

<b>General Administration</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Application</b>		
This bylaw applies to the entire geographical area of the Municipality and to all land including the surface of water, airspace, buildings and structures in that area, but does not include First Nations Lands as identified on Schedule 1, Zoning Map.	2) This bylaw applies to the entire geographical area of the Municipality and to all land including the surface of water, airspace, buildings and structures in that area, but does not include First Nations Lands as identified on Schedule 1, Zoning Map.	No change
Nothing contained in this bylaw shall relieve any person from the responsibility to seek out and comply with other legislation applicable to their undertaking.	3) Nothing contained in this bylaw shall relieve any person from the responsibility to seek out and comply with other legislation applicable to their undertaking.	No change
<b>Establishment and Extent of Zones</b>		
For the purposes of this bylaw, the area within the boundary of the Municipality is hereby divided into the zones depicted on Schedule 1 attached to and forming part of this bylaw.	1) For the purposes of this bylaw, the area within the boundary of the Municipality is hereby divided into the zones depicted on Schedule 1 (Zoning Map) attached to and forming part of this bylaw.	No change
The extent of each zone is shown on Schedule 1.	2) The extent of each zone is shown on Schedule 1 (Zoning Map).	No change
When a zone boundary is designated on Schedule 1 as following a highway or any watercourse, the centre line of such highway or watercourse shall be the zone boundary.	3) When a zone boundary is shown on Schedule 1 (Zoning Map) as following a highway or a watercourse, the centre line of such highway or watercourse shall be the zone boundary.	No change
Where a zone boundary shown on Schedule 1 does not follow a legally defined line and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule 1.	4) Where a zone boundary shown on Schedule 1 (Zoning Map) does not follow a legally defined line and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule 1 (Zoning Map).	No change
<b>Application of Other Statutes</b>		
Definitions in the Local Government Act, Land Title Act, and the Interpretation Act are also applicable in the interpretation of this bylaw.	1) Definitions in the Local Government Act, Land Title Act, and the Interpretation Act are also applicable in the interpretation of this bylaw.	No change
<b>Information Notes</b>		

<b>General Administration</b>		
Where a paragraph, sentence, or graphic in this bylaw is written in italics and is preceded by the words “Information Notes”, the contents of the paragraph, sentence, or graphic are provided only to assist in the understanding of the bylaw and do not form a part of it.	1) Where a paragraph, sentence, or graphic in this bylaw is written in italics and is preceded by the words “Information Notes”, the contents of the paragraph, sentence, or graphic are provided only to assist in the understanding of the bylaw and do not form a part of it.	No change
<b>Divisions</b>		
The divisions of this bylaw are referred to in accordance with the “Interpretation Act” as follows: Part 1 Part 1.2 Section 1.2.3 Subsection 1.2.3(4) Paragraph 1.2.3(4)(a) Subparagraph 1.2.3(4)(a) (i) Clause	1) The divisions of this bylaw are referred to in accordance with the “Interpretation Act” as follows: a. Part 1.2 Section 1.2.3 Subsection 1.2.3(4) Paragraph 1.2.3(4)(a) Subparagraph 1.2.3(4)(a) (i) Clause	No change
<b>Abbreviations of Words and Phrases</b>		
The abbreviations of words and phrases in this bylaw shall mean: m metre(s) mm millimetre(s) m2 square metres ha hectare max maximum min minimum n/a not applicable	1) The abbreviations of words and phrases in this bylaw shall mean: m metre(s) mm millimetre(s) m2 square metres ha hectare max maximum min minimum n/a not applicable	No change
<b>Terms</b>		

<b>General Administration</b>		
<p>In this bylaw:</p> <p>1 Unless the context specifies otherwise, reference to the singular includes a reference to the plural, and vice versa.</p> <p>2 Unless the context specifies otherwise, references to a gender or gender-specific pronoun shall include all genders or gender-neutral pronouns,</p> <p>3 Headings have been inserted for ease of reference only and do not form part of this bylaw.</p> <p>4 If a word or expression is defined in this bylaw, other parts of speech and grammatical forms of the same word or expression have corresponding meanings.</p> <p>5 Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.</p> <p>6 Where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.</p> <p>7 Unless the context specifies otherwise, references to “building” shall include other structures intended for the same, or similar land use category</p>	<p>In this bylaw:</p> <p>1) Unless the context specifies otherwise, reference to the singular includes a reference to the plural, and vice versa.</p> <p>2) Unless the context specifies otherwise, references to a gender or gender-specific pronoun shall include all genders or gender-neutral pronouns.</p> <p>3) Headings have been inserted for ease of reference only and do not form part of this bylaw.</p> <p>4) If a word or expression is defined in this bylaw, other parts of speech and grammatical forms of the same word or expression have corresponding meanings.</p> <p>5) Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.</p> <p>6) Where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.</p> <p>7) Unless the context specifies otherwise, references to “building” shall include other structures intended for the same, or similar land use category.</p>	<p>No change</p>
<p>8) Severability</p>		
<p>If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court, it shall be severed from this bylaw without affecting the validity of the remaining portions of this bylaw.</p>	<p>1) If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court, it shall be severed from this bylaw without affecting the validity of the remaining portions of this bylaw.</p>	<p>No change</p>
<p><b>Enforcement &amp; Prohibited Uses</b></p>		
<p><b>Violations</b></p>		
<p>Every person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, or who neglects to do or refrains from doing any act or thing, which is required by any of the provisions of this bylaw, commits an offence.</p>	<p>1) Every person who violates any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, or who neglects to do or refrains from doing any act or thing, which is required by any of the provisions of this bylaw, commits an offence.</p>	<p>No change</p>

<b>General Administration</b>		
<b>Penalty</b>		
Every person who commits an offence under this bylaw shall, upon conviction, be liable for a fine in the maximum amount of \$10,000 and the costs of prosecution.	1) Every person who commits an offence under this bylaw shall, upon conviction, be liable for a fine as set out in the Municipal Ticket Information Bylaw and the costs of prosecution.	Fine moved to ticketing bylaw
<b>3) Inspection</b>		
In accordance with the Community Charter, the bylaw Enforcement Officer, Building Inspector, Municipal Engineer, Approving Officer and the Director of Planning and Building Services are hereby authorized to enter, at all reasonable times, upon any property subject to this bylaw to ascertain whether this bylaw is being observed, provided that reasonable steps have been taken to advise the owner or occupier before entering the property	1) In accordance with the Community Charter, the Bylaw Enforcement Officer, Building Inspector, Municipal Engineer, Approving Officer and the Director of Planning and Building Services are hereby authorized to enter, at all reasonable times, upon any property subject to this bylaw to ascertain whether this bylaw is being observed, provided that reasonable steps have been taken to advise the owner or occupier before entering the property.	No change
<b>3) Direct Enforcement</b>		
Whenever a person is directed by this bylaw to carry out a matter or thing, on default by that person, the matter or thing may be done at the expense of the person in default, and the Municipality may recover the expense, with interest at the same rate as is used for default taxes, in the same manner as municipal taxes.	1) Whenever a person is directed by this bylaw to carry out a matter or thing, on default by that person, the matter or thing must be done at the expense of the person in default, and the Municipality may recover the expense, with interest at the same rate as is used for default taxes, in the same manner as municipal taxes.	Adjusted to change "the matter or thing may be done at the expense of the person in default" to "the matter or thing must be done at the expense of the person in default".
Before acting on default of the person, the Municipality shall give 30 days' written notice to the person, by double registered mail, of intent to enforce under this section, and invite the person to attend before Council.	2) Before acting on default of the person, the Municipality shall give 30 days' written notice to the person, by double registered mail, of intent to enforce under this section, and invite the person to attend before Council.	Because inviting individuals to attend a Council meeting to address a bylaw contravention is not standard practice for the District, the provision allowing a person to be invited to speak before Council has been removed from the regulation. This change aligns the bylaw with the District's typical enforcement procedures and ensures greater consistency in how bylaw contraventions are addressed.
<b>Prohibited Uses</b>		
With the exception of areas for display, loading, parking and outdoor storage uses, all operations and processes associated with a permitted use shall occur within a building or structure designed and intended for such use, unless the permitted use is otherwise defined to principally occur outdoors. This does not prohibit the outdoor use of land accessory to the principal use.	With the exception of areas for display, loading, parking and outdoor storage uses, all operations and processes associated with a permitted use shall occur within a building or structure designed and intended for such use, unless the permitted use is otherwise defined to principally occur outdoors. This does not prohibit the outdoor use of land accessory to the principal use.	No change
Drive-through Services are prohibited in all zones.	1) Drive-through Services are prohibited in all zones.	No change

General Administration		
<p>Cannabis Retail is prohibited in all zones unless specifically authorized through a Temporary Use Permit and provincially licensed under the Cannabis Control and Licensing Act, or by a zoning amendment to approve Cannabis Retail as a permitted use</p>	<p>2) Cannabis Retail is prohibited in all zones unless specifically authorized, in accordance with the Official Community Plan.</p>	<p>No change</p>
<p>Short-term vacation rental to the travelling public is only permitted in those zones that specifically include Travel Accommodation, Condominium Hotel, or Bed and Breakfast as a permitted use.</p>		<p>This regulation has been deleted as the former definition of Travel Accommodation has been separated into two distinct uses: Hotel and Short-Term Rental. Short-Term Rentals are only permitted in zones where Travel Accommodation was previously allowed. Because the use is now explicitly listed in specific zones, it is considered prohibited in all other zones.</p>
<p>No person shall park a commercial vehicle having a gross vehicle weight in excess of 5,500 kilograms, or a length in excess of seven meters, or a height in excess of 2.4 meters, on a property within the General Residential Zones (R), or Multi-Unit Residential Zones (RM or RP).</p>	<p>1) No person shall park a commercial vehicle having a gross vehicle weight in excess of 5,500 kilograms, or a length in excess of seven meters, or a height in excess of 2.4 meters, on a property within the General Residential Zones or Multi-Unit Residential Zones (R).</p>	<p>Amended to reflect new zone names. No other change.</p>
<p>The siting, erection or moving of a mobile home in the District is prohibited except for use as a Detached Accessory Dwelling unit in the Rural or Agriculture zones.</p>	<p>4) The siting, erection or moving of a mobile home in the District is prohibited.</p>	<p>This regulation has been revised to discourage the use of mobile homes as dwelling units on rural and agricultural lands.</p>
	<p>5) No lot shall be used for the storage of vehicles or as an automobile wrecking or salvage yard, unless explicitly permitted in the bylaw.</p>	<p>Moved from General Regulations for clarity. No other change.</p>
	<p>6) No lot shall have constructed or placed upon it more buildings or structures of any kind than are specified in this bylaw for the zone in which it is located.</p>	<p>Moved from General Regulations for clarity. No other change.</p>
	<p>7) No building or structure shall be constructed, reconstructed, placed, erected, altered, moved or extended so as to contravene the requirements of this bylaw.</p>	<p>Moved from General Regulations for clarity. No other change.</p>
	<p>8) No land including the surface of water, airspace, building or structure shall be used for any use unless the off-street parking and off-street loading requirements for that use have been provided in accordance with this bylaw.</p>	<p>Moved from General Regulations for clarity. No other change.</p>

<b>General Administration</b>		
	9) No land including the surface of water, airspace, building or structure shall be used for any use unless the screening requirements for that use set out in Part 6 have been complied with and the fencing or landscaping is being maintained so as to provide an effective visual screen.	Moved from General Regulations for clarity. No other change.
	10) No accessory building may be used or constructed so as to be capable of being used for human habitation, and without limiting the generality of that restriction no accessory building may contain sleeping accommodation, be equipped or constructed so as to be capable of being equipped for household activities related to the storage, preparation and consumption of food, or be equipped or constructed so as to be capable of being equipped with a bathtub or shower, except where detached secondary dwelling units are permitted in the bylaw and they are constructed in accordance with this bylaw, the BC Building Code and any other applicable District regulations.	Moved from General Regulations for clarity. No other change.
<b>Interpretations</b>		
	11) Land including the surface of water, airspace, buildings and structures in any zone shall be used only for the uses specifically permitted in the applicable zoning provisions of this bylaw.	Moved from General Regulations for clarity. No other change.
Uses of land, buildings and structures listed under the heading "Permitted Uses" in this Bylaw are permitted in the zone in question and all other uses are prohibited in that zone, and where a particular land use is expressly permitted in a zone or zones, such land use is prohibited in all other zones	1) Where a particular land use is expressly permitted in a zone or zones, such land use is prohibited in all other zones.	Interpretation has been simplified for clarity and ease of understanding.
Where minimum distances are specified in this Part in respect of front, rear and side yards, buildings and structures must be sited at least that distance from the front, rear and side lot lines respectively. Where total minimum distances are specified in respect of two side yards, the total of the distances of every building or structure from the respective lot lines must equal or exceed the specified total.	3) Where minimum distances are specified in this Part in respect of front, rear and side yards, buildings and structures must be sited at least that distance from the front, rear and side lot lines respectively.	For clarity and ease of understanding total side yard measurements are no longer used in the zoning bylaw.
Where maximum heights of buildings and structures are specified for a zone in this Bylaw, no building or structure in that zone may exceed that height.	4) Where maximum heights of buildings and structures are specified for a zone in this Bylaw, no building or structure in that zone may exceed that height.	No change

General Administration		
<p>Where maximum lot coverage of buildings and structures is specified for a zone in this Bylaw, all buildings and structures on a lot in the zone may not cover a greater proportion of the area of the lot than the proportion specified.</p>	<p>5) Where maximum lot coverage of buildings and structures is specified for a zone in this Bylaw, all buildings and structures on a lot in the zone may not cover a greater proportion of the area of the lot than the proportion specified.</p>	<p>No change</p>
<p>Where minimum lot area and frontages are specified for a zone in this Bylaw, land in the zone shall not be subdivided so as to create a lot having a lesser area or frontage than that specified, and where a minimum average lot area is specified land shall not be subdivided such that the lots in the subdivision have an average area less than that specified.</p>	<p>6) Where minimum lot area and frontages are specified for a zone in this Bylaw, land in the zone shall not be subdivided so as to create a lot having a lesser area or frontage than that specified, and where a minimum average lot area is specified land shall not be subdivided such that the lots in the subdivision have an average area less than that specified.</p>	<p>No change</p>
<p>Where a maximum floor area ratio is specified for a zone in this Bylaw, the gross floor area of all buildings and structures on a lot in the zone shall not exceed the product of the specified floor area ratio and the area of the lot.</p>	<p>7) Where a maximum floor area ratio is specified for a zone in this Bylaw, the gross floor area of all buildings and structures on a lot in the zone shall not exceed the specified floor area ratio.</p>	<p>Simplified for ease of understanding.</p>
	<p>8) In non-Agricultural zones, buildings and structures accessory to a permitted building or structure, and uses accessory to a permitted use of a lot, are permitted, unless otherwise specified, provided that: (1) the principal use is being performed on the lot; (2) a building for the purpose of the principal use has been constructed on the lot; or (3) a building for the purpose of the principal use is in the process of being constructed on the lot.</p>	<p>Moved from General Regulations for clarity. No other change.</p>
	<p>9) In Agricultural zones, accessory buildings for the purpose of agriculture shall be permitted on the lot prior to the performance of the principal use and prior to the construction of a building for the purpose of the principal use.</p>	<p>Moved from General Regulations for clarity. No other change.</p>
	<p>10) Unless a building or structure is attached to a principal building by a completely enclosed structure having walls, roof and floor, it is for the purpose of this bylaw deemed not to be part of the principal building but is deemed to be an accessory building or structure.</p>	<p>Moved from General Regulations for clarity. No other change.</p>
	<p>12) In non-Agricultural zones, and with the exception of areas for display, loading, parking and outdoor storage uses, all operations and processes associated with a permitted use shall occur within a building or structure designed and intended for such use, unless the permitted use is otherwise defined to principally occur outdoors. This does not prohibit the outdoor use of land for uses accessory to the principal use.</p>	<p>Moved from General Regulations for clarity. No other change.</p>



Definitions		
Current	Proposed	Notes
	"Access" The means by which pedestrians, vehicles, or services enter or exit a lot, building, or structure from a highway. Access may include driveways, pathways, and designated entry points.	This definition has been introduced to support and clarify requirements for vehicular access to multi-unit residential developments.
"Accessory" means a use, building or structure, which is customarily incidental, subordinate, and exclusively devoted to the principal use, building or structure on the same lot.	"Accessory" means a use, building or structure, which is customarily incidental, subordinate, and exclusively devoted to the principal use, building or structure on the same lot.	No change
"Accessory Dwelling Unit" means a self-contained dwelling unit which is secondary to a principal residential dwelling; includes secondary suites within the principal dwelling or detached units in the form of cottages or carriage houses.		The definition has not changed; however, to clearly distinguish between accessory buildings and accessory dwelling units, it is now referred to as a "Secondary Dwelling Unit."
"Acoustic screening" means a barrier to restrict or absorb noise transmission from a noise source to a receiver of the noise to result in a lower sound.	"Acoustic screening" means a barrier to restrict or absorb noise transmission from a noise source to a receiver of the noise to result in a lower sound.	No change
"Affordable Housing" means subsidized dwelling units provided in a multi-unit development rented at below market rates to low or moderate income households in accordance with a Housing Agreement, and for the purposes of the density benefit provisions of this bylaw, includes detached accessory dwelling units contributing to the supply of dwelling units for market rental.		As this term is not referenced in this Bylaw, the definition has been removed. It continues to be defined and applied within the Official Community Plan.
"Agriculture" means the use of land for the husbandry of plants and livestock and includes: • storage and sale of agricultural products as permitted by Orders 726/95 and 556/98 of the B.C. Agricultural Land Commission on the date of adoption of this bylaw; and, • storage and repair of farm machinery and implements used on the individual farm on which the storage and repair is taking place, but does not include the use of land, buildings or structures for the growing of mushrooms.	"Agriculture" means use of land for the production of crops, livestock, poultry or other farm products. Parcels within the ALR shall be inclusive of any farm use as identified by the ALC. Includes storage and repair of farm machinery and implements used on the individual farm on which the storage and repair is taking place.	This definition has been amended to remove provisions related to mushroom cultivation, as the Agricultural Land Commission limits the District's ability to regulate this activity.
"Agricultural Composting" means the production and storage of compost from agricultural wastes produced on the farm for farm purposes in accordance with the Agricultural Waste Control Regulation B.C. Reg. 131/92 or the production and storage of Class A compost in compliance with the Organic Matter Recycling Regulation B.C. Reg. 18/2002.		This definition has not changed however, it is now renamed "Composting - Agriculture" and reorganized so all of the composting definitions are in one place.
"Agricultural Equipment" means equipment used exclusively in the conduct of an agricultural use but does not include a vehicle used primarily for the transportation of persons on a highway.	"Agricultural Equipment" means equipment used exclusively in the conduct of an agricultural use, but does not include a vehicle used primarily for the transportation of persons on a highway.	No change

Definitions		
"Agricultural Exhibition Ground" means an area used for the display of agricultural products, arts, crafts, livestock or anything of an agricultural theme.		Deleted as this use is now covered by "Fairground Agriculture" definition
"Agricultural Fairground Use" means a commercial use of lands for purposes and events normally associated with agricultural expositions.		Deleted as this use is now covered by "Fairground Agriculture" definition
"Agricultural Processing Centre" means the use of land for the cleaning, sorting, and packaging of agricultural products.	"Agricultural Processing Centre" means the use of land for the cleaning, sorting, and packaging of agricultural products in accordance with the Agricultural Land Commission Act, policies, and legislation. This use does not include abattoir or butchering facilities.	Definition expand to help with setback regulations.
	"Agricultural Retail Stand" means a structure or area used for the retail sale of agricultural products in accordance with the Agricultural Land Commission Act, policies, and legislation.	New - For setbacks on agricultural lands
	"Agricultural Structures – Intensive" mean high-impact operations that typically require significant infrastructure, involve continuous or large-scale activity, or produce noise, odour, waste, or traffic that may affect surrounding areas. Includes Aquaculture Facilities, Cannabis Production Facilities, Abattoir and Butchering facilities, Controlled Environment Structures, Composting Structures and facilities, Confined livestock areas and barns, milking facilities, stables.	New - For setbacks on agricultural lands
	"Agricultural Structures – Minor" means low-impact structures that support day-to-day farming with minimal noise, waste, traffic, or land disturbance. Typically, accessory to a principal agricultural use and compatible with nearby residential areas. Includes Agriculture Retail Stand, greenhouses and storage buildings under 40 m2.	New - For setbacks on agricultural lands
	"Agricultural Structures – Major" means moderate-impact facilities that support processing, production, Agri-tourism. Includes Agriculture Retail Stand, green houses, barns and storage buildings above 40 m2, agritourism facilities, horse riding rings, agricultural processing centres, and alcoholic beverage manufacturing facilities.	New - For setbacks on agricultural lands
	"Agri-Tourism" – means the accessory use of land that provides visitors with experiences that are related to agriculture or rural life to promote agricultural operations and local farm products to the travelling public. It includes educational exhibits and programmes and private or public special occasion events. On lands zoned agriculture, it includes any Agri-tourism activity defined under the Agricultural Land Commission Act and related regulation or policy. "	Definition expand to help with setback regulations. Replaces Rural-Tourism

