bylaw, on any corner lot, within the space formed by measuring 6.0 metres along the edge of two adjoining highways and joining these points on the diagonal, no building, structure, fence, retaining wall, landscaping, screening, or other such object shall be placed, planted, erected, or constructed to a height greater than 1.0 metre above the finished grade of the adjacent highway, as illustrated in *Figure 5-4*.

Figure 5-4. Sight Triangle



PART 6 – USE-SPECIFIC REGULATIONS

6.1 Accessory Buildings, Structures, and Uses

- (1) Where expressly permitted in a zone, an accessory building, structure, or use shall only be permitted where a principal building, structure, or use has already been established, or is in the process of being established, on the same lot.
- (2) No accessory building or structure shall contain a dwelling unit.
- (3) No accessory building or structure shall be located within 3.0 metres of any other building or structure on the same lot.

6.2 Alternative Dwellings | Manufactured Homes and Tiny Homes

- (1) Where expressly permitted in a zone, manufactured homes shall be permitted in accordance with the following regulations:
 - (a) every manufactured home shall be affixed to a permanent foundation and connected to sanitary sewer and water services in compliance with the BC Building Code;
 - (b) every manufactured home shall have the appropriate skirtings installed within 60 days from the date on which the manufactured home is affixed to its permanent foundation; and
 - (c) every manufactured home shall have, where applicable, the towing hitch and wheels removed within 30 days from the date on which the manufactured home is affixed to its permanent foundation.
- (2) Where expressly permitted in a zone, tiny homes shall be permitted in accordance with the following regulations:
 - (a) every tiny home shall:
 - i. be constructed to the CAN/CSA Z-240 (Mobile Home) standard; or
 - ii. be constructed in compliance with the BC Building Code.
 - (b) every tiny home shall be affixed to a permanent foundation and connected to sanitary sewer and water services in compliance with the BC Building Code; and
 - (c) every tiny home shall have, where applicable, the towing hitch and wheels removed within 30 days from the date on which the tiny home is affixed to its permanent foundation.

6.3 Bed and Breakfast Accommodations

- (1) Where expressly permitted in a zone, a bed and breakfast shall only be permitted within a principal dwelling unit which has already been established on the same lot.
- (2) The operator of a bed and breakfast shall permanently reside within the principal dwelling unit in which the bed and breakfast accommodation is located.
- (3) A bed and breakfast accommodation shall not consist of more than three sleeping units within a principal dwelling unit.
- (4) Bed and breakfast accommodation shall not be provided for periods of more than 31 consecutive days per guest.
- (5) No external display or advertisement of a bed and breakfast accommodation shall be permitted other than one unlit sign, the face of which shall not exceed 0.4 square metres in area.
- (6) All bed and breakfast accommodations shall hold a valid business licence from the Village of Masset.

6.4 Boarding House Accommodations

- (1) Where expressly permitted in a zone, a boarding house shall only be permitted within a principal dwelling unit which has already been established on the same lot.
- (2) The operator of a boarding house shall permanently reside within the principal dwelling unit in which the boarding house accommodation is located.
- (3) A boarding house accommodation shall not consist of more than six sleeping units within a principal dwelling unit.
- (4) No external display or advertisement of a boarding house accommodation shall be permitted other than one unlit sign, the face of which shall not exceed 0.4 square metres in area.
- (5) All boarding house accommodations shall hold a valid business licence from the Village of Masset.

6.5 Caretaker Suites

- (1) Where expressly permitted in a zone, a caretaker suite shall only be permitted where a principal use has already been or is in the process of being established on the same lot.
- (2) Not more than one caretaker suite shall be permitted per lot.
- (3) A caretaker suite shall have a maximum floor area of 50.0 square metres.
- (4) Where located within a principal building, a caretaker suite shall have a separate exterior entrance.

6.6 Coach Houses

- (1) Where expressly permitted in a zone, a coach house shall:
 - (a) only be permitted on lots larger than 500.0 square metres in area; and
 - (b) have a maximum floor area of 100.0 square metres.
- (2) A maximum of one coach house is permitted per lot.

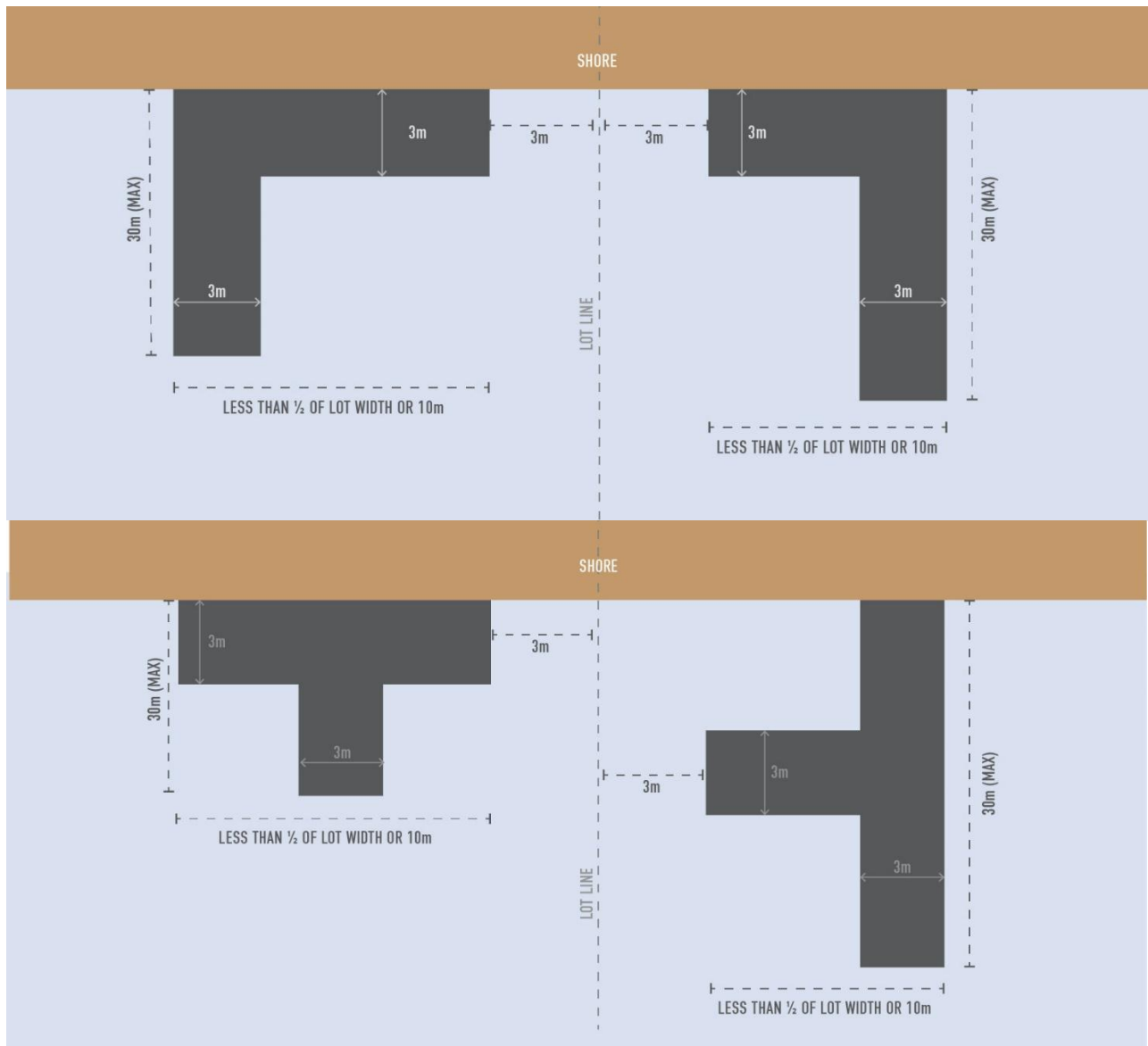
6.7 Home-Based Businesses

- (1) Where expressly permitted in a zone, home-based businesses shall be permitted in accordance with the following regulations:
 - (a) a home-based business shall be secondary to a residential use established on the lot;
 - (b) a home-based business shall be solely operated by a resident and shall not involve employment of more than two non-resident employees on the premises;
 - (c) except where a home-based business involves horticulture, all activities associated with a home-based business shall be conducted entirely within a building and in no instance shall include outdoor storage;
 - (d) a home-based business shall not occupy:
 - i. more than 25% of the floor area of a dwelling unit, up to a maximum of 50.0 square metres; or
 - ii. no more than 50.0 square metres within an accessory building.
 - (e) except where a good is produced incidentally to a home-based business, a home-based business shall not involve the display and sale of a good that is produced on the premises and in no instance shall the display and sale of a good be the primary purpose of the home-based business;
 - (f) a home-based business shall not discharge or emit any of the following:
 - i. odorous, toxic, or noxious matter or vapours;
 - ii. heat, glare, or radiation;
 - iii. electrical or radio interference;
 - iv. recurring vibration or noise levels exceeding 45.0 decibels; or
 - v. any other health and safety hazard.
 - (g) there shall be no external display or advertisement of a home-based business other than one unlit sign, the face of which shall not exceed 0.4 square metres in area; and
 - (h) in no instance shall automotive and equipment services, light industrial, or heavy industrial uses be permitted as a home-based business.
- (2) All home-based businesses shall hold a valid business licence from the Village of Masset.

6.8 Moorage Facilities

- (1) Where expressly permitted in a zone, a moorage facility consisting of up to one dock per waterfront lot shall be permitted in accordance with the following regulations:
 - (a) no moorage facility shall extend a distance greater than 30.0 metres from the natural boundary of the lot on which it is situated;
 - (b) no moorage facility walkway shall exceed a maximum width of 3.0 metres;
 - (c) L- or T-shaped structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10.0 metres or one-half the width of the lot line fronting the watercourse (*Figure 6-1*);
 - (d) a moorage facility shall be setback a minimum of 3.0 metres from the side lot line of the lot on which it is situated, measured at right angles from where the side lot lines intersect with the natural boundary (*Figure 6-1*);
 - (e) where the adjacent property is a right-of-way beach access or is publicly owned or controlled, a moorage facility shall be setback a minimum of 6.0 metres from the side lot line of the lot on which it is situated, measured at right angles from where the side lot lines intersect with the natural boundary;
 - (f) no non-moorage activities, including but not limited to beach houses, boat houses, storage sheds, patios, lockers, or repair facilities, shall be permitted on a dock;
 - (g) no roofs or covered structures shall be permitted on a dock; and
 - (h) except as permitted by federal regulations, no moorage facility shall be permitted to be used for the take-off, storage, or landing of aircraft.
- (2) Despite Section 6.7(1), a maximum of one dock is permitted where more than one waterfront lot is owned by a single owner and the lots are located adjacent to one another and are operated as a single property.

Figure 6-1. Permissible Moorage Facility Shapes and Minimum Setbacks



6.9 Secondary Suites

- (1) Where expressly permitted in a zone, a secondary suite shall:
 - (a) be incidental to, and integrated with, a principal dwelling unit, and shall not be connected to the principal dwelling unit via breezeway, garage, or other such unconditioned space;
 - (b) be constructed in compliance with the BC Building Code;
 - (c) be completely separated from other portions of the building by fire separations; and
 - (d) have its own separate entrance.
- (2) Not more than one secondary suite shall be permitted per principal dwelling unit.
- (3) A secondary suite shall have a maximum floor area of 90.0 square metres, or 40% of the gross floor area of the principal dwelling unit, whichever is less.
- (4) A secondary suite shall not be subdivided under the *Strata Property Act* from the principal dwelling unit.
- (5) A secondary suite shall only be rented for periods of 90 days or greater.

PART 7 – PARKING AND LOADING REGULATIONS

7.1 General

- (1) Except as otherwise specified in this Bylaw, parking spaces, accessible parking spaces, bicycle parking spaces, and loading spaces shall be provided and maintained in accordance with the regulations of Part 7 for any development, including new development, a change of use associated with an existing development, and expansion of an existing development.
- (2) For existing uses which have been lawfully established, the number of required parking and loading spaces shall be the lesser of:
 - (a) the number of parking and loading spaces existing on the lot at the time that this Bylaw was adopted, provided such spaces satisfied the applicable regulations at the time that the uses were established; or
 - (b) the number of parking and loading spaces applicable to the existing uses in accordance with the regulations of this Part.
- (3) Where a specific use is not listed in the standard parking requirements table (*Table 7-3*), the parking requirements applicable to the use listed in the standard parking requirements table (*Table 7-3*) which is most appropriate in character and purpose shall apply.
- (4) Where multiple uses are established on a single lot or parking collectively serves multiple uses established on a single lot, the total number of required parking and loading spaces shall be the sum of the parking and loading requirements for each use calculated separately.
- (5) Parking spaces shall not be credited as loading spaces or vice versa.
- (6) No parking space, accessible parking space, bicycle parking space, or loading space required by this Bylaw shall be used for access or egress, driveways, commercial repair work, displays, or the sale or storage of goods of any kind.

7.2 Location, Siting, and Dimension Standards

- (1) Except as otherwise specified in this Bylaw, all parking and loading spaces shall be located on the same lot as the building, structure, or use which they serve.
- (2) Despite Section 7.2(1), standard parking spaces shall be permitted on a separate lot located within 120.0 metres of the lot on which the building, structure, or use which they serve is located, provided the following conditions are met:
 - (a) the building, structure, or use requiring the spaces is not on a lot within a Residential zone;
 - (b) the lot is in the same zone as the lot on which the building, structure, or use requiring the spaces is located;

- (c) parking lot is a permitted use on the lot; and
 - (d) pursuant to Section 219 of the *Land Title Act*, a restrictive covenant is registered on the title of the lot to limit the use of all or a portion of said lot to the provision of parking spaces in accordance with the parking space requirements of this Bylaw.
- (3) No parking or loading space shall be located within 1.0 metre of a highway.
- (4) All parking and loading spaces shall comply with the standards outlined in Table 7-1:

Table 7-1 – Minimum Dimensions for Parking and Loading Spaces

Type of Parking Space		Minimum Dimension
(a) Standard Parking Space		
i.	Minimum Length	6.0 m
ii.	Minimum Width	2.75 m
(b) Standard Parallel Parking Space		
i.	Minimum Length	7.0 m
ii.	Minimum Width	2.75 m
(c) Accessible Parking Space		
i.	Minimum Length	6.0 m
ii.	Minimum Width	3.0 m
iii.	Minimum Height Clearance	3.0 m
iv.	Minimum Side and Rear Access Aisle Width	2.0 m
(d) Loading Space		
i.	Minimum Length	7.0 m
ii.	Minimum Width	2.75 m