Definitions		
	<p><b>“Alcoholic Beverage Manufacturing”</b> means a use involving the production of alcoholic beverages such as beer, wine, cider, or spirits, including breweries, distilleries, and wineries, in compliance with applicable provincial liquor regulations and the Agricultural Land Commission. This use may include accessory activities such as the retail sale and on-site consumption of products manufactured on the premises.</p>	<p>This is a new use to permit breweries in the District.</p>
	<p><b>“Approving Officer”</b> A person appointed under the Land Title Act or the Local Government Act who is authorized to review, assess, and approve subdivisions and other land development applications to ensure compliance with applicable provincial legislation, municipal bylaws, and planning policies.</p>	<p>The "Approving Officer" is referenced multiple times in the bylaw but not previously defined.</p>
	<p><b>“Aquaculture”</b> means the cultivation, rearing, or harvesting of aquatic plants and animals—such as fish, shellfish, or aquatic vegetation—within land-based systems in accordance with the Agricultural Land Commission Act, policies, and legislation.</p>	<p>New - For setbacks on agricultural lands</p>
<p><b>"Art Gallery"</b> means the use of premises for the display of paintings, drawings or other works of art</p>	<p><b>“Arts &amp; Culture”</b> means the use of land, buildings, or structures for community, cultural, recreational, or entertainment purposes, including but not limited to community halls, multi-purpose gathering spaces, conference and event facilities, social and private clubs, libraries, museums, cultural exhibits, art galleries, cinemas, theatres, and concert venues.</p>	<p>This definition has been introduced to consolidate various arts and culture uses into a single category, enabling them to be permitted under one unified definition</p>
<p><b>"Assembly Use"</b> means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, and private educational purposes; includes auditoriums, youth centres, social halls, and churches.</p>	<p><b>"Assembly Use"</b> means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, and educational purposes; includes auditoriums, conference facilities, youth centres, social halls, community centres and churches.</p>	<p>This definition has been updated to reflect more current language and contemporary uses.</p>
<p><b>"Audio/Visual Production Facility"</b> means the use of a building or buildings to produce sound and visual recordings, and includes studios for animation, film, sound, special effects, television, video and related activities.</p>	<p><b>"Audio/Visual Production Facility"</b> means the use of a building or buildings to produce sound and visual recordings, and includes studios for animation, film, sound, special effects, television, video and related activities.</p>	<p>No change</p>
<p><b>"Automobile Service Station"</b> means any building or land used for the retail sale of motor fuels and lubricants, the servicing and repair of motor vehicles and the sale of automobile accessories, but does not include motor vehicle body work, painting or structural repairs.</p>	<p><b>"Automobile Service Station"</b> means a use of land or buildings for the retail sale of motor fuels and lubricants, bulk loading and storage of combustible liquids, minor servicing and mechanical repairs of motor vehicles, and the sale of related automotive accessories. This use does not include motor vehicle body work, painting, structural repairs, the repair of industrial or heavy-duty vehicles.</p>	<p>This definition combines "Gas Bar" definition in with current "Automobile Service Station" definition to reduce redundancy.</p>
<p><b>"Automobile Wrecking"</b> means the use of land or buildings for storing, disassembling and sale of automobiles and automobile parts.</p>	<p><b>"Automobile Wrecking"</b> means the use of land or buildings for storing, disassembling and sale of automobiles and automobile parts.</p>	<p>No change</p>

Definitions		
"Bachelor Apartment" means a dwelling unit having no room designed to be used exclusively as a bedroom		This definition has been deleted as it is not referenced in Zoning Bylaw
"Backyard Composting" means the composting of food waste or yard waste generated by the residents of a residential dwelling unit, the annual production of which does not exceed 20 cubic meters.		This definition has not changed however, it is now renamed "Composting - Backyard" and reorganized so all of the composting definitions are in one place.
"Balcony" means a partially enclosed extension of an above grade floor.	"Balcony" means a platform providing useable outdoor space that projects from a building or is recessed into a building and is only accessed from within the building. It may be covered by a roof or floor above; and is not enclosed, except for a required guard, a retractable awning system to provide weather protection, or where it is recessed between adjacent walls.	This definition has been amended to provide greater clarity on the treatment of balconies, reflecting the increasing prevalence of multi-storey residential buildings in the District.
"Barber and Beauty Shop" means the use of premises for washing, cutting, drying and styling hair, and associated personal grooming uses		This definition has been deleted as it is now covered by "Personal Service definition".
"Basement" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2 m above average natural grade. The basement is not to extend beyond the footprint of the first floor of the building and is limited to one storey.	"Basement" means any part of a building between two floor levels that is partially or completely below grade and has a finished ceiling that is no more than 1.2m above average natural grade. The basement is not to extend beyond the footprint of the first floor of the building and is limited to one storey.	No change
"Bed and Breakfast" means the commercial use of a single-family residential dwelling for the overnight accommodation of travellers and the serving of a breakfast meal only by an occupant of the dwelling unit in the dwelling.	"Bed and Breakfast" means the commercial use of a Residential – Single Detached building for the overnight accommodation of travellers and the serving of a breakfast meal only by an occupant of the dwelling unit in the principal dwelling. Please refer to Section ___ Part ___ for use specific regulations.	No change
	"Boat Building & Repair" means the use of land, buildings, or structures for the construction, maintenance, servicing, or repair of boats and other watercraft. This use does not include the dismantling, wrecking, or recycling of boats or marine equipment for salvage purposes.	This definition is currently a permitted use but not previously defined.
	"Boat Hoists & Launching Ramps" Structures or facilities designed to facilitate the launching or hauling of boats or watercraft.	This definition is currently a permitted use but not previously defined.
	"Boat House" A structure or building located on or adjacent to a body of water, primarily used for the storage of boats, watercraft, and related equipment.	This definition is currently a permitted use but not previously defined.
"Breezeway" means a roofed passageway, with open sides, or sides that are partially enclosed, which is designed, built and used as a connection between two buildings, such as a Dwelling Unit and garage.	"Breezeway" means a roofed corridor, passageway, carport or other structure, with open sides, or sides that are partially enclosed, designed to serve as a passage or connection between two buildings or groups of rooms.	This definition combines the definitions for passageway and breezeway to provide more clarity.

Definitions		
"Building" means a structure located on the ground, which is designed, erected or capable of providing support, enclosure or protection for persons, animals or property.	"Building" means a structure located on the ground, which is designed, erected or capable of providing support, enclosure or protection for persons, animals or property.	No change
"Building Inspector" means the person appointed as such from time to time by the Council and includes any person designated by the Inspector to act on his behalf.	"Building Inspector" means the person appointed as such from time to time by the Council and includes any person designated by the Inspector to act on his behalf.	No change
"Business Office" means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail stores and service businesses		This definition has been combined into one general office definition.
"Cannabis Production, Agriculture" means a federally licenced facility, permitted as Agricultural use, located in the Agricultural Land Reserve, used solely for the purpose of growing, cultivation, drying, testing, packaging, storage, or distribution of cannabis or any products containing or derived from cannabis.	"Cannabis Production, Agriculture" means a federally licenced facility, permitted as Agricultural use, located in the Agricultural Land Reserve, used solely for the purpose of growing, cultivation, drying, testing, packaging, storage, or distribution of cannabis or any products containing or derived from cannabis.	No change
"Cannabis Production, Industrial" means a federally licenced facility, used solely for the purpose of growing, cultivation, drying, testing, packaging, storage or distribution of cannabis or any products containing or derived from cannabis.	"Cannabis Production, Industrial" means a federally licenced facility, used solely for the purpose of growing, cultivation, drying, testing, packaging, storage or distribution of cannabis or any products containing or derived from cannabis.	No change
"Cannabis Retail" means the use of land or buildings providing for the sale of cannabis or any products containing or derived from Cannabis, and is not included in any other type of commercial or retail use permitted in the Land Use Bylaw.	"Cannabis Retail" means the use of land or buildings providing for the sale of cannabis or any products containing or derived from Cannabis and is not included in any other type of commercial or retail use permitted in the Land Use Bylaw.	No change
"Caretaker's Dwelling" means residential accommodation for an employee providing on-site services.	"Caretaker's Dwelling" means residential accommodation for an employee providing on-site services.	No change
"Carport" means an open-sided structure used or intended to be used for the storage of vehicles that is attached to a building and enclosed on no more than two sides, or as a standalone roofed structure on post and beams open on a minimum of three sides.	"Carport" means an open-sided structure used or intended to be used for the storage of vehicles and attached to a building and enclosed on no more than two sides, or as a standalone roof structure on post and beams open on a minimum of three sides.	No change
"Carriage House" means a Detached Accessory Dwelling Unit located within a two storey building.		This definition has been reorganized so all residential definitions are in one section.
"Car Wash" means the use of a structure or area providing for the cleaning of motor vehicles.	"Car Wash" means the use of a structure or area providing for the cleaning of motor vehicles.	No change
	"Cemetery" means land that is set apart or used as a place of interment.	This definition is currently a permitted use but not previously defined.
"Child Care Facility" means a facility licensed and used as such under the Community Care and Assisted Living Act.	"Child Care Facility" means a facility licensed and used as such under the Community Care and Assisted Living Act.	No change

Definitions		
"Church" means a building in which persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.		This definition has been deleted as it is now covered more inclusively by the "Assembly Use" definition .
"Civic Use" means a use providing for public functions under the auspices of a government body and includes offices, public schools and colleges, public hospitals, community centres, libraries, museums, fire halls, police stations and courts of law.	"Civic Use" means a use for services run by a government or public agency. Includes offices, public schools and colleges, community centres, libraries, government facilities and service yards, museums, fire halls, police stations and courts of law.	This definition has been updated to reflect more current language and contemporary uses.
"Class A Bio Solids" means Bio Solids that meet the requirements of the Organic Material Recycling Regulation.	"Class A Bio Solids" means Bio Solids that meet the requirements of the Organic Material Recycling Regulation.	No change
"Cold Storage Facility" means the use of a building or space specifically designed for the storage of goods that require refrigeration.	"Cold Storage Facility" means the use of a building or space specifically designed for the storage of goods that require refrigeration	No change
"Combined Commercial and Residential Use" means a commercial use combined on the same site or building with a dwelling unit.		This definition is no longer required, as regulations within the zone now limit residential apartments to above the ground floor.
"Combustible Liquid" means any liquid having a flash point at or above 37.8 degrees Celsius (100 F) and below 93.3 degrees Celsius (200 F).	"Combustible Liquid" means any liquid having a flash point at or above 37.8 degrees Celsius (100 F) and below 93.3 degrees Celsius (200 F).	No change
	"Commercial Display Lot" means the use of land, with or without buildings, for the outdoor display, sale, lease, or rental of motor vehicles, recreational vehicles, boats, trailers, heavy equipment, farm machinery and equipment, modular homes, or similar large items. This use may include accessory offices, storage buildings, or repair facilities directly related to the display lot, but does not include vehicle dismantling, salvage operations, or long-term storage as a principal use.	This definition is currently a permitted use but not previously defined.
"Commercial Vehicle" means a vehicle upon which is displayed or required to be displayed a commercial number plate issued pursuant to the Commercial Transport Act and, except in the case of a farm vehicle as defined in the Commercial Transport Regulations, a license plate issued pursuant to the Local Government Act	"Commercial Vehicle" means a vehicle upon which is displayed or required to be displayed a commercial number plate issued pursuant to the Commercial Transport Act and, except in the case of a farm vehicle as defined in the Commercial Transport Regulations, a license plate issued pursuant to the Local Government Act	No change
	"Commissary Kitchen" means a facility used for the small-scale preparation, storage, and packaging of food and beverages for off-site consumption or distribution. A commissary kitchen does not include on-site dining or full-scale food manufacturing.	This definition was created to permit a new and emerging use within the community. The use will be allowed in zones where commercial kitchens may be appropriate (institutional zones), but where restaurants may not be suitable, helping to fill an existing gap in the zoning regulations.
"Community Care Facility" means a care facility licensed pursuant to the Community Care and Assisted Living Act.	"Community Care Facility" means a care facility licensed pursuant to the Community Care and Assisted Living Act.	

Definitions		
	<p><b>“Community Garden” means a piece of land gardened or cultivated by a group of people individually or collectively.</b></p>	<p><b>This definition is currently a permitted use but not previously defined.</b></p>
<p><b>"Community Centre" means a community facility used for social, educational and cultural activities Part 2 – Administration Page 9 without purpose of gain, providing meeting space, instruction in arts, crafts, culture, health, life skills or other programs designed to promote individual wellness</b></p>		<p><b>This definition has been deleted as it is now covered more inclusively by the "Assembly Use" definition .</b></p>
<p><b>"Community Institutional use" means the use of land for parks; playgrounds; playing fields, change rooms, washrooms, meeting rooms, sports equipment storage facilities, score booths and bleachers ancillary thereto; police and fire halls; community centres; schools; universities; colleges; kindergartens; preschools; Daycares, and libraries.</b></p>		<p><b>This definition has been deleted as it is covered by many other definitions and permitted uses in the zoning bylaw.</b></p>
<p><b>"Community Sewer System" means a sewage collection and disposal system that is owned and operated by a municipality or regional district.</b></p>		<p><b>This definition has been deleted as it was leftover from the Subdivision Servicing Bylaw when it was previously separated from the Zoning Bylaw.</b></p>
<p><b>"Community Water System" means a system of waterworks owned and operated by a water district, municipality, regional district, improvement district or a water utility.</b></p>		<p><b>This definition has been deleted as it was leftover from the Subdivision Servicing Bylaw when it was previously separated from the Zoning Bylaw.</b></p>
<p><b>"Composting" means the controlled biological oxidation and decomposition of organic matter to a state in which it is potentially beneficial to plant growth when used as a soil conditioner.</b></p>	<p><b>"Composting" means the controlled biological oxidation and decomposition of organic matter to a state in which it is potentially beneficial to plant growth when used as a soil conditioner.</b></p>	<p><b>No change</b></p>
	<p><b>“Composting - Residential” means the composting of food waste or yard waste generated by the residents of a residential dwelling unit, the annual production of which does not exceed 20 cubic meters</b></p>	<p><b>Replaced current definitions so they're all in one place.</b></p>
	<p><b>"Composting - Agricultural" means the production and storage of compost from agricultural wastes produced on the farm for farm purposes in accordance with the Agricultural Waste Control Regulation B.C. Reg. 131/92 or the production and storage of Class A compost in compliance with the Organic Matter Recycling Regulation B.C. Reg.18/2002.</b></p>	<p><b>Replaced current definitions so they're all in one place.</b></p>
	<p><b>“Composting - Commercial” means the use of land, buildings, or structures for the processing and management of organic materials, including food waste, yard waste, and agricultural by-products, into compost for sale or distribution. This use may include activities such as material collection, sorting, active composting, curing, screening, and storage of composted materials. Subject to regulations in Section _____</b></p>	<p><b>Replaced current definitions so they're all in one place.</b></p>

Definitions		
"Condominium Hotel" means a building consisting of three or more dwelling units, which units may be used for residential purposes or for travel accommodation.		This definition is no longer required as it is covered by Hotel and Short Term Rental.
	Controlled Environment Structure” means a structure that provides a controlled environment intended to intensify crop production, including: (a) a vertical farming system, (b) a rotating tray system, or (c) any other structure that minimizes the use of land, controls the use of light, air, water or nutrients or relies in whole or in part on automation,	Allowed by ALC, included so we can regulate setbacks.
"Convenience Store" means a retail store providing for the sale of items regularly used by households, including food, beverages, books, magazines and household accessories.	"Convenience Store" means a retail store providing for the sale of items regularly used by households, including food, beverages, books, magazines and household accessories	No change
"Cooking Facility" means an area or room equipped or constructed so as to be capable of being equipped as a kitchen for the storage and preparation of food within a Dwelling Unit, containing equipment, devices and appliances or facilities for their installation including a kitchen sink, gas or electric range or stove, cabinetry for the storage of food or any other such cooking facility or any combination of such cooking facilities, and includes the arrangement of electrical wiring which provides the energy source and plumbing being used or intended to be used to service such facilities.	“Cooking Facility” means an area or room equipped or constructed so as to be capable of being equipped as a kitchen for the storage and preparation of food within a Dwelling Unit, containing equipment, devices and appliances or facilities for their installation including a kitchen sink, gas or electric range or stove, cabinetry for the storage of food or any other such cooking facility or any combination of such cooking facilities, and includes the arrangement of electrical wiring which provides the energy source and plumbing being used or intended to be used to service such facilities.	No change
"Corner Lot" means a lot abutting two or more highways at their intersection or two parts of the same highway, such highways or parts of the same highway forming an interior angle of less than 135o .		This definition has not changed, however, all "Lot" definitions are grouped together.
“Cottage” means a Detached Accessory Dwelling located in a single storey building		This definition has not changed, however, all "Residential" definitions are grouped together.
“Council” means the Council of the Corporation of the District of Central Saanich.	“Council” means the Council of the Corporation of the District of Central Saanich.	No change
“Crawl Space” means an area within the outer perimeter of a building, located at or below finished grade, with a ceiling height measured from the surface of the floor to the underside of the structural floor above, of less than 1.5m	“Crawl Space” means an area within the outer perimeter of a building, located at or below finished grade, with a ceiling height measured from the surface of the floor to the underside of the structural floor above, of less than 1.5m	No change
"Daycare" means a nursery or childcare facility, licensed pursuant to the Community Care and Assisted Living Act.		This definition has been deleted as it is covered by Childcare Facility and Community Care Facility

Definitions		
<p>“Deep Subsidy Affordable Housing” means dwelling units provided to residents selected from the Housing Registry with an income below the Deep Subsidy Income Limits established by BC Housing and secured through a Housing Agreement.</p>		<p>This definition has been removed, as it is not referenced in the Zoning Bylaw. Definitions related to affordable housing are addressed in the Official Community Plan.</p>
	<p>“Density” means a measure of the intensity of development of the lot and can be measured by number of units on a lot or floor area ratio.</p>	<p>This term is currently used but not previously defined.</p>
<p>“Density Benefit – Detached Accessory Dwelling” means a cottage or carriage house constructed as a dwelling unit accessory to a Residential Single Family use, for the purpose of contributing to the housing supply of market rental accommodation.</p>		<p>This definition is no longer used in the bylaw. It was previously used to regulate cottages prior to the SSMUH bylaw update in 2024.</p>
<p>“Detached Accessory Dwelling” means a self-contained dwelling unit which is secondary to a principal residential dwelling and is located on the same legal lot.</p>		<p>This definition has been combined with Secondary Dwelling unit and is now regulated through the terms Residential - Cottage and Residential - Carriage House</p>
<p>"Development" means the improvement of land pursuant to a Building permit.</p>		<p>This definition has been deleted as it was leftover from the Subdivision Servicing Bylaw when it was previously separated from the Zoning Bylaw.</p>
<p>"Display Garden" means a garden, greenhouse or other place in which flowers, herbs, shrubs or trees, flora and fauna are cultivated or grown for public display, exhibition or admission, and may also include a cultural, artistic or aesthetic display or production, to which a fee or price is charged, demanded or accepted and the sale of souvenirs and other related articles in conjunction with the public display.</p>	<p>"Display Garden" means a garden, greenhouse or other place in which flowers, herbs, shrubs or trees, flora and fauna are cultivated or grown for public display, exhibition or admission, and may also include a cultural, artistic or aesthetic display or production, to which a fee or price is charged, demanded or accepted and the sale of souvenirs and other related articles in conjunction with the public display.</p>	<p>No change</p>
	<p>“Docks” means structures, including wharves, piers, walkways, or floats, that provide access to navigable water for the purpose of mooring, launching, or boarding boats and other watercraft. This does not include commercial moorage facilities or marinas.</p>	<p>This term is currently used but not previously defined.</p>
<p>"Drive-through Service" means the use of premises where customers order and receive services, food, beverages or other goods in their motor vehicles via one or more designated drive-through lanes, including but not limited to drug store or pharmaceutical goods, premises licenced under the Liquor Control and Licensing Act, banking services, and Drive-through Restaurant, but does not include uses which involve the fuelling, service, repair or washing of vehicles.</p>	<p>"Drive-through Service" means the use of premises where customers order and receive services, food, beverages or other goods in their motor vehicles via one or more designated drive-through lanes, including but not limited to drug store or pharmaceutical goods, premises licenced under the Liquor Control and Licensing Act, banking services, and drive-through restaurant, but does not include uses which involve the fuelling, service, repair or washing of vehicles</p>	<p>No change</p>
<p>"Drive-through Restaurant" means a commercial establishment where food or beverages are ordered and received by customers in motor vehicles via a designated drive-through lane, for consumption either on or off the premises.</p>		<p>This definition has been deleted as it is currently covered by "Drive-Through Services".</p>