- (5) All drive aisles shall comply with the standards outlined in Table 7-2:

Table 7-2 – Minimum Drive Aisle Widths

Type of Drive Aisle	Minimum Width
(a) One-way drive aisles serving 45-degree parking spaces	4.0 m
(b) One-way drive aisles serving 90-degree parking spaces	7.0 m
(c) All two-way drive aisles	7.0 m

7.3 Standard Parking Requirements

- (1) Parking spaces shall be provided in accordance with Table 7-3:

Table 7-3 – Standard Parking Space Requirements

Use	Minimum Number of Standard Parking Spaces
Agriculture	
(a) Agriculture	1 space per 100.0 m ² of GFA
(b) Forestry	1 space per 100.0 m ² of GFA
(c) Horticulture	1 space per 100.0 m ² of GFA
(d) Kennel	1 space per 50.0 m ² of GFA
(e) Silviculture	1 space per 250.0 m ² of total lot area
Commercial	
(f) Automotive and Equipment Services	1 space per 46.0 m ² of GFA
(g) Commercial Entertainment Facility	1 space per 46.0 m ² of GFA
(h) Convenience Store	1 space per 100.0 m ² of GFA
(i) Funeral Services	1 space per 30.0 m ² of GFA
(j) Hotel	1.25 spaces per sleeping unit
(k) Marina	1 space per 20.0 m of berths intended to accommodate a vessel, plus 1 space per 46.0 m ² of GFA
(l) Motel	1.25 spaces per sleeping unit
(m) Nursery	1 space per 46.0 m ² of GFA
(n) Office	1 space per 30.0 m ² of GFA
(o) Personal Services	1 space per 46.0 m ² of GFA
(p) Restaurant	1 space per 46.0 m ² of GFA
(q) Retail Sales	1 space per 46.0 m ² of GFA
(r) Service Station	1 space per 100.0 m ² of GFA
Industrial	
(s) Industrial, Heavy	1 space per 100.0 m ² of total lot area
(t) Industrial, Light	1 space per 100.0 m ² of total lot area
(u) Natural Resource Extraction	1 space per 250.0 m ² of total lot area
(v) Warehouse	1 space per 46.0 m ² of GFA
(w) Wrecking Yard	1 space per 100.0 m ² of total lot area
Institutional	
(x) Childcare Facility, Major	1 space per 46.0 m ² of GFA
(y) Community Care Facility	1.25 spaces per sleeping unit
(z) Cultural and Community Facility	1 space per 46.0 m ² of GFA
(aa) Education Services	1 space per 46.0 m ² of GFA
(bb) Emergency and Protective Services	1 space per 46.0 m ² of GFA
(cc) Health Services	1 space per 46.0 m ² of GFA
(dd) Hospital	1 space per 46.0 m ² of GFA

Use	Minimum Number of Standard Parking Spaces
(ee) Place of Worship	1 space per 46.0 m ² of GFA
Parks and Recreation	
(ff) Campground	1 space per campsite
(gg) Golf Course	1 space per 100.0 m ² of total lot area
(hh) Outdoor Recreation	1 space per 50.0 m ² of total lot area
Residential and Residential-Related	
(ii) Bed and Breakfast	1 space per sleeping unit
(jj) Boarding House	1 space per sleeping unit
(kk) Caretaker Suite	1 space per suite
(ll) Childcare Facility, Minor	1 space per full-time non-resident employee
(mm) Dwelling, Duplex	1.5 spaces per dwelling unit
(nn) Dwelling, Multi-Unit	1.5 spaces per dwelling unit
(oo) Dwelling, Single Detached	2 spaces per dwelling unit
(pp) Dwelling Units – integrated within a principal building where there are other non-residential uses occurring	1 space per dwelling unit, plus parking requirements for applicable non-residential use(s)
(qq) Home-Based Business	1 space per full-time non-resident employee
(rr) Alternative Dwellings: i. Manufactured Home ii. Tiny Home	1.5 spaces per dwelling unit
(ss) Secondary Suite	1 space per suite
Other	
(tt) Airport	1 space per 100.0 m ² of total lot area
(uu) Seaplane Facility	1 space per 46.0 m ² of GFA

7.4 Accessible Parking Requirements

- (1) Accessible parking spaces shall be provided for all non-residential uses, as a function of the total number of standard parking spaces that are required to be provided on a single lot, in accordance with Table 7-4:

Table 7-4 – Accessible Parking Requirements

Total Number of Required Standard Parking Spaces	Minimum Number of Accessible Parking Spaces
1-4	0
5-10	1
11-20	2
> 20	1 per 10 required spaces

NOTE: The number of required accessible parking spaces are included within the total number of required parking spaces. For example, where a use listed in Table 7-3 requires a total of 20 standard parking spaces, a total of 18 standard parking spaces and 2 accessible parking spaces must be provided.

- (2) Despite Section 7.4(1), one accessible parking space shall be provided per dwelling unit within a residential building constructed to the CSA/ASC B652:23 standard for Accessible Dwellings.
- (3) Accessible parking spaces shall be located within 10.0 metres of the primary entrance for any use, building, or structure that it is intended to serve.
- (4) Accessible parking spaces shall have a firm and slip-resistant surface which does not exceed a 3% slope.
- (5) Accessible parking spaces shall be clearly marked with:
- (a) high contrast pavement markings; and
 - (b) vertical signage displaying the International Symbol of Access.

7.5 Loading Requirements

- (1) Loading spaces shall be provided in accordance with Table 7-5:

Table 7-5 – Loading Space Requirements

Use Class per Table 7-3	Minimum Number of Loading Spaces
Agriculture	0 spaces
Commercial	1 space per 500.0 m ² of gross floor area
Industrial	1 space per 2,000.0 m ² of gross floor area
Institutional	1 space per 500.0 m ² of gross floor area
Parks and Recreation	1 space per 2,500.0 m ² of total lot area
Residential and Residential-Related	1 space per multi-unit dwelling
Other	1 space per 500.0 m ² of gross floor area

7.6 Bicycle Parking

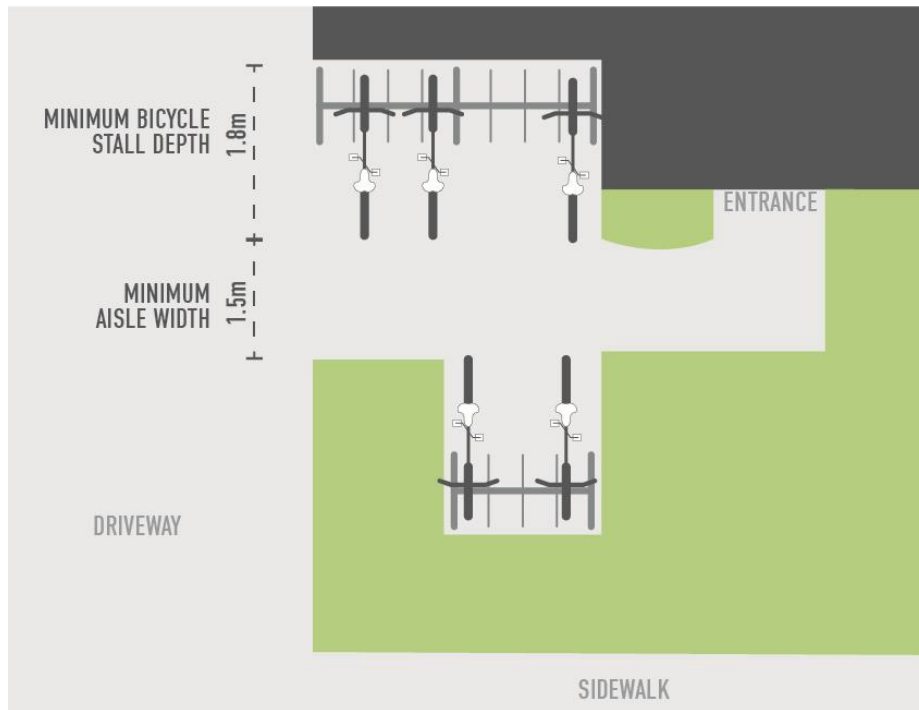
- (1) Bicycle parking shall be designed and installed in accordance with Table 7-6:

Table 7-6 – Minimum Dimensions for Bicycle Parking

Feature	Ground Anchored Rack		Wall Mounted Rack	
	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	1.45 m	1.2 m	1.2 m
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Adjacent Obstruction	0.6 m			

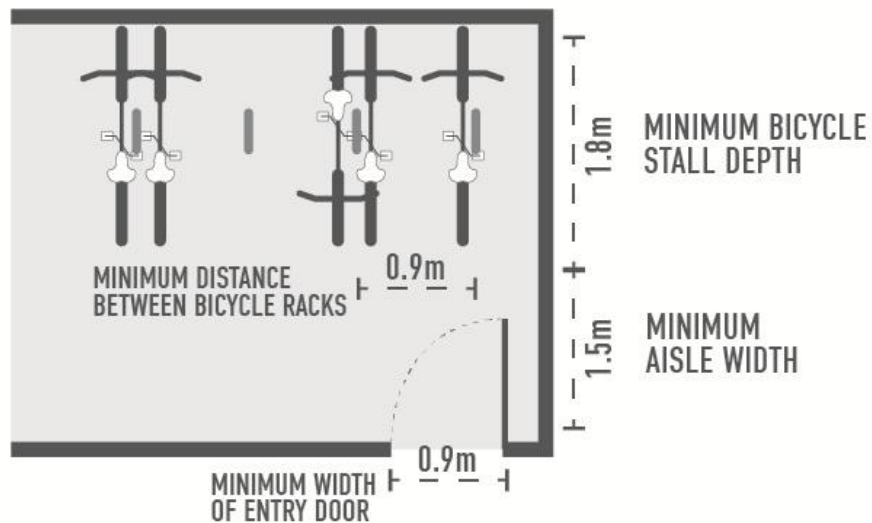
- (2) All bicycle parking racks shall be:
- (a) constructed of theft resistant material;
 - (b) securely anchored with tamper-proof hardware;
 - (c) constructed to enable the bicycle frame and at least one wheel to both be securely locked to the rack with a single U-style lock; and
 - (d) constructed to support two points on the bicycle frame for a horizontal rack.
- (3) Short-term bicycle parking shall:
- (e) be conveniently located within 15.0 metres of any main entrances, whether inside or outside of the building, in a well-lit area; and
 - (f) be permanently anchored to the ground or a wall.

Figure 7-1. Short-Term Bicycle Parking Configuration Example



- (4) Long-term bicycle parking shall:
- (a) be located inside a building or within a secure, weather-protected, dedicated facility accessible to residents, employees, or other identified users of the building;
 - (b) have an entry door that is a minimum width of 0.9 metres; and
 - (c) have a minimum unobstructed height clearance of 1.9 metres between the floor and the ceiling.

Figure 7-2. Long-Term Bicycle Parking Configuration Example



- (5) Long- and short-term bicycle parking spaces shall be provided in accordance with Table 7-7:

Table 7-7 – Bicycle Parking Requirements

Use	Minimum Bicycle Parking Spaces	
	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Dwelling, Multi-Unit	1 space per dwelling unit, wherever there are more than 5 dwelling units per lot	n/a
Hotels Motels	0.1 spaces per sleeping unit	n/a
Commercial Zones	0.5 spaces per 100.0 m ² of GFA	n/a
Institutional Zones	2 spaces per building entrance	0.2 spaces per 100.0 m ² of GFA
Industrial Zones	n/a	

PART 8 – ESTABLISHMENT OF ZONES

8.1 Zones

- (1) The Village of Masset is divided into zones as shown on the Zoning Map (Schedule A) and described in Table 8-1:

Table 8.1 – Establishment of Zones

Zone	Zone Abbreviation
Residential Zones	
Rural Residential	RR
Neighbourhood Residential	R-1
Mixed Residential	R-2
Multi-Unit Residential	R-3
Manufactured Home Park	MHP
Commercial Zones	
Downtown Commercial	C-1
Waterfront Commercial	C-2
General Commercial	C-3
Industrial Zones	
Light Industrial	I-1
Heavy Industrial	I-2
Institutional Zones	
Village Institutional	INS
Utility and Service	US
Park and Natural Area Zones	
Parks and Recreation	P-1
Wildlife and Habitat Conservation	P-2
Special Use Zones	
Airport	AIR
Agricultural Land Reserve	ALR
Campground	CAMP
DND Lands	DND

8.2 Zone Boundaries

- (1) The zone boundaries on the Zoning Map shall be interpreted as follows:
 - (a) where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map;
 - (b) where a zone boundary is shown as approximately following the natural boundary of a watercourse, it follows that line;
 - (c) where a zone boundary is shown as approximately following the Village boundary, it follows the Village boundary; and
 - (d) where a zone boundary is shown as approximately following a lot line, it follows the lot line.
- (2) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion or erosion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted or eroded area indicated on Schedule A.
- (3) Where a highway is closed or the dedication has been removed in accordance with Section 40 of the *Community Charter*, the area shall have the same zoning as the abutting land. Where abutting lands are governed by different zones, the centre of highway is the zone boundary unless the zone boundary is shown clearly following the edge of the highway.
- (4) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Maps.

8.3 Split-Zoned Parcels

- (1) Where a lot is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate lot for the purpose of determining the applicable regulations of this Bylaw.

PART 9 – RESIDENTIAL ZONES

9.1 Rural Residential

RR

INTENT

- (1) This zone is intended to accommodate agricultural and low-density residential uses on rural lots.

PERMITTED USES

- (2)

Principal Buildings, Structures, and Uses
(a) Agriculture
(b) Dwelling, Single Detached
(c) Dwelling, Duplex
(d) Horticulture
(e) Kennel
(f) Silviculture
- (3)

Secondary Buildings, Structures, and Uses
(a) Accessory Buildings and Structures
(b) Bed and Breakfast
(c) Boarding House
(d) Childcare Facility, Minor
(e) Coach House
(f) Community Care Facility
(g) Home-Based Business
(h) Secondary Suite

DEVELOPMENT REGULATIONS

- (4)

General Development Regulations	
(a) Maximum Lot Coverage	n/a
(b) Maximum Impermeable Surface Coverage	50%
(c) Minimum Distance Between Buildings	3.0 m
(d) Maximum Number of Dwelling Units	3 per lot
- (5)

Principal Buildings and Structures	
(a) Maximum Number of Residential Buildings	1
(b) Maximum Height	12.0 m
(c) Minimum Setbacks	
i. Front Lot Line	10.0 m
ii. Rear Lot Line	10.0 m
iii. Interior Side Lot Line	10.0 m
iv. Exterior Side Lot Line	10.0 m

(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Accessory Buildings and Structures	2
	(b) Maximum Height	6.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	10.0 m
	ii. Rear Lot Line	10.0 m
	iii. Interior Side Lot Line	10.0 m
	iv. Exterior Side Lot Line	10.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	0.4 ha
	(b) Minimum Lot Width	40.0 m

CONDITIONS OF USE

- (8) Despite Section 9.1(4)(d), the maximum number of dwelling units permitted per lot is two for lots that are not connected to community water and community sewer systems and are smaller than 500.0 square metres in area.
- (9) Despite Section 9.1(6)(a), there is no limit to the number of accessory buildings and structures associated with a non-residential principal use.