Definitions		
<p>"Driveway" means a paved or unpaved private roadway providing access to a Highway other than an access route in a bare land strata plan.</p>		<p>This definition has been deleted as it was leftover from the Subdivision Servicing Bylaw when it was previously separated from the Zoning Bylaw. In addition the "Access" definition has been created to address SSMUH housing forms.</p>
<p>"Dwelling Unit" means one or more habitable rooms having collectively its own entrance from the exterior that is:</p> <ul style="list-style-type: none"> <li>• used or intended to be used for the residential accommodation of not more than one family, having provision for living, sleeping and sanitary facilities and containing not more than one cooking facility, and</li> <li>• arranged such that the all areas of the dwelling unit are accessible from a single exterior entrance.</li> </ul> <p>A dwelling unit does not include a recreational vehicle, tents, yurts, or other similar structures.</p>	<p>"Dwelling Unit"" means one or more habitable rooms having collectively its own entrance from the exterior that is:</p> <ul style="list-style-type: none"> <li>• used or intended to be used for the residential accommodation of not more than one family, having provision for living, sleeping and sanitary facilities and containing not more than one cooking facility, and</li> <li>• arranged such that all areas of the dwelling unit are accessible from a single exterior entrance.</li> <li>• not a recreational vehicle, tent, yurt, or other similar structure."</li> </ul>	<p>No change</p>
	<p>"Education Services" means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes but is not limited to commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools.</p>	<p>New definition to cover both private and public education for all ages.</p>
<p>"Electric Vehicle" (EV) means an automotive vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.</p>	<p>"Electric Vehicle" (EV) means an automotive vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.</p>	<p>No change</p>
<p>"Electric Vehicle Energy Management System" (EVEMS) means a system used to control EVSE loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s).</p>	<p>"Electric Vehicle Energy Management System" (EVEMS) means a system used to control EVSE loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s).</p>	<p>No change</p>
<p>"Electrical Vehicle Supply Equipment" (EVSE) means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and Part 2 – Administration Page 11 information exchange between a branch electric circuit and anEV.</p>	<p>"Electrical Vehicle Supply Equipment" (EVSE) means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and Part 2 – Administration Page 11 information exchange between a branch electric circuit and anEV.</p>	<p>No change</p>
	<p>"Emergency Shelter" means a use staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days).</p>	<p>This definition covers a emerging use. The District currently operates Emergency Shelters in institutional zones in extreme weather events or other emergency situations.</p>

Definitions		
"Energized" means electrically connected to, or is, a source of voltage.	"Energized" means electrically connected to, or is, a source of voltage.	No change
"Equestrian or Riding Stable" means the use of premises for the keeping, breeding, raising, training, boarding and riding of horses.	"Equestrian or Riding Stable" means the use of premises for the keeping, breeding, raising, training, boarding and riding of horses.	No change
"Exhibition Ground" means an area used for the display and demonstration of arts, crafts, livestock, or industrial products, and includes an area for trade fairs.		Deleted as this use is now covered by "Fairground Agriculture" definition
	<p>Fairground Agriculture" means the use of land and buildings for community events and activities that support agriculture, rural life, and local culture. This may include:</p> <ul style="list-style-type: none"> <li>• Agricultural events like fairs (including games, rides and commercial exhibits), livestock and pet shows and training, farm equipment displays, farm product and equipment sales, and 4H events.</li> <li>• Community events and assemblies like dances, weddings, political rallies, banquets, church services, sports events, trade shows, educational workshops, and meetings.</li> <li>• Recreational and cultural activities such as car shows, country fairs, craft fairs, cycling events, and heritage celebrations.</li> <li>• Limited temporary uses, such as short-term trailer parking maximum one week per year or weekend markets.</li> <li>• Country fairs other than the Saanich fair which may not include a midway or outdoor commercial exhibits.</li> </ul>	This is a new a new definition to cover all terms and permitted uses in the Agricultural Fairground (A-F) zone in a simplified and clear way.
"Family" means one person or two or more persons related by blood, marriage, common-law relation, adoption or foster care, or up to six unrelated persons, jointly occupying a dwelling unit.	"Family" means one person or two or more persons related by blood, marriage, common-law relation, adoption or foster care, or up to six unrelated persons, jointly occupying a dwelling unit.	No change
"Family Resource Centre" means a centre providing counselling services to the residents of the community, including offices and meeting space.		This definition has been deleted as it is covered by Health Services and Assembly Uses
"Farm camping" means the use of a portion of a lot on which an agriculture use is being conducted, for the temporary accommodation of the travelling public in tents, on a seasonal basis, and for this purpose "temporary" means for not more than 30 consecutive days in one calendar year.	"Farm camping" means the use of a portion of a lot on which an agriculture use is being conducted, for the temporary accommodation of the travelling public in tents, on a seasonal basis, and for this purpose "temporary" means for not more than 30 consecutive days in one calendar year.	No change
	Feed Lots" A confined area or facility used for the intensive feeding of livestock, where animals are kept and fed primarily for the purpose of rapid growth and finishing prior to market. Feed Lots do not include general pasture-based livestock operations or small-scale farm feeding areas incidental to an agricultural use.	This use is currently permitted in zones, but not previously defined. In addition this will help regulate setbacks

Definitions		
"Fence" means a vertical barrier of wood, masonry, wire, metal or other materials erected to enclose, screen or separate areas, and includes a railing, retaining wall, gate, pickets, trellis, tower or other screening.	"Fence" means a vertical barrier of wood, masonry, wire, metal or other materials erected to enclose, screen or separate areas, and includes a railing, gate, pickets, trellis, tower or other screening.	No change
"Fence Height" in respect of fences means the vertical distance between the top of any part of a fence and highest natural ground elevation within 1 metre in every direction of all parts of the fence, or from the bottom of the retaining wall where applicable. A fence may include one pedestrian opening with a gateway or archway structure no more than 2.5 m in height and 1.5 m in width		This provision is more appropriately categorized as a general regulation rather than a definition and has therefore been relocated to the General Regulations section.
	"Ferry" and means the use of land, buildings, structures, and marine areas for the operation of vessels that transport passengers, vehicles, or goods by water on a scheduled or on-demand basis. This use may include passenger waiting areas, ticketing facilities, docking infrastructure, and associated office or administrative functions. It does not include marine freight terminals or industrial marine transport operations.	This term is currently used but not previously defined.
	"Financial Services" means a business or institution primarily engaged in providing financial services to the public, including but not limited to banks, credit unions, trust companies, investment firms, mortgage brokers, payday loan services, and other establishments offering deposit-taking, lending, currency exchange, or financial management services.	This definition as created to define all previously used financial use terms.
"Fish Packing and Processing" means the loading, unloading, packing, processing, refrigeration, or warehousing of fish or fish products	"Fish Processing" means the loading, unloading, packing, processing, refrigeration, or warehousing of fish or fish products.	No change
	"Fish Charters and Marine Tours" means the use of land, buildings, or marine infrastructure for the operation of guided fishing expeditions, sightseeing tours, or other recreational marine-based excursions.	This term is currently used but not previously defined.
"Health Club and Fitness Centre" – means a facility used for the development of physical health and wellness either with or without instruction or coaching.	"Fitness Centres" means an indoor facility or establishment primarily designed and equipped for physical exercise, training, wellness, and recreational activities. This includes but is not limited to gyms, fitness studios, dance studios, indoor racket courts, and group fitness or wellness spaces.	Amalgamation of existing uses
"Floor Area Ratio" means the figure obtained when the gross floor area of all buildings on a lot is divided by the lot area.	"Floor Area - Ratio (FAR)" means the figure obtained when the gross floor area of all buildings on a lot is divided by the lot area.	No change

Definitions		
<p>"Gross Floor Area" means the total area of all floors of a building with a floor to ceiling height of 1.5 m or greater, measured to the extreme outer limits of the building, the centre of party walls, or support posts where applicable, and includes stairwells, but excludes: • basement; • carport; • the first 28 m2 of floor area of a garage in a Residential Single Family, Residential Two-Family, or Residential Attached; • except for Residential Single Family, Residential Two Family or Residential Attached, any portion of an underground storey used for parking purposes, accessory storage areas, or areas containing mechanical equipment where that storey is located entirely below grade; • unenclosed swimming pools, open balconies, porches, sundecks and stairways; • any crawl space; and • any elevator, electrical, or mechanical penthouse</p>	<p>"Floor Area – Gross" means the total area of all floors of a building with a floor to ceiling height of 1.5 m or greater, measured to the extreme outer limits of the building, the centre of party walls, or support posts where applicable, and includes carports, and stairwells on the first storey, but excludes:</p> <ul style="list-style-type: none"> <li>• basement;</li> <li>• the first 28 m2 of floor area of a garage per each principal dwelling unit in a Residential - Single Detached, Residential - SSMUH, or Residential - Townhouse</li> <li>• any portion of an underground storey used for parking purposes, accessory storage areas, or areas containing mechanical equipment where that storey is located entirely below grade except for Residential - Single Detached, Residential - SSMUH or Residential - Townhouse;</li> <li>• unenclosed swimming pools, balconies, porches, sundecks and exterior stairways;</li> <li>• any crawl space; and</li> <li>• any elevator, electrical, or mechanical penthouse.</li> <li>• any portion of a storey that is open to a storey below and does not contain a floor surface, such as the open space adjacent to or surrounding a mezzanine level or double height ceilings.</li> </ul>	<p>No change</p>
<p>"Food processing" means the use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products but excludes abattoirs and rendering plants.</p>	<p>"Food processing" means the use of premises for the manufacturing of animal feed or the manufacturing of food or beverage products but excludes abattoirs and rendering plants.</p>	<p>No change</p>
<p>"Front Lot Line" means the lot line that divides the lot from the highway or an access route in a bare land strata plan, provided that in the case of a corner lot the shorter lot line that abuts a highway or bare land access route shall be deemed to be the front lot line. In the case of a panhandle lot, the front lot line is any lot line adjoining and approximately perpendicular to the access strip, but excluding any lot line in the access strip.</p>		<p>This definition has not changed, however, all "Lot" definitions have been organized in one place</p>
<p>"Front Yard" means that portion of a lot extending across the full width of the lot from the front lot line to the nearest structure or building on the lot.</p>		<p>This definition has not changed, however, all "Lot" definitions have been organized in one place</p>
<p>"Frontage" means the horizontal distance between side lot lines measured at the front property line of a fee simple lot or a bare land strata plan.</p>		<p>This definition has not changed, however, all "Lot" definitions have been organized in one place</p>
<p>"Game Farm" means the use of land for the keeping and display of exotic animals and animals that are not ordinarily domesticated.</p>		<p>This definition was currently permitted in the Historical Artifacts Museum zone. However, the display of exotic animals is an outdated use and has been removed.</p>

Definitions		
	<p><b>“Garage” means a roofed accessory building or portion of a principal building with more than 60% of the perimeter being enclosed within walls, the principal use of which is for parking one or more motor vehicles.</b></p>	<p><b>This term is currently used but not previously defined.</b></p>
<p><b>"Gas Bar" means premises used solely for the sale of motor vehicle fuel, lubricating oil and minor motor vehicle accessories directly to motorists, and does not include service bays for the repair of vehicles.</b></p>		<p><b>This definition has been deleted as it is covered by "Automobile service station".</b></p>
<p><b>“General Light Industrial” - means an industrial activity and/or use including manufacturing, processing, assembling, fabricating, testing, servicing, repairing, storing, transporting, warehousing, wholesalers, and the distribution of products or materials directly associated with the industrial use on the lot. Activities on site shall not be offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference.”</b></p>	<p><b>“General Light Industrial” - means an industrial activity and/or use including manufacturing, processing, assembling, fabricating, testing, servicing, repairing, storing, transporting, warehousing, wholesalers, and the distribution of products or materials directly associated with the industrial use on the lot. Activities on site shall not be offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference.”</b></p>	<p><b>No change</b></p>
	<p><b>“Gift or Souvenir Shop” means a retail establishment primarily engaged in the sale of gifts, keepsakes, novelty items, local crafts, and souvenirs, including items that reflect local culture, history, or attractions. This use may include the sale of related merchandise such as books, apparel, and accessories.</b></p>	<p><b>This term is currently used but not previously defined.</b></p>
	<p><b>"Grade, Finished" means the level of finished ground adjoining the exterior walls of a building except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of the level of finished ground.</b></p>	<p><b>This Definition has not changed, however is has been reorganized so all similar definitions are in one section</b></p>
<p><b>"Natural Grade" means the average ground level recorded at the outermost corners of a building or proposed building as determined by survey and referenced benchmark prior to site preparation.</b></p>	<p><b>"Grade - Natural" means the average ground level recorded at the outermost corners of a building or proposed building as determined by survey and referenced benchmark prior to site preparation.</b></p>	<p><b>No change</b></p>
	<p><b>"Healthcare and Wellness Services" means a use for the provision of physical or mental health services on an out-patient basis. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists, physiotherapist, acupuncture clinics, walk-in health clinics, and counseling services.</b></p>	<p><b>This is a new definition intended to consolidate several similar uses that are currently permitted, helping to simplify and clarify the bylaw.</b></p>

Definitions		
<p><b>"Height" means the vertical distance from the natural grade at the perimeter of a building or structure to:</b></p> <ul style="list-style-type: none"> <li>• the highest point of the roof surface of a flat roof having a roof pitch of 1:12 or less;</li> <li>• the highest average level between the eaves and ridge of a sloping roof; and</li> </ul> <p><b>Part 2 – Administration Page 13</b></p> <ul style="list-style-type: none"> <li>• the highest point of all other structures.</li> </ul> <p><b>The measurement of height shall exclude the projection of the following above the surrounding roofline:</b></p> <ul style="list-style-type: none"> <li>• chimneys, spires, aerials, flagpoles, vents and stacks;</li> <li>• roof-mounted solar energy collection equipment including solar panels and solar water heating systems; and</li> <li>• heating, ventilation, and air conditioning equipment, stairwells and guard rails, and elevator-lifting devices for other than Residential Single Family, Residential Two Family and Residential Attached uses and accessory uses thereto.</li> </ul>	<p><b>"Height" means the vertical distance from the natural grade at the perimeter of a building or structure to:</b></p> <ul style="list-style-type: none"> <li>• the highest point of the roof surface of a flat roof having a roof pitch of 1:12 or less;</li> <li>• the highest average level between the eaves and ridge of a sloping roof; and</li> <li>• the highest point of all other structures.</li> </ul> <p><b>The measurement of height shall exclude the projection of the following above the surrounding roofline:</b></p> <ul style="list-style-type: none"> <li>• chimneys, spires, bell towers, aerials, flagpoles, clock tower, steeple, vents and stacks;</li> <li>• roof-mounted solar energy collection equipment including solar panels and solar water heating systems; and</li> <li>• heating, ventilation, and air conditioning equipment, stairwells and guard rails, and elevator-lifting devices for other than Residential – Single Detached, Residential – SSMUH and Residential – Townhouse uses and accessory uses thereto.</li> </ul>	<p><b>No change</b></p>
<p><b>"Highway" includes a street, road, lane, bridge, viaduct, and any other way open to public use, but does not include a private easement over private property.</b></p>	<p><b>"Highway" includes a street, road, lane, bridge, viaduct, and any other way open to public use, but does not include a private easement over private property.</b></p>	<p><b>No change</b></p>
	<p><b>“High Water Mark" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself..</b></p>	<p><b>Not previously defined but currently used in the zoning bylaw</b></p>
<p><b>"Historical Artifacts Museum" means the use of land and buildings for the storage, display and exhibition of machinery, structures and other objects of historical interest, including artifacts associated with the agricultural and industrial history of the Saanich Peninsula.</b></p>	<p><b>“Historical Artifacts Museum” means the use of land and buildings for the storage, display and exhibition of machinery, structures and other objects of historical interest, including artifacts associated with the agricultural and industrial history of the Saanich Peninsula.</b></p>	<p><b>No change</b></p>
<p><b>"Home craft products" means arts and crafts produced in the home.</b></p>		<p><b>This definition is not longer referenced in the zonign bylaw and has been deleted.</b></p>

Definitions		
<p>"Home Occupation" means a commercial practice, occupation or craft conducted on residential premises.</p>	<p>"Home Occupation" means development consisting of the use of a dwelling unit or accessory building for a business by a resident. The business must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building. Please refer to Section ___ Part ___ for use specific regulations.</p> <p>Home Occupations are divided into three categories: Minor, Major, and Rural:</p> <p>(a) Minor Home Occupations are intended to operate within a dwelling unit only (not an accessory building) and have no aspects of business operations detectable from outside the property.</p> <p>(b) Major Home Occupations are intended to operate within a dwelling unit (or within an accessory building).</p> <p>(c) Rural Home Occupations are intended to operate within a dwelling unit or within an accessory building and can be more intensive than major home-based businesses (see Section ___ for differences).</p>	<p>This definition has been expanded to accommodate new General Regulation section for home occupations and different classes of home occupations.</p>
	<p>"Hospital" means a provincially designated non-profit institution that provides medical, surgical, emergency, or psychiatric care and treatment to patients, including associated diagnostic, therapeutic, and administrative services.</p>	<p>Currently in the Zoning Bylaw, but not previously defined.</p>
	<p>"Hotel" means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and conference facilities, recreation facilities, and personal service establishments for the convenience of guests. It may also include maintenance, storage, and laundry facilities.</p>	<p>This is a new definition as current "Travel Accommodation" definitions has been split into "short Term Rental" and "Hotel" to better reflect how these uses function in the community.</p>
<p>"In-ground swimming pool" means a permanent, outdoor, water-filled enclosure constructed of concrete, plastic, fiberglass or similar material, having a depth of more than 0.5 metres, and intended primarily for swimming, bathing and diving, but shall not include a natural body of water or stream, or natural, dug or dammed pond primarily intended for aesthetic or agricultural purposes.</p>	<p>"In-ground swimming pool" means a permanent, outdoor, water-filled enclosure constructed of concrete, plastic, fiberglass or similar material, having a depth of more than 0.5 metres, and intended primarily for swimming, bathing and diving, but shall not include a natural body of water or stream, or natural, dug or dammed pond primarily intended for aesthetic or agricultural purposes.</p>	<p>No change</p>

Definitions		
<p>“Innovation Industrial” - means the provision of research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications’ systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.</p>	<p>“Innovation Industrial” - means the provision of research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications’ systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.</p>	<p>No change</p>
	<p>“Kennel” A facility or premises used for the breeding, boarding, training, or care of domestic animals, including dogs and cats, for commercial or non-commercial purposes.</p>	<p>This term is currently used but not previously defined.</p>
<p>“Landscaping” means</p> <ul style="list-style-type: none"> <li>• trees, shrubs, gardens, lawns and other vegetation,</li> <li>• walkways and patios at grade,</li> <li>• fences as permitted within a Zone,</li> <li>• retaining walls less than 1.2 m in height, and</li> <li>• pergolas, arbours, trellises less than 10 m2 in area and 3.5 in height.</li> </ul>	<p>“Landscaping” means</p> <ul style="list-style-type: none"> <li>• trees, shrubs, gardens, lawns and other vegetation,</li> <li>• walkways and patios at grade,</li> <li>• fences as permitted within a Zone,</li> <li>• retaining walls less than 1.2 m in height, and</li> <li>• Trellises, open roof pergolas and arbours less than 10 m2 in area and 3.5 in height."</li> </ul>	<p>No change</p>
<p>"Laundromat" means the use of a building for the cleaning and drying of laundry</p>	<p>"Laundromat &amp; Drycleaners" A business that provides self-service or full-service cleaning of clothes and textiles. This may include coin-operated washing and drying machines (laundromat) or professional dry-cleaning using chemical solvents. Minor services like folding, pressing, and alterations may be included.</p>	<p>This definition has been expanded to include dry cleaners and was not previously defined.</p>
<p>“Level 1” means a 120 Volt, 12- or 16-Amp continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.</p>	<p>“Level 1” means a 120 Volt, 12- or 16-Amp continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.</p>	<p>No change</p>
<p>“Level 2” means a 208/240 Volt, less than or equal to 80 Amps continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.</p>	<p>“Level 2” means a 208/240 Volt, less than or equal to 80 Amps continuous AC circuit as defined in the Society of Automotive Engineers (SAE) J1772 standard.</p>	<p>No change</p>
<p>“Level 2 Managed” means Level 2 AC charging capability that varies electrical power to electric vehicle supply equipment (EVSE) loads.</p>	<p>“Level 2 Managed” means Level 2 AC charging capability that varies electrical power to electric vehicle supply equipment (EVSE) loads.</p>	<p>No change</p>

Definitions		
<p>"Light Manufacturing and Processing" means the design, research, manufacturing, processing, assembly, fabrication, storage, transportation, distribution and wholesaling of products including but not limited to: clothing; electronic equipment; food and beverages; furniture; glass; plastics; textiles; woodwork and millwork; and small machinery; and, the servicing, testing and repairing of goods and equipment entirely within a wholly-enclosed building that produces no noise, smoke, smell, toxic fumes, vibration and/or electrical or electronic interference that may in any way interfere with the use of any other land.</p>		<p>This definition is covered by General Light Industrial. As the CD-1 zone for Gateway park is being amalgamated in the Light Industrial Zone, this definition is no longer needed.</p>
	<p>"Liquor Primary Establishment" means development where alcoholic beverages are offered for sale to the public. Premises must be licensed under the Liquor Control and Licensing Act. Off-sales of alcoholic beverages are a permitted ancillary use.</p>	<p>This term is currently used but not previously defined.</p>
<p>"Livestock" means rabbits, goats, sheep, swine, horses, cattle, poultry, fur-bearing animals as defined in the Fur Farm Act, or game as defined in the Game Farm Act.</p>	<p>"Livestock" means rabbits, goats, sheep, swine, horses, cattle, poultry, fur-bearing animals as defined in the Fur Farm Act, or game as defined in the Game Farm Act.</p>	<p>No change</p>
<p>"Lot" means the smallest unit into which land is subdivided into a single real estate entity as shown on records of the Land Title and Survey Authority as a fee simple or bare land parcel, and excludes any land identified as common property or limited common property on a bare land strata plan and does not include building strata lots.</p>	<p>"Lot" means the smallest unit into which land is subdivided into a single real estate entity as shown on records of the Victoria Land Title Office as a fee simple or bare land parcel, and excludes any land identified as common property or limited common property on a bare land strata plan and does not include building strata lots or an air space parcel.</p>	<p>No change</p>
<p>"Lot Area" means the total area of the lot measured in a horizontal plane, excluding the area of the access strip in a panhandle lot.</p>	<p>"Lot Area" means the total area of the lot measured in a horizontal plane, excluding the area of the access strip in a panhandle lot.</p>	<p>No change</p>
	<p>"Lot - Corner" means a lot abutting two or more highways at their intersection or two parts of the same highway, such highways or parts of the same highway forming an interior angle of less than 135o</p>	<p>This definition has not changed, it's just been reorganized so all similar definitions are in one section.</p>
<p>"Lot Coverage" means the proportion of the lot area that is covered by buildings and structures, and for the purpose of calculation shall exclude fences, in-ground swimming pools, and eaves that extend up to 1.2 m from the exterior wall.</p>	<p>"Lot Coverage" means the proportion of the lot area that is covered by buildings and structures, and for the purpose of calculation shall exclude fences, in-ground swimming pools, and eaves that extend up to 1.2 m from the exterior wall.</p>	<p>No change</p>
<p>"Lot Depth" means the shortest horizontal distance between the front and rear lot lines</p>	<p>"Lot Depth" means the shortest horizontal distance between the front and rear lot lines.</p>	<p>No change</p>

Definitions		
<p>"Panhandle Lot" means any lot which is serviced by or gives access to a highway by means of a narrow strip of land that is part of the lot or is an access route in a bare land strata plan, which has a lot frontage less than the required lot frontage or 10% of the lot perimeter.</p>	<p>"Lot – Panhandle" means any lot which is serviced by or gives access to a highway by means of a narrow strip of land that is part of the lot or is an access route in a bare land strata plan, which has a lot frontage less than the required lot frontage or 10% of the lot perimeter.</p>	<p>No change</p>
	<p>"Lot Line - Front " means the lot line that divides the lot from the highway or an access route in a bare land strata plan, provided that in the case of a corner lot the shorter lot line that abuts a highway or bare land access route shall be deemed to be the front lot line. In the case of a panhandle lot, the front lot line is any lot line adjoining and approximately perpendicular to the access strip but excluding any lot line in the access strip.</p>	<p>Reorganized so all in one section</p>
<p>Rear Lot Line" means the lot line opposite to and most distant from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.</p>	<p>"Lot Line - Rear" means the lot line opposite to and most distant from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.</p>	<p>No change</p>
	<p>"Lot Line - Side" means a lot line other than a front or rear lot line.</p>	<p>Reorganized so all in one section</p>
<p>"Lot Width" means the horizontal distance between side lot lines measured at right angles to the lot depth and 7.5 metres from the front lot line.</p>	<p>"Lot Width" means the horizontal distance between side lot lines measured at right angles to the lot depth and 7.5 metres from the front lot line.</p>	
	<p>"Maneuvering Aisle" a designated, paved or improved pathway within a parking lot or development site that provides access for vehicles to maneuver between parking spaces, loading areas, or other key areas.</p>	<p>This term is currently used but not previously defined.</p>
<p>"Marina" means the use of land or the surface of the water for the sale or rental of boats, docking berths, marine engines and marine supplies, excluding the loading or unloading of fish or commercial goods.</p>	<p>"Marina" means the use of land or the surface of the water for the commercial moorage of boats. It may include the sale or rental of boats, marine engines and marine supplies and docking berths, and may include buildings or structures used for marina operations, such as offices, maintenance facilities, and storage buildings.</p>	<p>Definition was amended to include accessory structures necessary for the functioning of a marina.</p>
	<p>Marine Fuel Station" A facility or structure located on or adjacent to a navigable waterway that is designed for the storage, handling, and dispensing of fuel for marine vessels or float planes. Marine fuel installations must comply with all applicable regulations regarding environmental protection, safety, and spill containment.</p>	<p>This term is currently used but not previously defined.</p>
<p>"Medical/Dental Office" means the use of a building for the provision of services by members of the medical or dental professions Act.</p>		<p>This definition has been combined into one general "Health and Wellness Services" definition.</p>
<p>"Minimum Charging Performance Standard" means a standard that outlines the minimum charging requirements for multiple EVssharing the same power supply. Itspecifiesthe circuit breaker size required for a given number of EVs.</p>	<p>"Minimum Charging Performance Standard" means a standard that outlines the minimum charging requirements for multiple EVs sharing the same power supply. It specifies the circuit breaker size required for a given number of EVs.</p>	<p>No change</p>

Definitions		
<p>"Mini-warehousing" means the use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building, but specifically excludes Storage Facility or Warehouse.</p>	<p>"Mini-warehousing" means the use of a wholly enclosed building for the storage of personal property in self-contained, self-storage units, each of which units has separate and exclusive access from either the exterior or interior of the building but specifically excludes Storage Facility or Warehouse.</p>	<p>No change</p>
<p>"Minor Repair Shops" means the use of a building by small-scale businesses for the carrying out of minor repairs on goods related to their particular specialization.</p>	<p>"Minor Repair Shops" means a use that provides repair or servicing of small-scale household, personal, or business items, such as appliances, electronics, bicycles, shoes, watches, and small tools. This use excludes the repair of motor vehicles, heavy equipment, or any use that generates excessive noise, vibration, or hazardous waste. All repair activities must be conducted entirely within a building.</p>	<p>This definition has been expanded to incorporate several related uses that are being amalgamated to reduce the number of permitted uses and improve clarity and simplicity in the bylaw. The definition now encompasses uses previously described as service business, minor repairs, and certain components of personal services that are appropriate within commercial zones.</p>
<p>"Mobile Home" means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, complies with CSA Z240 standards for Manufactured (Mobile) Home Construction, and intended to provide:</p> <ul style="list-style-type: none"> <li>• a dwelling or premises;</li> <li>• a business office or premises; or</li> <li>• accommodation for any other purpose</li> </ul>	<p>"Mobile Home" means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, complies with CSA Z240 standards for Manufactured (Mobile) Home Construction, and intended to provide:</p> <ul style="list-style-type: none"> <li>• a dwelling or premises;</li> <li>• a business office or premises; or</li> <li>• accommodation for any other purpose</li> </ul>	<p>No change</p>
<p>"Model Aircraft Aerodrome" means an open area of land including a runway used or intended to be used as an airfield to operate radio-controlled scale model aircraft for recreational purposes.</p>	<p>"Model Aircraft Aerodrome" means an open area of land including a runway used or intended to be used as an airfield to operate radio-controlled scale model aircraft for recreational purposes.</p>	<p>No change</p>
<p>"Municipality" means the Corporation of the District of Central Saanich.</p>	<p>"Municipality" means the Corporation of the District of Central Saanich.</p>	<p>No change</p>
<p>"Natural Boundary" means the visible high water mark of any watercourse or the sea where the presence and action of the water are so common and usual and so long continued, as to mark on the soil of the bed of the watercourse or the sea a character distinct from that of its banks, in vegetation and in the nature of the soil.</p>	<p>"Natural Boundary" means the visible high-water mark of any watercourse or the sea where the presence and action of the water are so common and usual and so long continued, as to mark on the soil of the bed of the watercourse or the sea a character distinct from that of its banks, in vegetation and in the nature of the soil.</p>	<p>No change</p>
<p>"Non-Farm Use"- means a use that is neither a farm use as defined by the Agricultural Land Commission Act, nor a use permitted in the Agricultural Land Reserve under the Agricultural Land Reserve Use Regulation.</p>		<p>This definition is not longer referenced in the zonign bylaw and has been deleted.</p>

Definitions		
	<p><b>“Offices” means use for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, architects, travel agents, real estate and insurance firms, technology firms, planners, clerical, and secretarial agencies. The main difference between office and professional services: is professional services primary function is accepting clients and customers with a reception area, whereas offices could function without directly servicing clients/customers entering the premises from the street. This excludes servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.</b></p>	<p><b>All office definitions have been amalgamated into one general office definition for simplicity and clarity.</b></p>
<p><b>"Outdoor Storage" means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled or handled, whether as a principal or an accessory use.</b></p>	<p><b>"Outdoor Storage" means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled or handled, whether as a principal or an accessory use.</b></p>	<p><b>No change</b></p>
<p><b>"Park" means an area or parcel of land consisting largely of open space dedicated, reserved or held as a place for outdoor recreational uses or preservation of the natural environment, and may include a recreational area, playground, playing field or similar use.</b></p>	<p><b>"Park" means an area or parcel of land consisting largely of open space dedicated, reserved, or held as a place for outdoor recreational uses or the preservation of the natural environment, and may include recreational areas, trails, playgrounds, playing fields, accessory buildings, and civic uses such as community centers, washrooms, or service facilities that support park activities.</b></p>	<p><b>This definition has been amended to include accessory structures generally associated with parks.</b></p>
<p><b>"Parking Lot" means an area, either outside or inside a building, used or intended to be used for the parking or storage of motor vehicles.</b></p>	<p><b>"Parking Lot" means an area, either outside or inside a building, used or intended to be used for the parking or storage of motor vehicles.</b></p>	<p><b>No change</b></p>
	<p><b>“Parking - Off Street” A designated area, located on the same lot as the principal use, that provides parking spaces for motor vehicles.</b></p>	
<p><b>"Passageway" means a roofed corridor, breezeway, carport or other structure, which is designed, built and used as a connection between two groups of rooms or two buildings.</b></p>		<p><b>This definition has been deleted as it is covered by "Breezeway".</b></p>
<p><b>"Personal Service Use" means land, buildings and structures used for the provision of services related to the care and appearance of the body or the cleaning and repair of personal effects and includes dry cleaning establishments and laundromats, beauty parlours, barber shops, tailors and dressmakers, shoe repair, health spa, but excludes household equipment repair establishments and the provision of medical or health services.</b></p>	<p><b>“Personal Service Establishments” means a use that provides services to individuals or pets related to personal care, grooming, or the cleaning and maintenance of personal belongings. Typical examples include, but are not limited to, barber shops, hair salons, tattoo parlours, nail salons, tailors, dressmakers, shoe repair shops, dry cleaners, and laundromats.</b></p>	<p><b>This definition has been amended for clarity.</b></p>

Definitions		
"Potable Water" means water, which is approved for drinking purposes by the Medical Health Officer.		This definition has been deleted as it was leftover from the Subdivision Servicing Bylaw when it was previously separated from the Zoning Bylaw.
"Principal Building" means a building, which contains the chief or main use on a lot	"Principal Building" means a building, which contains the chief or main use on a lot.	No change
	"Principal Use" The primary purpose or activity for which a lot or building is intended, designed, or used.	This term is currently used but not previously defined.
"Printing and Publishing" means the use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries.	"Printing and Publishing" means the use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries.	No change
"Private Club" means the use of land and buildings by a specific group of individuals who belong as members to the club.		This definition has been deleted as it is covered by "Assembly Use".
"Private Float Facilities" means the non-commercial use of floats, docks and wharves for the moorage of private vessels.		This definition has been replaced by "Docks"
"Professional Engineer" means a person who is registered or duly licensed as such under the provisions of the Engineers and Geoscientists Act of British Columbia.		Deleted. This definition was a remnant from when the Subdivision Servicing Bylaw was incorporated into the Zoning Bylaw and is no longer applicable.
"Professional Practitioner" shall mean a person whose occupation requires by statute, licensing by or registration with, a self-governing body established by statute.		Deleted. This definition was a remnant from when the Subdivision Servicing Bylaw was incorporated into the Zoning Bylaw and is no longer applicable.
	"Professional Services" means a business or service that are technical or unique functions performed by independent contractors or consultants whose occupation is rendering such services to the public. The primary difference between professional services and office is: professional services primary function is accepting clients and customers with a reception area, whereas, office could function without directly servicing clients/customers entering the premises from the street. This land use includes but is not limited to household repair services, the sale of goods related to the professional services, the manufacturing or handling of a product related to the professional services, financial services, business support services, broadcasting studios, and funeral services.	This is a new definition that captures a number of different current permitted uses.

Definitions		
<p>"Public Garage" means a building other than a private garage which is used for the servicing and minor repairing or equipping essential to the actual operation of motor vehicles or where such vehicles are parked or stored for remuneration, hire or sale, but not including the repairing of motor vehicle bodies</p>		<p>This definition has been deleted as it is covered by "Automobile Service Station".</p>
<p>"Public Utility" means the distributor of electricity, gas, water or television signals under the Utilities Commission Act, the Local Government Act or a Statute of Canada or British Columbia.</p>		<p>Deleted as this use is not referenced in the Bylaw.</p>
<p>"Recreational Vehicle Campground" means a parcel of land, which is designed, developed, maintained, or capable of providing accommodation, on a temporary or seasonal basis, for recreational vehicles, plus accompanying towing or carrying vehicles.</p>		<p>Only referenced in Parking section</p>
<p>"Recreational Vehicle" means a portable self-contained structure capable of being a temporary accommodation for travel, vacation or recreational use. Such structures include motor homes, truck trailers, and tent trailers.</p>	<p>"Recreational Vehicle" means a portable self-contained vehicle capable of being a temporary accommodation for travel, vacation or recreational use. Such structures include motor homes, truck trailers, and tent trailers.</p>	<p>No change</p>
<p>"Recycling Facilities" means the use of land or buildings for the collection and sorting of paper fibres, glass, metals, plastics and other materials for the purpose of recycling and reselling of such materials to wholesale and retail recycling enterprises, but does not include auto wrecking and salvage yards.</p>	<p>"Recycling Facilities" means the use of land or buildings for the collection and sorting of paper fibres, glass, metals, plastics and other materials for the purpose of recycling and reselling of such materials to wholesale and retail recycling enterprises, but does not include automobile wrecking and salvage yards.</p>	<p>No change</p>
<p>"Research Laboratory" means the use of premises for the provision of analytical research or testing services to other businesses.</p>		<p>This definition is covered by General Light Industrial. As the CD-1 zone for Gateway park is being amalgamated in the Light Industrial Zone, this definition is no longer needed.</p>
<p>"Research and Development Facility" means the use of premises for carrying on investigation, research and development in science or technology, including information technology, biotechnology, and energy and environmental technologies, and may involve the design, processing, manufacture, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceutical preparations or materials; medical devices; and, batteries and fuel cells.</p>		<p>This definition is covered by General Light Industrial. As the CD-1 zone for Gateway park is being amalgamated in the Light Industrial Zone, this definition is no longer needed.</p>
<p>"Residential Apartment" means a building used for residential occupancy only, which consists of three or more dwelling units, each with individual principal access from an interior corridor, and which share external access to the building at grade or having direct access to the exterior.</p>	<p>"Residential - Apartment" means a building used for residential occupancy only, which consists of nine or more dwelling units, each with individual principal access from an enclosed corridor, and which share external access to the building at grade or having direct access to the exterior.</p>	<p>The minimum unit threshold for 'apartment' classification has been increased from 3 to 9 units to align with Small-Scale Multi-Unit Housing (SSMUH) typologies."</p>

Definitions		
"Residential Attached" means a building used for residential occupancy only, which consists of three or more dwelling units with each dwelling unit having its principal access at ground level,	"Residential - Attached" means a building with three or more attached principal dwelling units, which may include a secondary suite where permitted by this bylaw.	No change
	"Residential - Cottage" Means a self-contained dwelling unit that is accessory to a principal residential dwelling and is physically detached from the principal building located in a single storey building.	This definition has not been changed; it has been reorganized so that all similar residential definitions are grouped together in one section for improved clarity and organization.
	"Residential - Carriage House" Means a self-contained dwelling unit that is accessory to a principal residential dwelling and is physically detached from the principal building. It is located on the same legal lot and may be situated at grade or above an accessory structure. Carriage houses are located within a two-storey building.	This definition has not been changed; it has simply been reorganized so that all similar residential definitions are grouped together in one section for improved clarity and organization.
"Residential Two Family" means a building consisting of two principal dwelling units used for residential occupancy only.	"Residential – Duplex" means a building consisting of two principal dwelling units used for residential occupancy only which may include a secondary suite where permitted by this bylaw.	Name of the zone has been amended to reflect current language. No other changes.
	"Residential Rental Tenure" means occupancy of a dwelling unit under a rental agreement that is subject to the Residential Tenancy Act.	This term is currently in the Zoning Bylaw, but not previously defined.
	"Residential - Secondary Suite" Means a self-contained dwelling unit located entirely within a Residential Single Detached, Duplex, or Attached. A secondary suite must be situated on the same legal title as the principal dwelling and cannot be strata-titled or otherwise subdivided. It must be fully integrated within the principal building and may not be in a detached accessory structure or in any structure connected only by a breezeway.	This definition has not been changed; it has simply been reorganized so that all similar residential definitions are grouped together in one section for improved clarity and organization.
"Residential Single Family" means a detached building consisting of only one principal Dwelling Unit used for residential occupancy only, which may include a secondary suite where permitted by this bylaw.	"Residential - Single Detached" means a detached building consisting of one principal Dwelling Unit used for residential occupancy only, which may include a secondary suite where permitted by this bylaw.	This definition is similar to the previous version and has been amended to remove the term "family".
"Restaurant" means an eating establishment providing for the sale of prepared foods and beverages to be consumed on the premises.	"Restaurant" means an eating establishment providing for the sale of prepared foods and beverages to be consumed on the premises or as takeout.	No change
"Retail" means the selling of goods and services directly to the consumer.	"Retail" means premises where goods, merchandise and other material are offered for sale at retail to the general public. This may include indoor or outdoor display of goods for sale, and may include accessory services such as repair, rental, or delivery. This use does not include the retail sale or dispensing of cannabis.	This definition has been expanded to reflect how retail uses currently function in our community.
"Retail Store" means a sales outlet contained under one roof providing for the retail sale and display of goods, other than gasoline		This definition has been deleted as it is covered by the term "retail".