9.2 Neighbourhood Residential

R-1

INTENT

- (1) This zone is intended to accommodate low-density residential uses on small lots.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Dwelling, Duplex (b) Dwelling, Single Detached
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures (b) Bed and Breakfast (c) Boarding House (d) Childcare Facility, Minor (e) Coach House (f) Community Care Facility (g) Home-Based Business (h) Secondary Suite

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	35%
	(b) Maximum Impermeable Surface Coverage	70%
	(c) Minimum Distance Between Buildings	3.0 m
	(d) Maximum Number of Dwelling Units	4 per lot
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Residential Buildings	1
	(b) Maximum Height	11.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Rear Lot Line	9.0 m
	iii. Interior Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	3.0 m

(6)

Secondary Buildings and Structures	
(a) Maximum Number of Accessory Buildings and Structures	2
(b) Maximum Gross Floor Area (GFA) of Accessory Buildings	50.0 m ²
(c) Maximum Height	11.0 m
(d) Minimum Setbacks	
i. Front Lot Line	6.0 m
ii. Rear Lot Line	0.5 m
iii. Interior Side Lot Line	0.5 m
iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)

General Subdivision Regulations	
(a) Minimum Lot Area	465.0 m ²
(b) Minimum Lot Width	15.5 m

CONDITIONS OF USE

- (8) Despite Section 9.2(4)(d), the maximum number of dwelling units permitted per lot is two for lots that are not connected to community water and community sewer systems and are smaller than 500.0 square metres in area.
- (9) Notwithstanding Section 9.2(6)(b), the maximum GFA of a detached garage or carport shall be increased to 65.0 square metres.
- (10) Notwithstanding Section 9.2(7)(a), the minimum lot area for the purposes of subdivision shall be:
- (a) 0.2 hectares where a lot is only serviced by a community water system; or
 - (b) 0.4 hectares where a lot is not serviced by a community water system or a community sewer system.

SITE-SPECIFIC REGULATIONS

- (11) Notwithstanding Section 9.2(5)(c)(i), the minimum front lot line setback shall be:
- (a) 2.75 metres for Lots 3, 4, and 5, Plan 6212, D.L. 7, Q.C.D.; and
 - (b) 1.5 metres for Lots 7-10 inclusive of Block 21, D.L. 7, Q.C.D.

9.3 Multi-Unit Residential

R-2

INTENT

- (1) This zone is intended to accommodate low- and medium-density residential uses on lots that are serviced by community water and community sewer systems.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Dwelling, Duplex
	(b) Dwelling, Multi-Unit
	(c) Dwelling, Single Detached
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures
	(b) Bed and Breakfast
	(c) Boarding House
	(d) Childcare Facility, Minor
	(e) Coach House
	(f) Community Care Facility
	(g) Home-Based Business
	(h) Secondary Suite

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	50%
	(b) Maximum Impermeable Surface Coverage	70%
	(c) Minimum Distance Between Buildings	3.0 m
	(d) Maximum Number of Dwelling Units	50 per ha
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Residential Buildings	1
	(b) Maximum Height	12.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Rear Lot Line	9.0 m
	iii. Interior Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	3.0 m

(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Accessory Buildings and Structures	2
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Rear Lot Line	0.5 m
	iii. Interior Side Lot Line	0.5 m
	iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	930.0 m ²
	(b) Minimum Lot Width	18.5 m

CONDITIONS OF USE

- (8) Despite Section 9.3(4)(d), the maximum number of dwelling units permitted per lot is two for lots that are not connected to community water and community sewer systems and are smaller than 500.0 square metres in area.

SITE-SPECIFIC REGULATIONS

- (9) Despite Section 9.3(5)(a), there shall be no limit to the number of principal buildings permitted on the lot legally described as Lot A, District Lot 7, Land District 46, Plan PRP41930 (1760 Hodges Avenue).

9.4 Mixed Residential

R-3

INTENT

- (1) This zone is intended to accommodate low-density residential uses, including alternative dwelling forms, on small lots.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Dwelling, Duplex
	(b) Dwelling, Single Detached
	(c) Manufactured Home
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures
	(b) Bed and Breakfast
	(c) Boarding House
	(d) Childcare Facility, Minor
	(e) Coach House
	(f) Community Care Facility
	(g) Home-Based Business
	(h) Manufactured Home
	(i) Secondary Suite
	(j) Tiny Home

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	35%
	(b) Maximum Impermeable Surface Coverage	70%
	(c) Minimum Distance Between Buildings	3.0 m
	(d) Maximum Number of Dwelling Units	4 per lot
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Residential Buildings	1
	(b) Maximum Height	12.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	4.6 m
	ii. Rear Lot Line	3.0 m
	iii. Interior Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	3.0 m

(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Accessory Buildings and Structures	2
	(b) Maximum Gross Floor Area (GFA) for Accessory Buildings	50.0 m ²
	(c) Maximum Height	4.0 m
	(d) Minimum Setbacks	
	i. Front Lot Line	4.6 m
	ii. Rear Lot Line	0.5 m
	iii. Interior Side Lot Line	0.5 m
	iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	440.0 m ²
	(b) Minimum Lot Width	14.6 m

CONDITIONS OF USE

- (8) Notwithstanding Section 9.4(2)(d), lots with more than one manufactured home shall be subject to the *Manufactured Home Park Bylaw*.
- (9) Despite Section 9.4(4)(d), the maximum number of dwelling units permitted per lot is two for lots that are not connected to community water and community sewer systems and are smaller than 500.0 square metres in area.
- (10) Notwithstanding Section 9.4(6)(b), the maximum GFA of a detached garage or carport shall be increased to 65.0 square metres.
- (11) Notwithstanding Section 9.4(7)(a), the minimum lot area for the purposes of subdivision shall be:
- (a) 0.2 hectares where a lot is only serviced by a community water system; or
 - (b) 0.4 hectares where a lot is not serviced by a community water system or a community sewer system.

PART 10 – COMMERCIAL ZONES

10.1 Village Commercial

C-1

INTENT

- (1) This zone is intended to accommodate commercial development in the Village core.

PERMITTED USES

- (2)

Principal Buildings, Structures, and Uses
(a) Childcare Facility, Major
(b) Commercial Entertainment Facility
(c) Cultural and Community Facility
(d) Dwelling Units
(e) Health Services
(f) Hotel
(g) Office
(h) Personal Services
(i) Restaurant
(j) Retail Sales
- (3)

Secondary Buildings, Structures, and Uses
(a) Accessory Buildings and Structures
(b) Mobile Vending
(c) Parking Lot

DEVELOPMENT REGULATIONS

- (4)

General Development Regulations	
(a) Maximum Lot Coverage	75%
(b) Maximum Impermeable Surface Coverage	90%
(c) Minimum Distance Between Buildings	3.0 m
- (5)

Principal Buildings and Structures	
(a) Maximum Number of Buildings and Structures	1
(b) Maximum Number of Dwelling Units	2
(c) Maximum Height	12.0 m
(d) Minimum Setbacks	
i. Front Lot Line	0.0 m
ii. Rear Lot Line	3.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	0.0 m

(6)

Secondary Buildings and Structures	
(a) Maximum Number of Buildings and Structures	1
(b) Maximum Height	4.0 m
(c) Minimum Setbacks	
i. Front Lot Line	0.0 m
ii. Rear Lot Line	0.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	0.0 m

SUBDIVISION REGULATIONS

(7)

General Subdivision Regulations	
(a) Minimum Lot Area	350.0 m ²
(b) Minimum Lot Width	10.0 m

CONDITIONS OF USE

(8) Notwithstanding Section 10.1(5)(b):

- (a) Dwelling units must be integrated within a principal building where there are other non-residential uses occurring as a principal use and shall not be connected to the principal building via breezeway, garage, or other such unconditioned space;
- (b) Dwelling units must be located above or to the rear of a principal, non-residential use occurring on the first storey;
- (c) Dwelling units must be accessed through a separate entrance from all other non-residential uses occurring within the same building, and such entrance areas must not exceed 25% of the first storey business frontage;
- (d) Dwelling units located on the first storey must not exceed 40% of the first storey floor area; and
- (e) No dwelling unit shall be stratified under the *Strata Property Act* from any portion of the principal building within which it is located.

(9) Notwithstanding Section 10.1(2), service stations shall be permitted as a principal use on the following lots:

- (f) Lots 29-32, Block 5, D.L. 7, Plan 946; and
- (g) Lots 15-17, Block 15, D.L. 7, Plan 946.

10.2 Waterfront Commercial

C-2

INTENT

- (1) This zone is intended to accommodate commercial development along the waterfront.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Cultural and Community Facility (b) Dwelling Units (c) Hotel (d) Marina (e) Motel (f) Office (g) Restaurant
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures (b) Mobile Vending (c) Moorage Facility

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	75%
	(b) Maximum Impermeable Surface Coverage	80%
	(c) Minimum Distance Between Buildings	3.0 m
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Number of Dwelling Units	2
	(c) Maximum Height	12.0 m
	(d) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	0.0 m
	iii. Interior Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	3.0 m
	(e) Minimum Setback from the Natural Boundary	15.0 m

(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	2
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	0.0 m
	iii. Interior Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	350.0 m ²
	(b) Minimum Lot Width	15.5 m

CONDITIONS OF USE

(8) Notwithstanding Section 10.2(5)(b) :

- (a) Dwelling units must be integrated within a principal building where there are other non-residential uses occurring as a principal use and shall not be connected to the principal building via breezeway, garage, or other such unconditioned space;
- (b) Dwelling units must be located above or to the rear of a principal, non-residential use occurring on the first storey;
- (c) Dwelling units must be accessed through a separate entrance from all other non-residential uses occurring within the same building, and such entrance areas must not exceed 25% of the first storey business frontage;
- (d) Dwelling units located on the first storey must not exceed 40% of the first storey floor area; and
- (e) No dwelling unit shall be stratified under the *Strata Property Act* from any portion of the principal building within which it is located.

(9) Notwithstanding Section 10.2(2), a single detached dwelling shall be permitted as a principal use, subject to the development regulations of the Neighbourhood Residential (R-1) zone, on the following lot:

- (a) Block 9, Block 10, and Lot 6, Block 21, D.L. 7, Q.C.D.

10.3 General Commercial

C-3

INTENT

- (1) This zone is intended to accommodate auto-oriented commercial development on larger lots outside of the Village centre.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Automotive and Equipment Services (b) Commercial Entertainment Facility (c) Convenience Store (d) Funeral Services (e) Hotel (f) Motel (g) Nursery (h) Restaurant (i) Retail Sales (j) Service Station
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures (b) Caretaker Suite (c) Mobile Vending (d) Outdoor Storage (e) Parking Lot

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	50%
	(b) Maximum Impermeable Surface Coverage	70%
	(c) Minimum Distance Between Buildings	3.0 m
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Height	12.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	7.0 m
	ii. Rear Lot Line	3.0 m
	iii. Interior Side Lot Line	3.0 m
	iv. Exterior Side Lot Line	3.0 m

(6)

Secondary Buildings and Structures	
(a) Maximum Number of Buildings and Structures	2
(b) Maximum Height	4.0 m
(c) Minimum Setbacks	
i. Front Lot Line	7.0 m
ii. Rear Lot Line	0.5 m
iii. Interior Side Lot Line	0.5 m
iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)

General Subdivision Regulations	
(a) Minimum Lot Area	350.0 m ²
(b) Minimum Lot Width	15.5 m

PART 11 – INDUSTRIAL ZONES

11.1 Light Industrial

I-1

INTENT

- (1) This zone is intended to accommodate light industrial activities primarily conducted within a building.

PERMITTED USES

- (2)

Principal Buildings, Structures, and Uses
(a) Automotive and Equipment Services (b) Emergency and Protective Services (c) Industrial, Light (d) Warehouse
- (3)

Secondary Buildings, Structures, and Uses
(a) Accessory Buildings and Structures (b) Caretaker Suite (c) Outdoor Storage (d) Parking Lot (e) Retail Sales

DEVELOPMENT REGULATIONS

- (4)

General Development Regulations	
(a) Maximum Lot Coverage	75%
(b) Maximum Impermeable Surface Coverage	80%
(c) Minimum Distance Between Buildings	3.0 m
- (5)

Principal Buildings and Structures	
(a) Maximum Number of Buildings and Structures	1
(b) Maximum Height	12.0 m
(c) Minimum Setbacks	
i. Front Lot Line	3.0 m
ii. Rear Lot Line	3.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	3.0 m

(6)

Secondary Buildings and Structures	
(a) Maximum Number of Buildings and Structures	n/a
(b) Maximum Height	4.0 m
(c) Minimum Setbacks	
i. Front Lot Line	3.0 m
ii. Rear Lot Line	0.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)

General Subdivision Regulations	
(a) Minimum Lot Area	700.0 m ²
(b) Minimum Lot Width	18.5 m

CONDITIONS OF USE

- (8) Notwithstanding Section 11.1(2)(e), retail sales shall be restricted to 20% of the gross floor area of the associated principal use up to a maximum of 100.0 square metres.
- (9) Notwithstanding Section 11.1(5)(c)(ii) and (iii), and Section 11.1(6)(c)(ii) and (iii), where an abutting lot is within a Residential or Institutional zone:
- (a) the minimum rear lot line and interior side lot line setbacks for principal buildings and structures shall be 6.0 metres; and
 - (b) the minimum rear lot line and interior side lot line setbacks for secondary buildings and structures shall be 6.0 metres.
- (10) Notwithstanding Section 11.1(7)(a), the minimum lot area for the purposes of subdivision shall be:
- (a) 0.2 hectares where a lot is only serviced by a community water system; or
 - (b) 0.4 hectares where a lot is not serviced by a community water system or a community sewer system.