Definitions		
<p>"Retaining Wall" means a vertical structure of brick, stone, rock, timbers, concrete masonry or any other material constructed to hold back, stabilize or support an earthen bank due to differences in lot grades.</p>	<p>"Retaining Wall" means a vertical structure of brick, stone, rock, timbers, concrete masonry or any other material constructed to hold back, stabilize or support an earthen bank due to differences in lot grades.</p>	<p>No change</p>
<p>"Rural Tourism Use" means an organized activity, facility or enterprise in a rural setting, intended to promote agricultural operations and local farm products to the travelling public through educational exhibits and programmes and private or public special occasion events, and may include the seasonal accessory retail sale of agricultural products grown, raised or processed on local farms.</p>		<p>This definition was replaced by the definition "Agri-tourism" to better reflect that this use is permitted on both rural tourism and agricultural properties.</p>
<p>"Salvage Yard" means the use of land or buildings for the keeping or sale of used building products, rags, bottles, automobile tires, metal, and other scrap or salvage materials. It includes automobile wrecking but does not include recycling facilities.</p>	<p>Salvage Yard" means the use of land or buildings for the keeping or sale of used building products, rags, bottles, automobile tires, metal, other scrap or salvage materials but does not include recycling facilities</p>	<p>No change</p>
	<p>"Sand and Gravel Extraction and Processing" means the extraction of sand and gravel from the land, including associated activities such as screening, crushing, washing, blending, and storing of extracted materials. This use is permitted only on parcels 2.0 hectares or larger and does not include the processing of materials imported from off-site. All operations must comply with applicable provincial regulations and environmental standards.</p>	<p>This term is currently used but not previously defined.</p>
<p>"School" means an institution with no residential component, providing a curriculum of academic instruction up to completion of Grade 12, and which consists of a body of students organized as a unit for educational purposes under the direction of a principal, vice-principal, headmaster or director of instruction, including the teachers and other staff members associated with the unit.</p>		<p>This definition was replaced by "Education Services" which captures both private and public learning institutes from k-12 to post secondary.</p>
<p>"Seasonal" means May 01 to September 30 of each year.</p>		<p>This definition is not referenced in the zonign bylaw and has been deleted.</p>
	<p>"Secondary Dwelling Unit" means a self-contained residential unit that is accessory to a principal dwelling and located on the same lot, either within the same building as the principal dwelling (e.g., a secondary suite) or within a separate detached building (e.g., a cottage or carriage house).</p>	<p>This definition has been changed slightly to incorporate the definition for Detached Accessory Dwelling Unit.</p>
<p>"Secondary Suite" means an additional Dwelling Unit that is contained within a Residential Single Family building which is a single real estate entity. No portion shall be located in an accessory structure or building either detached from a Residential Single Family building or attached only by a passageway.</p>		<p>This definition has not been changed; it has simply been reorganized so that all similar residential definitions are grouped together in one section for improved clarity and organization.</p>

Definitions		
<p><b>"Service Business"</b> means a business providing a service to persons and their pets including barber and beauty shops, tailors, shoe repairs, dressmakers, photographers, pet grooming, dry cleaning, optical or watch repair, florists, laundromats, gift shops, book and stationery, small appliance repairs, and licensed professional practitioners.</p>		<p>This definition is covered by "Personal Service Establishments" and "Professional Services"</p>
	<p><b>"Setback – Front"</b> means that portion of a Lot between the front lot line and a parallel front setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the front lot line, is equal to the minimum distance required for the front setback of a principal building under this Bylaw. Where the front face of a principal building abuts the front setback line, it shall be measured at the building foundation.</p>	<p>This definition has not been changed; it has been reorganized so that all similar definitions are grouped together in one section for improved clarity and organization.</p>
	<p><b>"Setback – Rear"</b> means that portion of a Lot between the rear lot line and a parallel rear setback line which intersects the two side lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the rear lot line, is equal to the minimum distance required for the rear setback of a principal building under this Bylaw. Where the rear face of a principal building abuts the rear setback line, it shall be measured at the building foundation.</p>	<p>This definition has not been changed; it has been reorganized so that all similar definitions are grouped together in one section for improved clarity and organization.</p>
	<p><b>"Setback – Side"</b> means that portion of a Lot between the exterior or interior side lot line and a parallel exterior or interior side setback line which intersects the front and rear lot lines at such position that the shortest distance measured perpendicular to the setback line, from the setback line to the exterior or interior side lot line, is equal to the minimum distance required for the exterior or interior side setback of a principal building under this Bylaw. Where the side face of a principal building abuts the exterior or interior side setback line, it shall be measured at the building foundation.</p>	<p>This definition has not been changed; it has been reorganized so that all similar definitions are grouped together in one section for improved clarity and organization.</p>
	<p><b>"Shipping Container"</b> A portable or temporary container used for the storage of goods, materials, or equipment.</p>	<p>This is a new definition to help regulate shipping containers in the District.</p>
<p><b>"Shopping Centre"</b> means a group of retail stores in one or more buildings designed as an integrated unit.</p>	<p><b>"Shopping Centre"</b> means a group of retail stores in one or more buildings designed as an integrated unit.</p>	<p>No change</p>
	<p><b>"Short Term Rental Accommodation"</b> means the use of a dwelling unit or a portion of a dwelling unit for temporary overnight accommodation for a period of time of less than 90 consecutive days. This use excludes Hotels, Bed and Breakfasts or accommodation in a tent, camper vehicle, recreation vehicle or trailer.</p>	<p>This is a new definition as current "Travel Accommodation" definitions has been split into "short Term Rental" and "Hotel" to better reflect how these uses fundi ton in the community.</p>

Definitions		
"Side Lot Line" means a lot line other than a front or rear lot line.		This definition has not been changed; it has simply been reorganized so that all similar Lot Line definitions are grouped together in one section for improved clarity and organization.
"Side Yard" means that portion of the lot extending from the front yard to the rear yard and lying between the side lot line and the nearest structure or building on the lot.		This definition has not been changed; it has simply been reorganized so that all similar Lot Line definitions are grouped together in one section for improved clarity and organization.
"Side Yard Exterior" means any side yard that abuts a highway or access road in a bare land strata plan.		This definition has not been changed; it has simply been reorganized so that all similar Lot Line definitions are grouped together in one section for improved clarity and organization.
"Side Yard Interior" means any side yard that does not abut a highway or access road in a bare land strata plan.		This definition has not been changed; it has simply been reorganized so that all similar Lot Line definitions are grouped together in one section for improved clarity and organization.
"Sight Triangle" means a corner of a lot located between abutting streets and a line connecting points on the centre lines of intersecting streets abutting the lot located 25 m from the intersection of said centre lines.	"Sight Triangle" means a corner of a lot located between abutting streets and a line connecting points on the property lines abutting the lot, each located 6 metres from the point of intersection of said property lines.	This definition was complicated for both staff and the general public and has been amended to remove the need for engineering calculations.
"Small Scale Multi-Unit Development" means residential developments located on lands with a Land Use Designation in the Official Community Plan of Residential Neighbourhood (R-N), or Residential Corridor (R-C) having a minimum of three dwelling units.		This definition is no longer referenced in the Bylaw and has been deleted.
"Standard Lot" means a lot that is not a panhandle lot.	"Standard Lot" means a lot that is not a panhandle lot.	No change
	"Storey" means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.	This term is currently used but not previously defined.
"Storage Yard" means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled or handled, whether as a principal or accessory use	"Storage Facility or Warehouse" means the use of a wholly enclosed building or portion thereof for the storage or warehousing of goods, material, machinery or equipment, and includes Cold Storage Facility, but does not include Mini-warehousing or storage accessory to a principal use of premises.	This definition has been updated to be more general and to include cold storage uses.
"Storage of Vehicle" means the placing of a vehicle that meets any three of the following conditions: outside a principal building or structure; obvious signs of rusting; positioned or fixed on blocks; dismantled; under repair; not displaying a current insurance validation decal or interim licence.	"Storage of Vehicle" means the placing of a vehicle that meets any three of the following conditions: outside a principal building or structure; obvious signs of rusting; positioned or fixed on blocks; dismantled; under repair; not displaying a current insurance validation decal or interim licence.	No change

Definitions		
"Storage of a Boat" means the placing on land of a marine vessel that meets any two of the following conditions: stored for more than 18 months; has a current or expired commercial licence; more than 7.5 m long.	"Storage of a Boat" means the placing on land of a marine vessel that meets any two of the following conditions: stored for more than 18 months; has a current or expired commercial licence; more than 7.5 m long.	No change
"Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include driveways, parking areas, landscaping, and retaining wall less than 1.2 m in height.	"Structure" means a construction or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, but specifically excludes landscaping, fences, paving and retaining structures less than 1.2 meters in height.	No change
	"Subdivision" means the division of land into two or more lots whether by plan, apt descriptive words, or otherwise, and includes a subdivision pursuant to the Strata Property Act."	This term is currently used but not previously defined.
"Tent" means a temporary structure, enclosure or shelter constructed of fabric or pliable material supported by a manner except by air or the contents it protects and is affixed to the ground only by lines and pegs and is not serviced or connected to any utility.		Temporary Farm Camping regulations to be moved the OCP.
"Transient Moorage" means moorage at a wharf for a maximum duration of five consecutive days in any 30-day period.	"Temporary Moorage" means moorage at a wharf for a maximum duration of five consecutive days in any 30-day period.	The term "Temporary" is commonly used through the bylaw and the definition has been updated to reflect that.
"Theatre" means a building or structure designed to stage public performances and show movies.		This definition has been amalgamated into the Definition "Arts and Culture"
"Tiny Home" means a one storey detached dwelling designed to be capable of being transported and relocated to different sites, which may or may not be constructed with wheels, and is not supported by concrete piers or a foundation. Tiny homes do not include Mobile Homes.		This definition has been deleted as it is not referenced in the Zoning Bylaw.
	"Top of the Bank" means the point nearest the natural boundary of the watercourse where there is a distinct break in the slope of the land, such that the slope inland of the break is less steep than 3:1 (horizontal to vertical) for a minimum distance of 15 metres, measured perpendicular to the watercourse, as illustrated in Figure 1.	This was previously located in the General Regulation section, but is better suited to the definitions section.
"Trades' Workshop" means the use of enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction and related trades, including welding and machine shops, and indoor sign painting shops		This definition is covered by General Light Industrial. As the CD-1 zone for Gateway park is being amalgamated in the Light Industrial Zone, this definition is no longer needed.

Definitions		
<p>"Travel Accommodation" means a building or buildings that have a common area for reception services that is used, or capable of being used, for the temporary accommodation of the travelling public for not more than 30 days continuously, of which each sleeping unit has its own contained washroom and bathing facility, and excludes bed and breakfasts or accommodation in a tent, camper vehicle, recreation vehicle or trailer</p>		<p>This definition has been deleted as it has been split into "short Term Rental" and "Hotel" to better reflect how these uses function in the community.</p>
<p>"Truck Terminal or Courier Services" means the use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement.</p>	<p>"Truck Terminal or Courier Services" means the use of premises for the parking and servicing of trailers, containers, trucks and other motor vehicles involved in commercial transport, cartage, moving, delivery or related goods movement.</p>	<p>No Change</p>
<p>"Urban Settlement Area" means those lands within the Urban Settlement Area Boundary shown on Schedule A – Land Use Plan to Official Community Plan that identifies areas within the District where residential, commercial, industrial, institutional and other urban uses are permitted.</p>	<p>"Urban Containment Boundary" means those lands within the Urban Containment Boundary shown on Schedule A – Land Use Plan to Official Community Plan that identifies areas within the District where residential, commercial, industrial, institutional and other urban uses are permitted and serviced by municipal infrastructure that is consistent with the Regional Growth Strategy.</p>	<p>The term Urban Settlement Area is not commonly used. The definition has therefore been updated to Urban Containment Boundary, and the same definition used in the Official Community Plan (OCP) has been adopted to ensure consistency.</p>
<p>"Veterinary Practice" means the business carried out by a professional person licensed by, and in good standing with the B.C. Veterinary Medical Association, to carry out the profession of caring for the health and welfare of animals of all species.</p>	<p>"Veterinary Practice" means the business carried out by a professional person licensed by, and in good standing with the B.C. Veterinary Medical Association, to carry out the profession of caring for the health and welfare of animals of all species. Kennels, runs, or wards are permitted if they are entirely inside a building and there shall be no provisions for animals to be confined outside the building.</p>	<p>This definition has been amended to incorporate provisions that were previously located in the General Regulations section of the Zoning Bylaw for veterinary practices.</p>
<p>"Visitor Attraction Use" means facilities, which operate as entertainment, or passive recreational attractions primarily for visitors and tourists by exhibiting objects of historical, cultural or educational interest or are associated with hobby or leisure-time pursuits, and may include the accessory retail sale of merchandise directly related to the use.</p>	<p>"Visitor Attraction Use" means facilities, which operate as entertainment, or passive recreational attractions primarily for visitors and tourists by exhibiting objects of historical, cultural or educational interest or are associated with hobby or leisure-time pursuits and may include the accessory retail sale of merchandise directly related to the use.</p>	<p>No change</p>
<p>"Warehouse" means a building or structure in which goods are stored, or a repository for wholesale or retail merchandise.</p>	<p>"Warehouse" means a building or structure in which goods are stored, or a repository for wholesale or retail merchandise.</p>	<p>No change</p>
<p>"Watercourse" means any natural drainage course or surface source of water, whether usually containing water or not, and includes any lake, river, stream, creek, spring, ravine, swamp or gulch.</p>	<p>"Watercourse" means any natural drainage course or surface source of water, whether usually containing water or not, and includes any lake, river, stream, creek, spring, ravine, swamp or gulch.</p>	<p>No change</p>

Definitions		
	<p><b>“Water Taxi Services”</b> means the use of land, buildings, or marine infrastructure for the operation of passenger boat services that transport individuals over water on a scheduled or on-demand basis. This use may include associated facilities such as passenger waiting areas, ticketing offices, docking infrastructure, and limited accessory retail or food services related to transportation operations.</p>	<p>This term is currently used but not previously defined.</p>
<p><b>"Wholesalers"</b> - means establishments or places of business primarily engaged in selling merchandise to other businesses, including: retailers; industrial, commercial, institutional, or professional businesses other wholesalers, and the general public; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such businesses.</p>	<p><b>"Wholesalers"</b> means establishments or places of business primarily engaged in selling merchandise to other businesses, including: retailers; industrial, commercial, institutional, or professional businesses; and, other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such businesses.</p>	<p>No change</p>
<p><b>"Width"</b> in respect of a building means the lesser of the two horizontal dimensions of a building or structure and in the case of a mobile home means the width of the mobile home exclusive of any structural additions attached thereto which were not a part or intended to be a part of the mobile home when it was manufactured.</p>	<p><b>"Width"</b> in respect of a building means the lesser of the two horizontal dimensions of a building or structure and in the case of a mobile home means the width of the mobile home exclusive of any structural additions attached thereto which were not a part or intended to be a part of the mobile home when it was manufactured.</p>	<p>No change</p>
<p><b>"Front Yard"</b> means that portion of a lot extending across the full width of the lot from the front lot line to the nearest structure or building on the lot.</p>	<p><b>“Yard -Front"</b> means that portion of a lot extending across the full width of the lot from the front lot line to the nearest structure or building on the lot.</p>	<p>This definition has not been changed; it has simply been reorganized so that all similar "Yard" definitions are grouped together in one section for improved clarity and organization.</p>
<p><b>"Rear Yard"</b> means that portion of a lot extending across the full width of the lot from the rear lot line to the nearest structure or building on the lot.</p>	<p><b>"Yard - Rear"</b> means that portion of a lot extending across the full width of the lot from the rear lot line to the nearest structure or building on the lot.</p>	<p>This definition has not been changed; it has simply been reorganized so that all similar "Yard" definitions are grouped together in one section for improved clarity and organization.</p>
<p><b>"Side Yard"</b> means that portion of the lot extending from the front yard to the rear yard and lying between the side lot line and the nearest structure or building on the lot.</p>	<p><b>"Yard - Side"</b> means that portion of the lot extending from the front yard to the rear yard and lying between the side lot line and the nearest structure or building on the lot.</p>	<p>This definition has not been changed; it has simply been reorganized so that all similar "Yard" definitions are grouped together in one section for improved clarity and organization.</p>
<p><b>"Side Yard Exterior"</b> means any side yard that abuts a highway or access road in a bare land strata plan.</p>	<p><b>"Yard - Side Exterior"</b> means any side yard that abuts a highway or access road in a bare land strata plan.</p>	<p>This definition has not been changed; it has simply been reorganized so that all similar "Yard" definitions are grouped together in one section for improved clarity and organization.</p>
<p><b>"Side Yard Interior"</b> means any side yard that does not abut a highway or access road in a bare land strata plan.</p>	<p><b>"Yard - Side Interior"</b> means any side yard that does not abut a highway or access road in a bare land strata plan.</p>	<p>This definition has not been changed; it has simply been reorganized so that all similar "Yard" definitions are grouped together in one section for improved clarity and organization.</p>

General Regulations		
Current	Proposed	Notes
<b>Accessory Buildings</b>		
	Despite the accessory definition, and if there is an inground pool on the lot, a bathing facility, such as a shower, may be permitted in an accessory building used exclusively for and related to the inground pool and associated equipment.	New regulation to permit bathing facilities associated with in-ground swimming pools.
	<p>Inside the urban Containment Boundary on Residential Zoned Land:</p> <p>a. The maximum Gross Floor Area for all accessory buildings on a lot shall be:</p> <p>i. 10 m<sup>2</sup> for lots between 300m<sup>2</sup> - 500m<sup>2</sup></p> <p>ii. 35m<sup>2</sup> for lots between 500m<sup>2</sup> - 750 m<sup>2</sup></p> <p>iii. 50m<sup>2</sup> for lots greater than 750 m<sup>2</sup></p> <p>b. Accessory Buildings with a floor area less than 10 m<sup>2</sup> and a height less than 3 m may be sited:</p> <p>i. 1 m from a rear or side lot line with a maximum projection of 0.3m for eaves.</p> <p>ii. 1.5m from a rear or side lot line with a maximum projection of 0.6m for eaves.</p> <p>c. The maximum height of accessory buildings is 3.5m.</p>	To simplify the zoning framework and improve consistency across zones, these regulations have been moved from individual zone sections to a common section.
<b>Accessory Buildings, Structures and Uses</b>		
In non-Agricultural zones, buildings and structures accessory to a permitted building or structure and uses accessory to a permitted use of a lot are permitted, unless otherwise specified, provided that: (1) the principal use is being performed on the lot; (2) a building for the purpose of the principal use has been constructed on the lot; or (3) a building for the purpose of the principal use is in the process of being constructed on the lot.		This regulation has been moved to the interpretation section but has not been changed otherwise.
In Agricultural zones, accessory buildings shall be permitted on the lot prior to the performance of the principal use and prior to the construction of the building for the purpose of the principal use.		This regulation has been moved to the interpretation section but has not been changed otherwise.