11.2 Heavy Industrial

I-2

INTENT

- (1) This zone is intended to accommodate intensive industrial activities.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Automotive and Equipment Services (b) Forestry (c) Industrial, Heavy (d) Industrial, Light (e) Natural Resource Extraction (f) Warehouse (g) Wrecking Yard
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures (b) Caretaker Suite (c) Outdoor Storage (d) Parking Lot

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	75%
	(b) Maximum Impermeable Surface Coverage	90%
	(c) Minimum Distance Between Buildings	3.0 m
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	n/a
	(b) Maximum Height	12.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	3.0 m
	iii. Interior Side Lot Line	3.0 m
	iv. Exterior Side Lot Line	3.0 m

(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	n/a
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	0.0 m
	iii. Interior Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	700.0 m ²
	(b) Minimum Lot Width	18.5 m

CONDITIONS OF USE

- (8) Notwithstanding Section 11.2(5)(c)(ii) and (iii), and Section 11.2(6)(c)(ii) and (iii), where an abutting lot is within a Residential, Institutional, or Commercial zone:
- (a) the minimum rear lot line and interior side lot line setbacks for principal buildings and structures shall be 6.0 metres; and
 - (b) the minimum rear lot line and interior side lot line setbacks for secondary buildings and structures shall be 6.0 metres.
- (9) Notwithstanding Section 11.2(7)(a), the minimum lot area for the purposes of subdivision shall be:
- (a) 0.2 hectares where a lot is only serviced by a community water system; or
 - (b) 0.4 hectares where a lot is not serviced by a community water system or a community sewer system.

PART 12 – INSTITUTIONAL ZONES

12.1 Village Institutional

INS

INTENT

- (1) This zone is intended to accommodate a variety of civic facilities and services.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Childcare Facility, Major (b) Community Care Facility (c) Cultural and Community Facility (d) Education Services (e) Health Services (f) Hospital (g) Place of Worship
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures (b) Caretaker Suite (c) Mobile Vending (d) Parking Lot

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	75%
	(b) Maximum Impermeable Surface Coverage	85%
	(c) Minimum Distance Between Buildings	3.0 m
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Height	12.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	3.0 m
	iii. Interior Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	3.0 m

(6)

Secondary Buildings and Structures	
(a) Maximum Number of Buildings and Structures	2
(b) Maximum Height	4.0 m
(c) Minimum Setbacks	
i. Front Lot Line	3.0 m
ii. Rear Lot Line	0.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)

General Subdivision Regulations	
(a) Minimum Lot Area	700.0 m ²
(b) Minimum Lot Width	18.0 m

CONDITIONS OF USE

- (8) Notwithstanding Section 12.1(5)(c)(ii) and (iii), and Section 12.1(6)(c)(ii) and (iii), where an abutting lot is within a Residential zone:
- (a) the minimum rear lot line and interior side lot line setbacks for principal buildings and structures shall be 6.0 metres; and
 - (b) the minimum rear lot line and interior side lot line setbacks for secondary buildings and structures shall be 6.0 metres.
- (9) Notwithstanding Section 12.1(7)(a), the minimum lot area for the purposes of subdivision shall be:
- (a) 0.2 hectares where a lot is only serviced by a community water system; or
 - (b) 0.4 hectares where a lot is not serviced by a community water system or a community sewer system.

12.2 Utility and Service

US

INTENT

- (1) This zone is intended to accommodate public utilities, infrastructure, and services.

PERMITTED USES

- (2)

Principal Buildings, Structures, and Uses
(a) Cemetery
(b) Emergency and Protective Services
(c) Public Utility
- (3)

Secondary Buildings, Structures, and Uses
(a) Accessory Buildings and Structures
(b) Caretaker Suite
(c) Parking Lot

DEVELOPMENT REGULATIONS

- (4)

General Development Regulations	
(a) Maximum Lot Coverage	75%
(b) Maximum Impermeable Surface Coverage	85%
(c) Minimum Distance Between Buildings	3.0 m
- (5)

Principal Buildings and Structures	
(a) Maximum Number of Buildings and Structures	1
(b) Maximum Height	12.0 m
(c) Minimum Setbacks	
i. Front Lot Line	3.0 m
ii. Rear Lot Line	3.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	3.0 m
- (6)

Secondary Buildings and Structures	
(a) Maximum Number of Buildings and Structures	2
(b) Maximum Height	4.0 m
(c) Minimum Setbacks	
i. Front Lot Line	3.0 m
ii. Rear Lot Line	0.0 m
iii. Interior Side Lot Line	0.0 m
iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	700.0 m ²
	(b) Minimum Lot Width	18.0 m

CONDITIONS OF USE

- (8) Notwithstanding Section 12.2(5)(c)(ii) and (iii), and Section 12.2(6)(c)(ii) and (iii), where an abutting lot is within a Residential zone:
- (a) the minimum rear lot line and interior side lot line setbacks for principal buildings and structures shall be 6.0 metres; and
 - (b) the minimum rear lot line and interior side lot line setbacks for secondary buildings and structures shall be 6.0 metres.
- (9) Notwithstanding Section 12.2(7)(a), the minimum lot area for the purposes of subdivision shall be:
- (a) 0.2 hectares where a lot is only serviced by a community water system; or
 - (b) 0.4 hectares where a lot is not serviced by a community water system or a community sewer system.

PART 13 – PARK AND NATURAL AREA ZONES

13.1 Parks and Recreation

P-1

INTENT

- (1) This zone is intended to designate lands for the preservation and enhancement of parks and recreation spaces.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses	
	(a) Park	
	(b) Golf Course	
	(c) Outdoor Recreation	
(3)	Secondary Buildings, Structures, and Uses	
	(a) Accessory Buildings and Structures	
	(b) Mobile Vending	
	(c) Parking Lot	

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	25%
	(b) Maximum Impermeable Surface Coverage	25%
	(c) Minimum Distance Between Buildings	3.0 m
(5)	Principal Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Height	12.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	3.0 m
	iii. Interior Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	3.0 m

(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	2
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	3.0 m
	ii. Rear Lot Line	0.0 m
	iii. Interior Side Lot Line	0.0 m
	iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	n/a
	(b) Minimum Lot Width	n/a

CONDITIONS OF USE

- (8) Notwithstanding Section 13.1(5)(c)(ii) and (iii), and Section 13.1(6)(c)(ii) and (iii), where an abutting lot is within a Residential zone:
- (a) the minimum rear lot line and interior side lot line setbacks for principal buildings and structures shall be 6.0 metres; and
 - (b) the minimum rear lot line and interior side lot line setbacks for secondary buildings and structures shall be 6.0 metres.

13.2 Wildlife and Habitat Conservation

P-2

INTENT

- (1) This zone is intended to preserve and protect lands that provide significant biodiversity and ecosystem services.

PERMITTED USES

- (2)

Principal Building, Structures, and Uses
(a) Park
- (3)

Secondary Buildings, Structures, and Uses
(a) Accessory Structures

DEVELOPMENT REGULATIONS

- (4)

Secondary Buildings and Structures	
(a) Maximum Number of Structures	n/a
(b) Maximum Height	4.0 m
(c) Minimum Setbacks – All Lot Lines	0.5 m

SUBDIVISION REGULATIONS

- (5)

General Subdivision Regulations	
(a) Minimum Lot Area	n/a
(b) Minimum Lot Width	n/a

PART 14 – SPECIAL USE ZONES

14.1 Airport

AIR

INTENT

- (1) This zone is intended to accommodate development associated with the operation of an airport.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Airport (b) Seaplane Facility
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures (b) Automotive and Equipment Services (c) Caretaker Suite (d) Convenience Store (e) Moorage Facility (f) Parking Lot (g) Retail Sales

DEVELOPMENT REGULATIONS

(4)	Principal Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Height	20.0 m
	(c) Minimum Setbacks – All Lot Lines	7.6 m
(5)	Secondary Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	n/a
	(b) Maximum Height of Buildings	4.5 m
	(c) Maximum Height of Structures	20.0 m
	(d) Minimum Setbacks – All Lot Lines	7.6 m

SUBDIVISION REGULATIONS

(6)	General Subdivision Regulations	
	(a) Minimum Lot Area	n/a
	(b) Minimum Lot Width	n/a

CONDITIONS OF USE

- (7) Notwithstanding Section 14.1(4)(c) and Section 14.1(5)(d), all buildings and structures shall be located a minimum of 12.0 metres from any lot line which abuts a lot within a Residential zone.

14.2 Agricultural Land Reserve

ALR

INTENT

- (1) This zone is intended to accommodate agricultural and low-density residential uses on lands located within the Agricultural Land Reserve.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Agriculture
	(b) Dwelling, Single Detached
	(c) Park
(3)	Secondary Buildings, Structures, and Uses
	(a) Accessory Buildings and Structures
	(b) Bed and Breakfast
	(c) Coach House
	(d) Home-Based Business
	(e) Secondary Suite

DEVELOPMENT REGULATIONS FOR NON-RESIDENTIAL USES

(4)	General Development Regulations – Non-Residential Uses	
	(a) Maximum Lot Coverage	
	i. Principal and Accessory Buildings and Structures	35%
	ii. Greenhouses	75%
	(b) Maximum Number of Buildings or Structures	n/a
	(c) Maximum Height	15.0 m
	(d) Minimum Setbacks	
	i. Front Lot Line	7.5 m
	ii. Rear Lot Line	7.5 m
	iii. Interior Side Lot Line	4.5 m
	iv. Exterior Side Lot Line	7.5 m
	(e) Minimum Distance Between Buildings	3.0 m
	(f) Maximum Number of Dwelling Units	3 per lot

DEVELOPMENT REGULATIONS FOR RESIDENTIAL USES

(5)	Principal Buildings and Structures – Residential Uses	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Gross Floor Area (GFA) of Principal Buildings	500.0 m ²
	(c) Maximum Height	11.0 m
	(d) Minimum Setbacks	
	i. Front Lot Line	10.0 m
	ii. Rear Lot Line	10.0 m
	iii. Interior Side Lot Line	10.0 m
	iv. Exterior Side Lot Line	10.0 m
(6)	Secondary Buildings and Structures – Residential Uses	
	(a) Maximum Number of Accessory Buildings and Structures	2
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	10.0 m
	ii. Rear Lot Line	10.0 m
	iii. Interior Side Lot Line	10.0 m
	iv. Exterior Side Lot Line	10.0 m
(7)	Siting of Residential Uses	
	(a) Maximum Area of Farm Residential Footprint	465.0 m ²
	(b) Maximum Setback of the Farm Residential Footprint from the Front Lot Line	60.0 m
	(c) Maximum Setback from the Front Lot Line to the Rear of the Principal Residential Building	50.0 m
	(d) Minimum Distance Between Buildings	3.0 m

SUBDIVISION REGULATIONS

(8)	General Subdivision Regulations	
	(a) Minimum Lot Area	0.5 ha
	(b) Minimum Lot Width	40.0 m

- (9) The minimum lot area described in Section 14.2(8)(a) shall apply to land which:
- (a) is excluded from the Agricultural Land Reserve;
 - (b) approved for subdivision within the ALR pursuant to the *Agricultural Land Commission Act*, Regulations thereto, or Orders of the Commission; or
 - (c) exempted by the *Agricultural Land Commission Act*, Regulations thereto, or Orders of the Commission.

CONDITIONS OF USE

- (9) Despite Section 9.4(4)(f), the maximum number of dwelling units permitted per lot is two for lots that are not connected to community water and community sewer systems and are smaller than 500.0 square metres in area.
- (10) Notwithstanding Section 14.2(7)(b), lots narrower than 33.0 metres are exempt from the maximum setback of the farm residential footprint from the front lot line.

14.3 Campground

CAMP

INTENT

- (1) This zone is intended to facilitate temporary campground accommodation.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses	
	(a) Campground	
(3)	Secondary Buildings, Structures, and Uses	
	(a) Accessory Buildings and Structures	
	(b) Caretaker Suite	
	(c) Convenience Store	
	(d) Dwelling, Single-Detached	
	(e) Mobile Vending	
	(f) Parking Lot	

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	25%
	(b) Maximum Impermeable Surface Coverage	35%
	(c) Minimum Distance Between Buildings	3.0 m
(5)	Principal Uses	
	(a) Maximum Number of Campsites	20 per hectare
	(b) Minimum Setbacks – All Lot Lines	6.0 m
(6)	Secondary Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	2
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks – All Lot Lines	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	0.2 ha
	(b) Minimum Lot Width	20.0 m

CONDITIONS OF USE

- (8) Notwithstanding Section 14.3(3)(b) and (d), there shall only be one caretaker suite or one single-detached dwelling permitted per lot.

14.4 DND Lands

DND

INTENT

- (1) This zone is intended to accommodate buildings, structures, and uses associated with the Department of National Defence.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses	
	(a) DND Facilities	
	(b) Dwelling, Multi-Unit	
	(c) Park	
(3)	Secondary Buildings, Structures, and Uses	
	(a) Accessory Buildings and Structures	
	(b) Golf Course	
	(c) Parking Lot	

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Maximum Lot Coverage	50%
	(b) Minimum Distance Between Buildings	3.0 m
(5)	Principal Buildings and Structures	
	(a) Maximum Height	12.0 m
	(b) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Rear Lot Line	9.0 m
	iii. Interior Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	3.0 m
(6)	Secondary Buildings and Structures	
	(a) Maximum Height	4.0 m
	(b) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Rear Lot Line	0.5 m
	iii. Interior Side Lot Line	0.5 m
	iv. Exterior Side Lot Line	3.0 m

SUBDIVISION REGULATIONS

(7)	General Subdivision Regulations	
	(a) Minimum Lot Area	n/a
	(b) Minimum Lot Width	n/a

CONDITIONS OF USE

- (8) Notwithstanding Section 14.4(5)(b) and Section 14.4(6)(b), all buildings and structures shall be located a minimum of 12.0 metres from any lot line which abuts a lot within a Residential zone.

PART 15 – EFFECTIVE DATE

READ FOR A FIRST TIME this 10th day of NOVEMBER, 2025

READ FOR A SECOND TIME this 10th day of NOVEMBER, 2025

PUBLIC HEARING HELD this XX day of MONTH, 2025

READ FOR A THIRD TIME this XX day of MONTH, 2025

MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL received this XX day of MONTH, 2025

ADOPTED this XX day of MONTH, 2025

Sheri Disney, Mayor

Joshua Humphries, Chief Administrative Officer