General Regulations		
<p>No accessory building may be used or constructed so as to be capable of being used for human habitation, and without limiting the generality of that restriction no accessory building may contain sleeping accommodation, be equipped or constructed so as to be capable of being equipped for household activities related to the storage, preparation and consumption of food, or be equipped or constructed so as to be capable of being equipped with a bathtub or shower, except where detached accessory dwelling units are permitted in the bylaw and they are constructed in accordance with this bylaw, the BC Building Code and any other applicable District regulations.</p>		<p>This regulation has been moved to the interpretation section but has not been changed otherwise.</p>
<p>In the W-1 and W-2 zones, geothermal heating and cooling systems shall be permitted as an accessory use to a permitted use on an adjacent upland lot.</p>		<p>This regulation has been deleted as geothermal heating and cooling systems are permitted in all zones, making the provision redundant.</p>
<p>Unless a building or structure is attached to a principal building by a completely enclosed structure having walls, roof and floor, it is for the purpose of this bylaw deemed not to be part of the principal building, but is deemed to be an accessory building or structure.</p>		<p>Moved to Interpretations</p>
<p>Floodplain Regulations</p>		
	<p>1. The following lands are designated as floodplain:  a. Land within the floodplain setbacks specified in Section 4.2.2 of this Bylaw.  b. Land lower than the Flood Construction Levels specified in Section 4.2.3 of this Bylaw.</p>	<p>This is a new regulation designed to align District standards with best practices and provincial guidance, while also helping to minimize legal risks associated with flooding.</p>

General Regulations		
	<p>2. Pursuant to section 524 of the Local Government Act no building or structure shall be located within the following setback requirements:</p> <ul style="list-style-type: none"> <li>a. 7.5 m from the natural boundary of ■IKEL (Maber Flats) and Martindale Flats.</li> <li>b. 7.5 m from the natural boundary of a lake, swamp, pond, or marsh area.</li> <li>c. 15 m from the natural boundary of any stream.</li> <li>d. Where a building site is at the top of a steep bluff and the toe of the bluff is subject to erosion and/or is closer than 15m from the natural boundary, the setback shall be a horizontal distance equal to 3.0 times the height of the bluff as measured from the toe of the bluff, or as determined by a qualified professional.</li> <li>e. 100 m from the natural boundary of the sea and the lands are subject to, or likely subject to, flooding from high tides, storm surge and wave effects, the property owner is to provide a report from a qualified professional experienced in coastal engineering prepared in accordance with the Provincial Flood Hazard Area Land Use Management Guidelines – Legislated Flood Assessments in a Changing Climate, as amended from time to time. The report shall confirm that the land may be used safely for the use intended.</li> <li>i. If meeting the setback would sterilize the lot (i.e. not allow even one of the land uses or structures permitted under the current zoning bylaw), the qualified professional can recommend a reduced setback provided that this is augmented through a restrictive covenant under Section 219 of the Land Title Act stipulating the hazard, building requirements, and includes a liability disclaimer.</li> </ul>	<p>This is a new regulation designed to align District standards with best practices and provincial guidance, while also helping to minimize legal risks associated with flooding.</p>
	<p>3. Pursuant to section 524 of the Local Government Act, no building or structure shall be constructed, reconstructed, moved, extended, or located so that the underside of any floor system, and top of any pad supporting any space or room that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater, is lower than the following flood construction levels:</p> <ul style="list-style-type: none"> <li>a. 1.5 m above the natural boundary of ■IKEL (Maber Flats) and Martindale Flats.</li> <li>b. 1.5 m above the natural boundary of a lake, swamp, pond or marsh area.</li> <li>c. 1.5 m above the natural boundary of a watercourse.</li> <li>d. Within 100 m of the natural boundary of the sea, the prescribed FCL shall be based on a report from a professional engineer experienced in coastal engineering prepared in accordance with the Provincial Flood Hazard Area Land Use Management Guidelines – Legislated Flood Assessments in a Changing Climate, as amended from time to time, and be based on minimum allowance for future sea level rise to the year 2100.</li> </ul>	<p>This is a new regulation designed to align District standards with best practices and provincial guidance, while also helping to minimize legal risks associated with flooding.</p>

General Regulations		
	<p><b>4. Exemptions from Flood Construction Levels:</b>  <b>a. Section 4.2.3 shall not apply to the following uses, with the exception that all main electrical switchgear shall be installed no lower than the specified flood construction level:</b>  <b>i. The portion of a building or structure used exclusively as a carport, garage or entrance foyer;</b>  <b>ii. Agricultural buildings excluding dwelling units and buildings for the keeping of animals[KC14.1]; and</b>  <b>iii. On-loading and off-loading facilities associated with water-oriented industry.[</b></p>	<p><b>This is a new regulation designed to align District standards with best practices and provincial guidance, while also helping to minimize legal risks associated with flooding.</b></p>
<b>Landscape Design</b>		
<b>General Landscape Design</b>		
	<p><b>Pergolas, arbours, privacy screening, and trellises shall not exceed 3 metres in height; and be permitted in any yard, provided that a minimum setback of 1.5 metres from any lot line is maintained.</b></p>	<p><b>This regulation was created to support the Building and Bylaw Department and help minimize conflicts between neighbouring properties.</b></p>
	<p><b>All direct and ambient lighting shall be shielded so as not to shine directly beyond the boundaries of the lot.</b></p>	<p><b>This regulation was created to support Bylaw and minimize conflicts between neighbouring properties.</b></p>
<b>Fences</b>		

General Regulations		
<p>No fence shall exceed 1.3 metres in height except: (1) in an Agricultural, Commercial, Institutional or Industrial zone where the height of a fence, in any part of the lot between the front yard setback line and the rear lot line, shall not exceed 2.5 metres; No fence shall exceed 1.3 metres in height except:</p> <p>(1) in an Agricultural, Commercial, Institutional or Industrial zone where the height of a fence, in any part of the lot between the front yard setback line and the rear lot line, shall not exceed 2.5 metres;</p> <p>Despite the above, for panhandle lots the height of fence is limited to 1.3 m for that part of the access strip within 7.5 m of the lot frontage, and shall not exceed 1.9 m in height for other lot lines.</p> <p>Despite Subsection 4.7.1, for Residential Apartment and Residential Attached uses in any zone where there are three or more units, and Community Care Facilities in a RP zone where there are six or more beds, the height of a fence in any part of the lot shall not exceed 1.9 metres.</p> <p>A Sight Triangle shall not be obstructed by:</p> <p>(1) a fence, wall or structure erected to a height greater than 0.7 metres; or</p> <p>(2) a hedge, bush, shrub, tree or other growth</p>	<p>1) Fences are permitted up to 1.3 metres with the following exceptions:</p> <p>a. Agricultural, Commercial, Institutional, or Industrial zones fences are permitted up to 2.5 metres in any part of the lot between the front yard setback line and the rear lot line.</p> <p>b. in a Residential zone where the height of a fence, in any part of the lot between the front yard setback line and the rear lot line, shall not exceed 1.9 metres; and;</p> <p>c. For panhandle lots, the height of fence is limited to 1.3 m for that part of the access strip within 7 m of the lot frontage.</p> <p>d. A Sight Triangle shall not be obstructed by a fence greater than 0.7 metres.</p>	<p>This regulation was simplified for clarity.</p>
<p>Subsection 4.7.1 shall not apply to an open mesh, netting or wire deer fence erected on any part of a lot in an Agricultural, Rural Estate, or Residential zone for the purpose of crop and garden protection.</p>	<p>Subsection x.x.x shall not apply to open mesh, netting, or wire fence erected on any part of a lot on Agricultural, Rural Estate, or Residential zones for the purpose of crop and garden protection.</p>	<p>No change</p>
	<p>Barbed wire fences are prohibited in all zones.</p>	<p>This is a new regulation to replace Bylaw No. 21 (Fence Regulation Bylaw - 1951)</p>
<p>Retaining Walls</p>		
	<p>Retaining Walls must be located entirely on private property and may be located within a required setback.</p>	<p>New section added to provide clarity around retaining walls, specifying that large, multi-tier retaining walls require Council approval.</p>
	<p>Any tiered Retaining Walls must be spaced horizontally at a minimum of 1.2 metres between tiers.</p>	<p>New section added to provide clarity around retaining walls, specifying that large, multi-tier retaining walls require Council approval.</p>
	<p>Any Retaining Wall tier must not project more than 1.2 metres above the average natural grade or the top of the Retaining Wall tier below.</p>	<p>New section added to provide clarity around retaining walls, specifying that large, multi-tier retaining walls require Council approval.</p>

General Regulations		
	The maximum number of tiers that may be constructed in a combined retaining wall system is two with a maximum height of 2.4 meters.	New section added to provide clarity around retaining walls, specifying that large, multi-tier retaining walls require Council approval.
	8) Where a fence is constructed on top of a retaining wall the combined height of the retaining wall and fence shall not exceed the maximum permitted height of a fence in such location.	New section added to provide clarity around retaining walls, specifying that large, multi-tier retaining walls require Council approval.
Swimming Pools		
<p>Swimming pools:</p> <p>(1) Shall not be located in a required front yard or required side yard.</p> <p>(2) Above-ground swimming pools and associated decks greater than 0.6 metres in height shall meet the siting requirements of accessory buildings.</p> <p>(3) In-ground swimming pools shall be located at a minimum of 1.5 metres from side property lines and 2 metres from rear property lines.</p>	<p>1) Swimming Pools shall not be located in the required front yard or required side yard of the principal dwelling unit.</p> <p>2) Swimming pools shall be located at a minimum of 3 metres from the side and rear property lines.</p>	Regulations have been updated to eliminate redundancy. Above-ground swimming pool decks are now considered part of landscaping, and swimming pool setbacks have been increased to provide adequate space for associated decks.
Outdoor Storage		
No lot shall be used for the storage of vehicles or as an automobile wrecking or salvage yard, unless explicitly permitted in the bylaw.		This regulation has been moved to the Prohibition section but has not been changed otherwise.
No lot in any residential zone shall be used for outdoor storage as a principal use.		This regulation has been moved to the Prohibition section but has not been changed otherwise.
In the case of residential zones, an unlicensed vehicle shall not be parked or stored in the required Front Yard of a lot.	1) In the case of residential zones, an unlicensed vehicle shall not be parked or stored in the required Front Yard of a lot.	No change
No front or side yard shall be used for outdoor storage, whether as an accessory or principal use, or for the storage of a boat.	2) No front yard shall be used for outdoor storage, whether as an accessory or principal use, or for the storage of a Boat, or unlicensed Recreational Vehicle (RV) and Trailer.	Amended with feedback from Bylaw to specify that it applies to unlicensed vehicles.
	3) In Commercial Zones, no commodity, merchandise, stock-in-trade or other material or thing related to any commercial use shall be stored within the front yard, this does not include outdoor display of merchandise for sale.	This regulation has been relocated from individual zones to apply uniformly across all commercial zones.
Secondary Dwelling Units		

General Regulations		
<p>Accessory Dwelling Units shall be occupied for residential purposes only and shall not be rented for an occupancy period of less than 30 days</p> <p>An Accessory Dwelling Unit shall not be used as a Bed and Breakfast or short-term vacation rental.</p>	<p>1) Secondary Dwelling Units shall be occupied for residential purposes only and shall not be used as a Bed and Breakfast or Short-Term Rental Accommodation and must be rented for an occupancy period of more than 30 days.</p>	<p>This regulation has been amended with new terms but otherwise is unchanged.</p>
<p>Off-street parking for an Accessory Dwelling Unit shall be provided in accordance with this Bylaw.</p>		<p>This regulation is redundant and has been deleted.</p>
<p>Secondary service connections from municipal systems to serve a Detached Accessory Dwelling is prohibited.</p>		<p>This regulation has been deleted as it was left over from the Subdivision Servicing Bylaw when it was previously separated from the Zoning Bylaw.</p>
<p>Where permitted inside the Urban Containment Boundary:  (1) A Secondary Suite is permitted in a residential zone in this Bylaw and must be wholly contained within the principal dwelling.  (2) No Secondary Suite may be stratified, subdivided, or otherwise legally separated from the principal residential dwelling.</p>	<p>Where permitted inside the Urban Containment Boundary:  (1) A Secondary Suite is permitted in a residential zone in this Bylaw and must be wholly contained within the principal dwelling.  (2) No Secondary Suite may be stratified, subdivided, or otherwise legally separated from the principal residential dwelling.</p>	<p>No Change</p>

General Regulations		
<p>Where permitted outside the Urban Containment Boundary:</p> <p>(1) Where accessory dwelling units are permitted in Agricultural and Rural zones in this Bylaw, for lots less than 1ha, only one accessory dwelling unit is permitted in the form of a secondary suite wholly contained within the principal single family dwelling, or as a Detached Accessory Dwelling unit in accordance with Section 12 of this Part. For lots 1ha or more, both a secondary suite and a detached accessory dwelling unit are permitted in accordance with subsection 4.12.4.</p> <p>(2) A Detached Accessory Dwelling is permitted in the form of a one-storey cottage or two-storey carriage house.</p> <p>(3) Detached Accessory Dwellings shall not include any basement area and have a maximum of 15m<sup>2</sup> for any combination of covered or uncovered attached decks, balconies, porches, and covered outdoor areas otherwise not included in floor area.</p> <p>(4) Where a Detached Accessory Dwelling is permitted and the accessory dwelling unit is sited within a building containing another accessory use, there shall be no internal connection between the accessory use and dwelling unit and each use shall have its' own separate entrance.</p> <p>(5) No Accessory Dwelling Unit may be stratified, subdivided, or otherwise legally separated from the principal residential dwelling.</p> <p>4 Within the Agricultural zones, a Detached Accessory Dwelling is permitted subject to the following conditions:</p> <p>(1) The principal dwelling is 500 m<sup>2</sup> or less in floor area,</p> <p>(2) The detached accessory dwelling unit has a maximum floor area of 90 m<sup>2</sup>, and</p> <p>(3) There are no mobile homes existing on the property.</p>	<p>4) Outside of the Urban Containment Boundary, secondary dwelling units are permitted in Agricultural and Rural zones in accordance with the density regulations prescribed in the applicable zone and the following regulations:</p> <p>a. Detached Secondary Dwelling Unit shall have a maximum floor area of 90 m<sup>2</sup>.</p> <p>b. Secondary dwelling units shall not include basement areas and may include a maximum of 15 m<sup>2</sup> for any combination of covered or uncovered attached decks, balconies, porches, or covered outdoor areas that are otherwise not included in floor area calculations.</p> <p>c. Where a secondary dwelling unit is located within a building that also contains another accessory use, there shall be no internal connection between the accessory use and the dwelling unit, and each use must have its own separate entrance.</p>	<p>Density regulations have been moved into the respective zones. Aside from this administrative reorganization, no substantive changes have been made.</p>
Setbacks		

General Regulations		
<p>In residential zones, no radio or television antenna or satellite dish antenna shall be located in a front yard or side yard.</p>	<p>1) In residential zones, radio, television, or satellite dish antennas shall not be located in the front yard or side yard.</p>	<p>No change</p>
	<p>2) In residential zones, antennas and satellite dishes may be permitted on the roof of a building and may project up to an additional one metre above the maximum permitted building height.</p>	<p>New section to prevent large satellite dishes in residential zones.</p>
	<p>In residential zones, where vehicular access to dwelling units is required for parking purposes, a minimum side yard setback of 6.0 m is required. Where the access is straight and less than 90 m in length, a minimum setback of 4.5 m is required.</p>	<p>New regulation to help support Small Scale Multi-Unit housing development.</p>
Additional Setbacks		
<p>On a lot adjacent to or containing a watercourse, no person shall construct or place or erect a building or structure other than a fence or place fill material on the bed of the watercourse, nor on any portion of the lot that is within 15 metres measured horizontally from the natural boundary of the watercourse nor within 10 metres measured horizontally from the top of the bank of the watercourse. For the purposes of this Subsection, the top of the bank is the point nearest the natural boundary of the watercourse where a break in the slope of the land occurs such that the grade inland of the break is less than 3:1 for a minimum distance of 15 metres measured perpendicularly to the watercourse as shown in Figure 1.</p>	<p>1) On a lot adjacent to or containing a watercourse, no person shall construct, place, or erect any building, paved driveway, parking area, or structure—other than a fence:  (1) on the bed of the watercourse;  (2) within 15 metres, measured horizontally, from the natural boundary of the watercourse; or  (3) within 10 metres, measured horizontally, from the top of the bank of the watercourse.</p>	<p>This regulation has been simplified for clarity but otherwise is unchanged.</p>
<p>No person shall construct, erect or place a building or structure other than: fences; docks, ramps and walkways; stairs; or, geothermal heating and cooling systems; within 10 metres measured horizontally inland from the natural boundary of the sea nor within 10 metres measured horizontally inland from the top of a slope of 3:1 or more adjacent to the sea.</p>	<p>2) No person shall construct, erect, or place any building, paved driveway, parking area, or structure within 10 metres, measured horizontally inland from the natural boundary of the sea or from the top of a slope with a grade of 3:1 or steeper adjacent to the sea, except for the following:  (1) fences;  (2) docks, ramps, and walkways;  (3) stairs; and  (4) geothermal heating and cooling systems.</p>	<p>This regulation has been simplified for clarity but otherwise is unchanged.</p>

General Regulations		
<p>No person shall construct or erect a building or structure for housing animals other than pets, or construct, erect or use any building, structure or area for the storage of manure, within 30 metres measured horizontally inland from the natural boundary of any watercourse or the sea. x000D_</p>		<p>This setbacks regulation has been moved into the Agricultural zones for clarity.</p>
<p>For the purposes of Subsections 4.6.3 and 4.6.4 paved driveways and motor vehicle parking areas are "structures".</p>		<p>This regulation has been moved directly into the regulation it references for clarity and consistency.</p>
<p><b>Buffering from Agricultural Land</b></p>		
<p>All buildings and structures for housing or enclosing livestock and all buildings, structures and areas used for the storage of manure shall be a minimum of 30.0 m from any lot line adjoining a residential zone.</p>		<p>This setbacks regulation has been moved into the Agricultural zones for clarity.</p>
<p>here a building for a residential occupancy is proposed to be constructed on a lot directly abutting a parcel designated as Agricultural Land Reserve, the minimum yard requirements specified in the applicable zoning provisions are increased by 5 metres to maintain a physical buffer between the residential use and the agricultural uses which may occur.</p>	<p>1. Where a building for a residential occupancy is proposed to be constructed on a lot directly abutting a parcel designated as Agricultural Land Reserve, the minimum yard requirements specified in the applicable zoning provisions are increased by 5 metres to maintain a physical buffer between the residential use and the agricultural uses which may occur.</p>	<p>No change</p>
	<p>2. Where a principal building for Commercial or Industrial uses is constructed on a lot directly abutting a parcel designated as Agricultural Land Reserve the minimum setback requirements are  a. Increased by 5.0m for buildings less than or equal to 11m or two storeys  b. Increased by 10.0m for the buildings greater than 11m</p>	<p>This is a new regulation to help support farms bordering industrial and commercial areas with increased heights.</p>
<p><b>Projections into Setbacks</b></p>		

General Regulations		
<p>1) Where yard setbacks are required by this bylaw, they shall be free of all buildings and structures except:</p> <p>a. Chimneys, cornices, leaders, gutters, bay windows, a cantilevered section of a building, and ornamental architectural features extending not more than 0.6 metres into any required yard.</p> <p>b. Front and rear unenclosed steps, eaves, awnings, canopies, cantilevered decks or balconies, or open porches extending not more than 0.6 metres into any required yard.</p> <p>i. Accessory Building eaves in accordance with Section ____.</p> <p>c. Mechanical features integrated into the building exterior, including heating or ventilating equipment, extending not more than 0.6 metres into any required yard.</p> <p>d. Heat pumps not integrated into the building exterior shall:</p> <p>i. not be sited in a front yard,</p> <p>ii. have acoustic screening when sited 3 meters or less from a side or rear property line;</p>	<p>1) Where yard setbacks are required by this bylaw, they shall be free of all buildings and structures except:</p> <p>a. Chimneys, cornices, leaders, gutters, bay windows, a cantilevered section of a building, and ornamental architectural features extending not more than 0.6 metres into any required yard.</p> <p>b. Front and rear unenclosed steps, eaves, awnings, canopies, cantilevered decks or balconies, or open porches extending not more than 0.6 metres into any required yard.</p> <p>i. Accessory Building eaves in accordance with Section ____.</p> <p>c. Mechanical features integrated into the building exterior, including heating or ventilating equipment, extending not more than 0.6 metres into any required yard.</p> <p>d. Heat pumps not integrated into the building exterior shall:</p> <p>i. not be sited in a front yard,</p> <p>ii. have acoustic screening when sited 3 meters or less from a side or rear property line;</p>	<p>No change</p>
<p>e. Exterior cladding and insulation extending not more than 0.3 m into any required yard.</p> <p>f. Ramps, or wheelchair lifts, for accessibility purposes are permitted in any yard;</p> <p>g. Below grade steps to access basement area extending not more than 1.2 m into any required yard.</p> <p>h. Underground utilities, geothermal heating and cooling systems, irrigation systems, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.</p> <p>i. Fences.</p>	<p>e. Exterior cladding and insulation extending not more than 0.3 m into any required yard.</p> <p>f. Ramps, or wheelchair lifts, for accessibility purposes are permitted in any yard;</p> <p>g. Below grade steps to access basement area extending not more than 1.2 m into any required yard.</p> <p>h. Underground utilities, geothermal heating and cooling systems, irrigation systems, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.</p> <p>i. Fences.</p>	<p>No change</p>
<p>Backstops, rebound walls, goals and other similar structures in parks and school grounds shall be permitted in all required yards, except those abutting residentially zoned lots, and any such structure that is constructed so as to form a solid fence or wall which cannot be seen through shall be at least 6 metres from any lot line.</p>		<p>This regulation has been removed as part of an effort to reduce direct regulation of schools.</p>
<p>provided that the total length of all completely enclosed projections from the face of a building described in Paragraphs (1) through (3) above shall not exceed 50% of the total length of the building wall from which they project; and</p>	<p>2) The total length of all completely enclosed projections from the face of a building described in Paragraphs (a) through (c) above shall not exceed 50% of the total length of the building wall from which they project.</p>	<p>This has been revised for clarity and to better align it with the related regulations referenced above.</p>

General Regulations		
Shipping Containers		
	1) A shipping container shall only be used for storage purposes.	This is a new Regulation section to address shipping containers and there use in the District and regulations are based on best practices and input from Buildings. Fire, and Bylaw.
	2) Shipping containers shall not be accessible to the public.	This is a new Regulation section to address shipping containers and there use in the District and regulations are based on best practices and input from Buildings. Fire, and Bylaw.
	3) Shipping containers shall not be stacked.	This is a new Regulation section to address shipping containers and there use in the District and regulations are based on best practices and input from Buildings. Fire, and Bylaw.
	3) Shipping containers are permitted in the following zones: a. Industrial b. Commercial (Service Station Commercial & Intensive Commercial) c. Agricultural d. Institutional e. Rural	This is a new Regulation section to address shipping containers and there use in the District and regulations are based on best practices and input from Buildings. Fire, and Bylaw.
	Zone Number of Shipping Containers Rural (R-A, R-F, R-S) 1 Agriculture (A, A-F, A-H) 1 Institutional (P-G,P-P) 1 Industrial (I-L, I-E) 5* Commercial (CS, CI) 2 Footnote: Industrial maximum number of shipping containers does not apply to a business that leases, rents or sells metal shipping containers for off-site use.	This is a new Regulation section to address shipping containers and there use in the District and regulations are based on best practices and input from Buildings. Fire, and Bylaw.
	4) Despite Section____, a. When a building permit has been issued for construction on a parcel in any zone, metal shipping containers may be used for temporary storage provided that they are removed within 30 days of final inspection of the building or structure for which the building permit has been issued; b. Metal shipping containers may be used for moving provided that they are not located on any parcel for longer than 30 days; c. Metal shipping containers may be used for emergency purposes on a parcel in any zone provided they are not located on any parcel for longer than 90 days; and d. The storage of fuel or other combustible materials is strictly prohibited within metal shipping containers. e. The maximum number of metal shipping containers is as follows:	This is a new Regulation section to address shipping containers and there use in the District and regulations are based on best practices and input from Buildings. Fire, and Bylaw.

General Regulations		
	<p>f. Metal shipping containers shall not be sited between the principal building or structure and the front parcel boundary, except when the front parcel boundary abuts a lane.</p> <p>g. Metal shipping containers must comply with the setback requirements of the applicable zone.</p>	<p>This is a new Regulation section to address shipping containers and their use in the District and regulations are based on best practices and input from Buildings, Fire, and Bylaw.</p>
Sight Triangles & Siting Provisions from Provincial Highways		
<p>A Sight Triangle shall not be obstructed by:</p> <p>(1) a fence, wall or structure erected to a height greater than 0.7 metres; or</p> <p>(2) a hedge, bush, shrub, tree or other growth.</p> <p>5 Subsection 4.7.1 shall not apply to an open mesh, netting or wire deer fence erected on any part of a lot in an Agricultural, Rural Estate, or Residential zone for the purpose of crop and garden protection.</p>	<p>1) On any corner lot, no building, structure, fence, landscaping, vegetation, or other visual obstruction greater than 0.7 meters in height shall be permitted within a sight triangle that would interfere with the safe movement of traffic or obstruct the view of motorists, cyclists, or pedestrians.</p>	<p>These two regulations have been amalgamated for clarity but otherwise are unchanged.</p>
10) Temporary Use of a Dwelling Unit During Construction		
<p>a. In the Agriculture and Rural zones, when an owner applies for a building permit to replace a principal dwelling unit on a lot and wishes to continue living in the existing dwelling during the construction of the new one, a building permit may be issued provided that the owner grants the Municipality a covenant under Section 219 of the Land Title Act, in a form satisfactory to the Municipality, by which the owner agrees to:</p>	<p>a. In the Agriculture and Rural zones, when an owner applies for a building permit to replace a principal dwelling unit on a lot and wishes to continue living in the existing dwelling during the construction of the new one, a building permit may be issued provided that the owner grants the Municipality a covenant under Section 219 of the Land Title Act, in a form satisfactory to the Municipality, by which the owner agrees to:</p>	<p>No change</p>
<p>i. Covenants to demolish, remove or alter the existing dwelling to a comply with this bylaw in the manner set out in the covenant, forthwith upon completion of the new dwelling or upon the request of the municipality, whichever is earlier;</p> <p>ii. Authorizes the Municipality to enter the lands and cause the demolition, removal or alteration if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so, and agrees to indemnify the municipality for all costs incurred in so doing;</p>	<p>i. Covenants to demolish, remove or alter the existing dwelling to a comply with this bylaw in the manner set out in the covenant, forthwith upon completion of the new dwelling or upon the request of the municipality, whichever is earlier;</p> <p>ii. Authorizes the Municipality to enter the lands and cause the demolition, removal or alteration if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so, and agrees to indemnify the municipality for all costs incurred in so doing;</p>	<p>No change</p>
<p>iii. Acknowledges that the Municipality may withhold an occupancy permit for the new dwelling until the existing dwelling has been demolished, removed or altered in accordance with the covenant; and</p> <p>iv. Provides, in a form satisfactory to the Municipality, security to meet the reasonably anticipated costs of demolition, removal or alteration of the existing dwelling in the event that the Municipality causes that dwelling to be demolished, removed or altered."</p>	<p>iii. Acknowledges that the Municipality may withhold an occupancy permit for the new dwelling until the existing dwelling has been demolished, removed or altered in accordance with the covenant; and</p> <p>iv. Provides, in a form satisfactory to the Municipality, security to meet the reasonably anticipated costs of demolition, removal or alteration of the existing dwelling in the event that the Municipality causes that dwelling to be demolished, removed or altered."</p>	<p>No change</p>
10) Uses Permitted in All Zones		

<b>General Regulations</b>		
Land in every zone may be used for the installation and operation of underground water supply, sewage collection, drainage, gas distribution works, geothermal heating and cooling systems, parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves, District fire hall or District fire training centre, and underground and above-ground telecommunication lines, including on any lot not more than one above-ground building with a height not exceeding 3.5 metres and a floor area not exceeding 50 m <sup>2</sup> .	<p>a. Land in every zone may be used for the installation and operation of underground water supply, sewage collection, drainage, gas distribution works, geothermal heating, public utilities, cooling systems and underground and above-ground telecommunication lines.</p> <p>b. Publicly owned lands in every zone may be used for parks, playgrounds and playing fields, hiking and bicycling paths, horse riding trails and ecological reserves, and District fire hall or District fire training centre.</p>	The provision remains largely unchanged, with the primary update being its separation into two categories: all lands and publicly owned lands.
<b>Part 5 – Use Specific Regulations</b>		
<b>Bed and Breakfast</b>		
A Bed and Breakfast business is limited to a maximum of three bedrooms within a single family dwelling.	1) A Bed and Breakfast business is limited to a maximum of four bedrooms within a Residential – Single Detached dwelling.	The maximum number of bedrooms has been increased to align with ALC regulations.
Bedrooms for Bed and Breakfast use shall not include any form of cooking facility.	2) Bed and Breakfast use shall not include any secondary cooking facility for use by guests or patrons.	This regulation has been amended based on feedback from Building Department for clarity.
	3) The operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located;	This regulation has been added based on feedback from Building Department for clarity.
	4) The operator must also reside onsite during the operation of the bed and breakfast;	This regulation has been added based on feedback from Building Department for clarity.
<b>Composting</b>		
1) Composting is not permitted in any zone, except in accordance with this Section.	1) Composting is not permitted in any zone, except in accordance with this Section.	No change
2) Composting – Residential is permitted as an accessory use in every zone in which residential uses are permitted, but compost may not be sold from the premises, and the production of compost is not a permitted home occupation.	2) Composting – Residential is permitted as an accessory use in every zone in which residential uses are permitted, but compost may not be sold from the premises, and the production of compost is not a permitted home occupation.	No change
3) Agricultural composting is permitted as an accessory use in the A1 zone, subject to the following regulations:	3) Agricultural composting is permitted as an accessory use in the A1 zone, subject to the following regulations:	No change

General Regulations		
<p><b>a. Processing of composting material, including material undergoing initial decomposition and material undergoing secondary curing before being applied to land, must not occur within 30 meters of any parcel boundary or domestic water supply intake, nor within 30 meters of any natural watercourse or constructed ditch, but nothing in this Paragraph prohibits the application of finished compost to land. In the case of a farm business comprising more than one parcel of land, the siting requirements of this Paragraph in relation to parcel boundaries do not apply in relation to any parcel boundary not constituting an exterior boundary of the farm.</b></p>	<p><b>a. Processing of composting material, including material undergoing initial decomposition and material undergoing secondary curing before being applied to land, must not occur within 30 meters of any parcel boundary or domestic water supply intake, nor within 30 meters of any natural watercourse or constructed ditch, but nothing in this Paragraph prohibits the application of finished compost to land. In the case of a farm business comprising more than one parcel of land, the siting requirements of this Paragraph in relation to parcel boundaries do not apply in relation to any parcel boundary not constituting an exterior boundary of the farm.</b></p>	<p><b>No change</b></p>
<p><b>b. Compost prepared in the agricultural zone must be applied to land that is included in the same farm business as the land on which the composting occurs and may not be sold or removed from that premises on which it is produced, but nothing in this Paragraph prohibits the sale of bagged manure from farm roadside stands.</b></p>	<p><b>b. Compost prepared in the agricultural zone must be applied to land that is included in the same farm business as the land on which the composting occurs and may not be sold or removed from that premises on which it is produced, but nothing in this Paragraph prohibits the sale of bagged manure from farm roadside stands.</b></p>	<p><b>No change</b></p>
<p><b>c. Initial decomposition of food waste, sludge, septage, fats, oils and grease, brewery waste, plant matter derived from processing plants, hatchery waste, poultry carcasses, fish wastes, whey, milk processing waste and contaminated fibers must be contained in a closed reactor or vessel in which conditions such as moisture, temperature and oxygen levels can be closely monitored and controlled, and from which odors detectable by humans cannot escape.</b></p>	<p><b>c. Initial decomposition of food waste, sludge, septage, fats, oils and grease, brewery waste, plant matter derived from processing plants, hatchery waste, poultry carcasses, fish wastes, whey, milk processing waste and contaminated fibers must be contained in a closed reactor or vessel in which conditions such as moisture, temperature and oxygen levels can be closely monitored and controlled, and from which odors detectable by humans cannot escape.</b></p>	<p><b>No change</b></p>
<p><b>d. Materials referred to in Paragraph 4.5.3(3) undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any leachate must be collected, so that contaminants leaching from the materials cannot enter the groundwater table.</b></p>	<p><b>d. Materials referred to in Paragraph 4.5.3(3) undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any leachate must be collected, so that contaminants leaching from the materials cannot enter the groundwater table.</b></p>	<p><b>No change</b></p>
<p><b>4) Where commercial composting is permitted as a principal use it is subject to the following regulations:</b></p>	<p><b>4) Where commercial composting is permitted as a principal use it is subject to the following regulations:</b></p>	<p><b>No change</b></p>
<p><b>a. Composting materials undergoing initial decomposition must be contained in a closed reactor or vessel in which conditions such as moisture, temperature and oxygen levels can be closely monitored and controlled, and from which odors detectable by humans cannot escape.</b></p>	<p><b>a. Composting materials undergoing initial decomposition must be contained in a closed reactor or vessel in which conditions such as moisture, temperature and oxygen levels can be closely monitored and controlled, and from which odors detectable by humans cannot escape.</b></p>	<p><b>No change</b></p>
<p><b>b. Composting materials undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any leachate must be collected, so that contaminants leaching from the materials cannot enter the groundwater table.</b></p>	<p><b>b. Composting materials undergoing secondary curing or being stored prior to initial decomposition must be stored on an impermeable surface and any leachate must be collected, so that contaminants leaching from the materials cannot enter the groundwater table.</b></p>	<p><b>No change</b></p>

General Regulations		
c. Processing equipment may be operated only between the hours of 8 a.m. and 5 p.m. Monday to Saturday, excluding statutory holidays.	c. Processing equipment may be operated only between the hours of 8 a.m. and 5 p.m. Monday to Saturday, excluding statutory holidays.	No change
d. Equipment for the shredding or grinding of materials must be located within a structure having solid walls and a roof so that any noise or odour generated by the equipment is minimized.	d. Equipment for the shredding or grinding of materials must be located within a structure having solid walls and a roof so that any noise or odour generated by the equipment is minimized.	No change
e. Every composting operation permitted by this bylaw must comply with the Organic Matter Recycling Regulation under the Waste Management Act and any bylaw of the Capital Regional District dealing with the operation of composting facilities.	e. Every composting operation permitted by this bylaw must comply with the Organic Matter Recycling Regulation under the Waste Management Act and any bylaw of the Capital Regional District dealing with the operation of composting facilities.	No change
<b>Marina</b>		
Each marina use shall be connected to the Municipal sanitary sewer system. Pump out facilities shall be provided of sufficient capacity to handle all boats berthed at or visiting the marina	1) Each marina use shall be connected to the Municipal sanitary sewer system. Pump out facilities provided shall be of sufficient capacity to handle all boats berthed at or visiting the marina.	No change
Each marina shall maintain separate facilities for the containment and disposal of oil and solid waste material.	2) Each marina shall maintain separate facilities for the containment and disposal of oil and solid waste material.	No change
Marinas shall not provide any facilities or services specifically designed to accommodate commercial float planes.	3) Marinas shall not provide any facilities or services specifically designed to accommodate commercial float planes.	No change
A maximum of one boat or vessel for each fifty berths may be used as accommodation for managers or watchmen of marinas and wharves. The license number of the boats or vessels and the names and telephone numbers of the managers or watchmen shall be registered by the marina operator with the License Inspector annually or as changes occur.	4) A maximum of one boat or vessel for each fifty berths may be used as accommodation for managers or watchmen of marinas and wharves. The license number of the boats or vessels and the names and telephone numbers of the managers or watchmen shall be registered by the marina operator with the License Inspector annually or as changes occur.	No change
No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.		This regulation was moved into all water zones.
<b>Home Occupations</b>		
	Refer to draft zoning bylaw	
<b>Farm Camping</b>		

General Regulations		
The following conditions shall apply to Temporary Farm Camping Uses:		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
1. Farm Camping Use may be permitted on lots with an area of 0.8ha or more located in the provincially-designated Agricultural Land Reserve.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
2. Farm Camping may comprise the use of land for up to ten tent camping sites occupying in total not more than 2% of the area of the lot, and for this purpose the area of every tent camping site is deemed to be 48 m <sup>2</sup>		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
3. The combined total number of Bed and Breakfast bedrooms and Farm Camping tent sites shall not exceed ten on any lot.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
4. The minimum setbacks for any farm camping use, including tent camp sites, sanitation facilities, and parking, shall be: a. From public highway 10 m b. Side yard 10 m c. Side yard abutting residential zone 15 m d. Rear yard 10 m e. Rear yard abutting residential zone 15 m		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
5. Only one tent is allowed per tent camping site. No other structures or site alterations, including removable ground level decks or landings, are permitted.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
6. No vehicle shall be used for overnight accommodation.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
7. Any parking area provided for farm camping use shall only be surfaced with permeable material.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
8. All roads within the farm camping site shall be designed to allow for safe traffic flow at all times and be adequate to provide for the utilization of emergency vehicles. Such roads shall only be surfaced with permeable material. No parking on roadways is permitted at any time.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.
9. No tent camping site shall be connected to any utilities.		These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.

General Regulations		
<p>10. Disposal of grey water and sewage on the ground is prohibited, and must be contained and disposed of through proper wastewater disposal and solid waste disposal facilities in accordance with provincial Health Act requirements including the Sewerage System Regulation and the Sewerage System Standard Practice Manual.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>11. Every tent camping site shall be located within 120m of a source of potable water.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>12. All refuse and garbage is to be placed in receptacles provided for that purpose.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>13. The washing of vehicles is prohibited.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>14. Fire pits are not permitted. Propane or other non-wood burning portable barbeques are permitted for cooking purposes.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>15. Each tent camping site may be provided with one picnic table for the use by the occupants of that tent camping site.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>16. The provision of a grassed play area for children is permitted. Other communal facilities, except those for personal sanitation such as bathrooms and showers, are not permitted including but not limited to: recreational buildings, unenclosed pavilions or gazebos, laundry rooms, and swimming pools.</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p>17. Any exterior lighting shall:  a. be designed to illuminate sanitation facilities and exterior areas only, at levels necessary to ensure safety and security of people and property;  b. not be directly visible from public roads and residences on adjacent properties; and be shielded and directed toward the ground</p>		<p>These regulations are proposed to be moved to the Official Community Plan, where they are more appropriately regulated as a temporary use.</p>
<p><b>Veterinary Practice</b></p>		
<p>Except where expressly prohibited a Veterinary Practice may include the accessory retail sale of goods. Except in a C-1 or C-3 zone, the gross floor area designated for such retail use, including storage areas for retail goods, shall not exceed the lesser of 60 m<sup>2</sup> or 15% of the building area.</p>		<p>These regulations have been moved into the specific zones to which they apply.</p>

<b>General Regulations</b>		
Kennels, runs, or wards shall be entirely inside a building and there shall be no provisions for animals to be confined outside the building.		This regulation has been included in the Veterinary Practice definition,
<b>CANNABIS PRODUCTION, AGRICULTURE USE</b>		
Any Cannabis production in the Agricultural Land Reserve shall be designed and operated in accordance with Provincial Acts and Regulations in order to be deemed a farm use permitted in the Agricultural Land Reserve. Cannabis production not deemed a farm use by the Agricultural Land Commission is prohibited.		This regulation has been included in the Cannabis Production, Agriculture definition.
The maximum lot coverage for Cannabis Production Buildings is 35%, irrespective of residential and other agricultural uses.		This regulation has been moved into the Agricultural Zones.
The minimum setbacks for any Cannabis Production Building shall be Front yard 30m Side yard 30m Side yard exterior 30m Rear yard 30m From public highway 30m From watercourse 30m Yard abutting the Agricultural Land Reserve boundary 100m Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional 150m		This regulation has been moved into the Agricultural Zones.
Any driveway, access route or parking areas shall only be surfaced with permeable materials.		This regulation is covered by Design Guidelines and ALC.
No outdoor storage permitted associated with this use._x000D_		This regulation is covered by Design Guidelines.
Any federally required fencing shall be buffered with native plantings.		This regulation is covered by Design Guidelines.
Exterior lighting shall be low intensity and downcast.		This regulation is covered by Design Guidelines.
<b>Waste and Recycling</b>		

General Regulations		
<p>Where a lot is used for commercial, industrial, multi-unit residential or a combined mixed-use, area for the collection and storage of waste and recycling bins shall be provided on site and shall:</p> <ul style="list-style-type: none"><li>1 be screened in accordance with this bylaw,</li><li>2 not be sited to occupy a parking space,</li><li>3 not be sited to occupy and landscape area, and</li><li>4 not be sited within a front yard</li></ul>		<p>This regulation was deleted as it is covered by the Screening section of the Zoning Bylaw.</p>

<b>Agriculture: A1</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Residential Single Family</li> <li>(2) Agriculture</li> <li>(3) Agricultural processing centre</li> <li>(4) Aquaculture</li> <li>(5) Bed and Breakfast, in accordance with Part 4, Section 18</li> <li>(6) Equestrian or riding stable</li> <li>(7) Greenhouse</li> </ul>	<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Agriculture</li> <li>(2) Aquaculture</li> <li>(3) Cannabis Production – Agricultural Use</li> <li>(4) Controlled Environment Structures</li> <li>(5) Equestrian or riding stable</li> <li>(6) Plant Nursery</li> <li>(7) Residential - Single Detached</li> </ul>	Amended with new uses permitted by the ALC.
	<p>Information Note: Other legislation like the Agricultural Land Commission Act applies and may limit permitted uses.</p>	Information note has been provided to give additional context to permitted uses.
<b>Permitted Accessory Uses</b>		
<p>The following uses are permitted as accessory uses only:</p> <ul style="list-style-type: none"> <li>(1) Home Occupation, in accordance with Part 4, Section 10</li> <li>(2) Secondary Suite</li> <li>(3) Accessory Dwelling Unit, in accordance with Part 4, Section 12</li> </ul>	<p>The following uses are permitted as accessory uses only:</p> <ul style="list-style-type: none"> <li>(1) Agricultural Processing Centre</li> <li>(2) Agricultural Retail Stand</li> <li>(3) Alcoholic Beverage Manufacturing</li> <li>(4) Agri-tourism</li> <li>(5) Composting – Agricultural, in accordance with Part ____, Section ____</li> <li>(6) Bed and Breakfast, in accordance with Part 5, Section 1</li> <li>(7) Home Occupation - Rural in accordance with Part 5, Section 5</li> <li>(8) Secondary Dwelling Unit(s), in accordance with Part 4, Section 9</li> <li>(9) Temporary Farm Camping, in accordance with Part 5, Section 6</li> </ul>	Amended with new uses permitted by the ALC to help better regulate setbacks.
<b>Density</b>		
	<p>The permitted density on a lot shall be as follows:</p> <ul style="list-style-type: none"> <li>1) One Residential – Single Detached Dwelling is permitted on a lot</li> <li>2) For lots less than 1ha, only one additional secondary dwelling unit is permitted in the form of a secondary suite wholly contained within the principal dwelling, in accordance with Section 4.5.</li> <li>3) For lots 1ha or more, both a Residential - Secondary Suite and a Residential - Cottage or Residential - Carriage House are permitted in accordance with Section 4.5.</li> </ul>	No change
<b>Siting of Buildings and Structures</b>		

Agriculture: A1		
<p>Siting of Residential buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Front Yard minimum of 7.5 m</li> <li>(2) Rear Yard minimum of 7.5 m</li> <li>(3) Side Yard Interior minimum of 1.5 m, one side</li> <li>(4) Side Yard Interior minimum of 4.5 m, total two sides</li> <li>(5) Side Yard Exterior minimum of 6.0 m</li> <li>(6) Accessory Separation minimum of 3.0 m from principal building</li> </ul>	<p>Siting of Residential buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Front Yard minimum of 7.5 m</li> <li>(2) Rear Yard minimum of 7.5 m</li> <li>(3) Side Yard Interior minimum of 1.5 m, one side</li> <li>(4) Side Yard Interior minimum of 4.5 m, total two sides</li> <li>(5) Side Yard Exterior minimum of 6.0 m</li> <li>(6) Accessory Separation minimum of 3.0 m from principal building</li> </ul>	<p>No change</p>
<p>Siting of Agricultural buildings and structures shall be as follows: (1) Front Yard minimum of 7.5 m</p> <ul style="list-style-type: none"> <li>(2) Rear Yard minimum of 1.5 m</li> <li>(3) Side Yard minimum of 1.5 m</li> <li>(4) Side Yard Exterior minimum of 6.0 m</li> </ul>	<p>2) Siting of Agricultural Buildings and Structures</p> <p>Siting of Agricultural buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Agricultural Structures - Minor <ul style="list-style-type: none"> <li>a. Front and Exterior Side Yard Setbacks minimum 4.5 m</li> <li>b. Rear and Interior Side Yard Setbacks minimum 1.5 m</li> <li>c. From a watercourse minimum 30.0 m</li> </ul> </li> <li>(2) Agricultural Structures - Major <ul style="list-style-type: none"> <li>a. Front and Exterior Side Yard Setbacks minimum 7.5 m</li> <li>b. Rear and Interior Side Yard Setbacks minimum 4.5 m</li> <li>c. From a watercourse minimum 30.0 m</li> </ul> </li> <li>(3) Agricultural Structures - Intensive <ul style="list-style-type: none"> <li>a. Front and Exterior Side Yard Setbacks minimum 30.0 m</li> <li>b. Rear and Interior Side Yard Setbacks minimum 30.0 m</li> <li>c. From a watercourse minimum 30.0 m</li> </ul> </li> <li>(4) Additional setbacks for Cannabis Production Facilities <ul style="list-style-type: none"> <li>a. Yard abutting the ALR Boundary minimum 100 m</li> <li>b. Yard abutting land zoned Institutional (P) minimum 150 m</li> </ul> </li> </ul>	<p>Amended to reflect varying setbacks based on the intensity of permitted farm uses. Align with ALC guidelines for different types of agricultural structures.</p>
<p>Size of Buildings and Structures</p>		
<p>Size of Buildings and Structures</p> <p>5 The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Gross floor Area for Principal Residence maximum of 500 m<sup>2</sup></li> <li>(2) Height for Agricultural use maximum of 13.0 m</li> <li>(3) Height for Other uses maximum of 8.0 m</li> </ul>	<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Gross floor Area for Principal Residence maximum of 500 m<sup>2</sup></li> <li>(2) Height for Agricultural use maximum of 13.0 m</li> <li>(3) Height for Other uses maximum of 8.0 m</li> <li>(4) Lot coverage for Cannabis Production Buildings is 35%, irrespective of residential and other agricultural uses</li> </ul>	<p>Cannabis production within the ALR was previously regulated under a standalone general regulation section. However, with the introduction of setback requirements for agricultural uses within the zone, that section is no longer necessary. Lot coverage was the only component of the former general regulation that was not otherwise addressed and has now been incorporated into the zone provisions.</p>
<p>Subdivision Requirements</p>		
<p>Requirements for subdivision shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Minimum and Average Lot Area minimum of 4.0 ha.</li> <li>(2) Lot Frontage minimum of 10% of lot perimeter</li> </ul>	<p>Requirements for subdivision shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Minimum and Average Lot Area minimum of 4.0 ha.</li> <li>(2) Lot Frontage minimum of 10% of lot perimeter</li> </ul>	<p>No change</p>
<p>No change</p>		

Agriculture: A1		
<p>1. Despite the minimum lot area requirement in the A-1 zone, the A-1 zoned portion of Lot 28, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 Except that Part included within the boundaries of Plan 31385, PID 003-595-412 (1231 Greig Avenue) may be subdivided from the portion of Lot 28 lying to the south of Benvenuto Avenue.</p>	<p>1. Despite the minimum lot area requirement in the A-1 zone, the A-1 zoned portion of Lot 28, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314 Except that Part included within the boundaries of Plan 31385, PID 003-595-412 (1231 Greig Avenue) may be subdivided from the portion of Lot 28 lying to the south of Benvenuto Avenue.</p>	<p>No change</p>
<p>2. In addition to the permitted uses in the A-1 zone, on land legally described as Strata Lot 2, Strata Plan VIS3427, Section 14, Range 3 East, South Saanich District, parking is permitted to serve permitted uses located on the northern portion of the same parcel zoned I-1 Light Industrial, and such parking is exempted from the surfacing provisions of Section 42(5).</p>	<p>2. In addition to the permitted uses in the A-1 zone, on land legally described as Strata Lot 2, Strata Plan VIS3427, Section 14, Range 3 East, South Saanich District, parking is permitted to serve permitted uses located on the northern portion of the same parcel zoned I-1 Light Industrial, and such parking is exempted from the surfacing provisions of Section 42(5).</p>	<p>No change</p>
<p>3. Despite the minimum lot size requirement in the A-1 zone, the minimum lot size requirements for subdivision for Lots 29 and 30, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314, are 0.7ha and 1.0ha respectively.</p>	<p>3. Despite the minimum lot size requirement in the A-1 zone, the minimum lot size requirements for subdivision for Lots 29 and 30, Block E, Section 13, Range 1 West, South Saanich District, Plan 1314, are 0.7ha and 1.0ha respectively.</p>	<p>No change</p>
<p>4. Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP36362, Section 11/12, Range 4E, South Saanich District, PID 000-387-142 (2598 Island View Road) the maximum size of a Detached Accessory Dwelling is 186 m<sup>2</sup>, subject to complying with all other conditions.</p>	<p>4. Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP36362, Section 11/12, Range 4E, South Saanich District, PID 000-387-142 (2598 Island View Road) the maximum size of a Detached Accessory Dwelling is 186 m<sup>2</sup>, subject to complying with all other conditions.</p>	<p>No change</p>
<p>5. Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP42861, Section 4/5/6, Range 1&amp;2W, South Saanich District, Except Part in Plan 48248 and VIP78509, PID 002-406-772 (7779 West Saanich Road) the maximum size of a Detached Accessory Dwelling is 186 m<sup>2</sup>, subject to complying with all other conditions.</p>	<p>5. Despite the size restrictions for a Detached Accessory Dwelling, the land legally described as Lot 1, Plan VIP42861, Section 4/5/6, Range 1&amp;2W, South Saanich District, Except Part in Plan 48248 and VIP78509, PID 002-406-772 (7779 West Saanich Road) the maximum size of a Detached Accessory Dwelling is 186 m<sup>2</sup>, subject to complying with all other conditions.</p>	<p>No change</p>
	<p>In addition to the permitted uses in the A-1 zone, on land legally described as ADD VET AG ZONE DETAILS, Veterinary Practice, in accordance with Part 4, Section 14 is permitted. In addition, accessory buildings heights are allowed at a maximum of 4.5m, lot coverage is max at 25%, Floor area ratio maximum of 0.3m. The gross floor area designated for such retail use, including storage areas for retail goods, shall not exceed the lesser of 60 m<sup>2</sup> or 15% of the building area.</p>	<p>Properties previously regulated under the Veterinary Agriculture Zone are now addressed through this site-specific regulation. This change simplifies the bylaw, reduces the overall number of zones, and continues to support the protection of agricultural lands.</p>

Agriculture: A1		
	<p>7. In addition to the permitted uses in the A-1 zone, on land legally described as ADD AERODROME AG ZONE, Model Aircraft Aerodrome is permitted provided that: no more than one runway is constructed on the subject property, the centerline of the runway is located no closer than 70m to the Front Lot Line of the subject property, no permanent buildings or structures associated with the use are erected or installed, the parking area is surfaced with gravel or similar permeable material; and the runway is compacted clay with grass surface or similar combination of base material and natural planting.</p>	<p>Properties previously regulated under the A-7 Aerodrome Agriculture Zone are now addressed through this site-specific regulation. This change simplifies the bylaw, reduces the overall number of zones, and continues to support the protection of agricultural lands.</p>
	<p>8. In addition to the permitted uses in the A-1 zone, on land legally described as ADD INDIVIDUAL LEARNING CENTRE ADDRESS, Civic Use, Arts, Culture &amp; Recreation, Child Care Facility, Community Care Facility, Education Services, and a caretakers dwelling are permitted.</p>	<p>Properties previously regulated under the P1-C Institutional Zone are now addressed through this site-specific regulation. This change simplifies the bylaw, reduces the overall number of zones, and continues to support the protection of agricultural lands.</p>
Agriculture: AF (Fairground)		
Current	Proposed	Notes
Permitted Uses		

Agriculture: A1		
<p><b>Agriculture</b></p> <p>(2) Exhibitions and events of an agricultural theme</p> <p>(3) Community Assemblies</p> <p>(4) Sale of farm stock, farm equipment, home craft products, farm produce</p> <p>(5) Agricultural trade shows and trade fairs</p> <p>(6) Educational events</p> <p>(7) Sports activities</p> <p>(8) Games, rides and commercial exhibits during an agricultural fair</p> <p>(9) Residential Single Family</p> <p>(10) 4H Events (Agricultural Source)</p> <p>(11) Highland Games/Square Dances</p> <p>(12) Cycling events</p> <p>(13) Car displays and car shows (typically weekend events) within the contained area (A-3 zone)</p> <p>(14) Temporary parking of air stream trailers (maximum one week per year)</p> <p>(15) Hobby and craft shows</p> <p>(16) Country fairs - similar to "Saanich Fair" but not to include a midway or outdoor commercial exhibits</p> <p>(17) Picnics, political rallies (Indoors)</p> <p>(18) Dog and cat, cage bird, poultry, rabbit and horse shows</p> <p>(19) Bazaars and craft sales weekends which is restricted to not more than four days</p> <p>(20) Dog training</p> <p>(21) Church services, wedding receptions</p> <p>(22) Dances (indoors)</p> <p>(23) Banquets, meetings</p>	<p>The following uses are permitted as principal uses of the land:</p> <p>(1) Agriculture</p> <p>(2) Assembly Use</p> <p>(3) Equestrian or riding stable</p> <p>(4) Fairground Agriculture</p> <p>(5) Residential – Single Detached</p>	<p>To simplify and clearly define the extensive list of permitted uses at the Fairgrounds, a “Fairgrounds Agriculture” definition has been created to consolidate and capture all existing uses. Other than the definition, no changes have been made to the permitted uses within this zone.</p>
<p><b>Permitted Accessory Uses</b></p>		

<b>Agriculture: A1</b>		
<p>The following uses are permitted as accessory uses only:</p> <p>(1) Accessory fairground structures and uses which may be used only during the operation of an agricultural fair; detached structures, parking, food and beverage outlets, tack rooms, outdoor stage (generally located between main hall and RCMP barn), outdoor plaza area, transportation amenities</p> <p>(2) Stabling and boarding of animals in conjunction with events (no long term boarding)</p> <p>(3) Limited on-site parking for R.V.'s for exhibitors, contestants and event staff</p> <p>(4) Secondary Suite, in accordance with Part 4, Section 12</p>	<p>The following uses are permitted as accessory uses only:</p> <p>(1) Accessory fairground structures and uses which may be used only during the operation of an agricultural fair; detached structures, parking, food and beverage outlets, tack rooms, outdoor stage (generally located between main hall and RCMP barn), outdoor plaza area, transportation amenities</p> <p>(2) Stabling and boarding of animals in conjunction with events (no long term boarding)</p> <p>(3) Limited on-site parking for R.V.'s for exhibitors, contestants and event staff</p> <p>(4) Secondary Dwelling Units, in accordance with Part 4, Section 9</p>	<p>No changes</p>
<b>Density</b>		
	<p>The permitted density on a lot shall be as follows:</p> <p>1) One Residential – Single Detached Dwelling is permitted on a lot</p> <p>2) For lots less than 1ha, only one additional secondary dwelling unit is permitted in the form of a secondary suite wholly contained within the principal dwelling, in accordance with Section 4.5.</p> <p>3) For lots 1ha or more, both a Residential - Secondary Suite and a Residential - Cottage or Residential - Carriage House are permitted in accordance with Section 4.5.</p>	<p>No changes</p>
<b>Siting of Buildings and Structures</b>		
<p>Siting of Residential buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 7.5 m</p> <p>(2) Rear Yard minimum of 7.5 m</p> <p>(3) Side Yard Interior minimum of 1.5 m, one side</p> <p>(4) Side Yard Interior minimum of 4.5 m, total two sides</p> <p>Part 5 – Zoning Regulations Page 47</p> <p>(5) Side Yard Exterior minimum of 6.0 m</p>	<p>Siting of Residential buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 7.5 m</p> <p>(2) Rear Yard minimum of 7.5 m</p> <p>(3) Side Yard Interior minimum of 1.5 m, one side</p> <p>(4) Side Yard Interior minimum of 4.5 m, total two sides</p> <p>(5) Side Yard Exterior minimum of 6.0 m</p>	<p>No changes</p>
<p>Siting of Agricultural buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 7.5 m</p> <p>(2) Rear Yard minimum of 1.5 m</p> <p>(3) Side Yard minimum of 1.5 m</p> <p>(4) Side Yard Exterior minimum of 6.0 m</p>	<p>Siting of Agricultural buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 7.5 m</p> <p>(2) Rear Yard minimum of 1.5 m</p> <p>(3) Side Yard minimum of 1.5 m</p> <p>(4) Side Yard Exterior minimum of 6.0 m</p>	<p>No changes</p>
<b>Size of Buildings and Structures</b>		

<b>Agriculture: A1</b>		
The maximum size of buildings and structures shall be as follows: (1) Gross floor Area for Principal Residence maximum of 500 m2 (2) Height for Other Uses maximum of 8.5 m (3) For Agricultural Use maximum of 15.0 m	The maximum size of buildings and structures shall be as follows: (1) Gross floor Area for Principal Residence maximum of 500 m2 (2) Height for Agricultural use maximum of 13.0 m (3) Height for Other uses maximum of 8.0 m	No changes
<b>Subdivision Requirements</b>		
Requirements for subdivision shall be as follows: (1) Minimum and Average Lot Area minimum of 4.0 ha. (2) Lot Frontage minimum of 10% of lot perimeter	Requirements for subdivision shall be as follows: (1) Minimum and Average Lot Area minimum of 4.0 ha. (2) Lot Frontage minimum of 10% of lot perimeter	No changes
<b>Agriculture: AH (Historical Artifacts)</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Agriculture (2) Equestrian or riding stable (3) Game Farm (4) Historical Artifacts Museum (5) Residential Single Family (6) Tree Nursery	The following uses are permitted as principal uses of the land: (1) Agriculture (2) Agri-Tourism (3) Equestrian or Riding Stable (4) Historical Artifacts Museum (5) Plant Nursery (6) Residential – Single Detached	Uses have been consolidated to group similar activities under broader definitions. In addition, the permitted use of “Game Farm” has been removed, as it allowed for the display and viewing of exotic animals.
<b>Permitted Accessory Uses</b>		
The following uses are permitted as accessory uses only: (1) Home Occupation, in accordance with Part 4, Section 10 (2) Accessory uses, buildings and structures to the Historical Artifacts Museum, including but not limited to: church, gift shop, offices, restaurant, maintenance, storage, parking and similar uses. (3) Secondary Suite, in accordance with Part 4, Section 12	The following uses are permitted as accessory uses only: (1) Home Occupation, in accordance with Part 5, Section 5 (2) Accessory uses, buildings and structures to the Historical Artifacts Museum, including but not limited to: church, gift shop, offices, restaurant, maintenance, storage, parking and similar uses. (3) Secondary Dwelling Units, in accordance with Part 4, Section 9	No change
<b>Density</b>		
	The permitted density on a lot shall be as follows: 1) One Residential – Single Detached Dwelling is permitted on a lot 2) For lots less than 1ha, only one additional secondary dwelling unit is permitted in the form of a secondary suite wholly contained within the principal dwelling, in accordance with Section 4.5. 3) For lots 1ha or more, both a Residential - Secondary Suite and a Residential - Cottage or Residential - Carriage House are permitted in accordance with Section 4.5.	Same regulations just moved to a new section to make density clearer and consistent throughout zones.

<b>Agriculture: A1</b>		
<b>Siting of Buildings and Structures</b>		
<p>Siting of buildings and structures shall be as follows:  <b>(1) All buildings and structures associated with the Historical Artifacts Museum shall be located within the boundaries of the area shaded “Approved Siting Envelope” as shown on the siting envelope plan in Figure 2.</b>  <b>(2) For all other uses, the following shall apply:</b>  <b>a. Front Yard minimum of 7.5 m</b>  <b>b. Rear Yard minimum of 7.5 m</b>  <b>c. Side Yard Interior minimum of 1.5 m, one side</b>  <b>d. Side Yard Interior minimum of 4.5 m, total two sides</b>  <b>e. Side Yard Exterior minimum of 6.0 m</b>  <b>f. Accessory Separation minimum of 3.0 m from principal building_x000D_</b></p>	<p>Siting of buildings and structures shall be as follows:  <b>(1) All buildings and structures associated with the Historical Artifacts Museum shall be located within the boundaries of the area shaded “Approved Siting Envelope” as shown on the siting envelope plan in Figure 2.</b>  <b>(2) For all other uses, the following shall apply:</b>  <b>a. Front Yard minimum of 7.5 m</b>  <b>b. Rear Yard minimum of 7.5 m</b>  <b>c. Side Yard Interior minimum of 1.5 m, one side</b>  <b>d. Side Yard Interior minimum of 4.5 m, total two sides</b>  <b>e. Side Yard Exterior minimum of 6.0 m</b>  <b>f. Accessory Separation minimum of 3.0 m from principal building</b></p>	<b>No change</b>
<b>Size of Buildings and Structures</b>		
<p>The maximum size of buildings and structures shall be as follows:  <b>(1) Gross floor Area for Principal Residence maximum of 500 m2</b>  <b>(2) Height for Agricultural uses maximum of 13.0 m</b>  <b>(3) Height for Other uses maximum of 8.0m</b>  <b>(4) Except for maintenance and storage uses related to the Historical Artifacts Museum, no accessory structure shall exceed 200m2 gross floor area.</b></p>	<p>The maximum size of buildings and structures shall be as follows:  <b>(1) Gross floor Area for a Residential-Single Detached building maximum of 500 m2</b>  <b>(2) Height for Agricultural use maximum of 13.0 m</b>  <b>(3) Height for Other uses maximum of 8.0 m</b>  <b>(5) Except for maintenance and storage uses related to the Historical Artifacts Museum, no accessory structure shall exceed 200m2 gross floor area.</b></p>	<b>No change</b>
<b>Subdivision Requirements</b>		
<p>Requirements for Subdivision shall be as follows:  <b>(1) Minimum and Average Lot Area minimum of 6.5 ha.</b>  <b>(2) Lot Frontage minimum of 10% of lot perimeter</b></p>	<p>5 Requirements for Subdivision shall be as follows:  <b>(1) Minimum and Average Lot Area minimum of 6.5 ha.</b>  <b>(2) Lot Frontage minimum of 10% of lot perimeter</b></p>	<b>No change</b>

<b>Commercial: C1</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>Assembly use</b> (2) Banks (3) Business offices (4) Civic use (5) Cold storage facility (6) Combined Commercial and Residential use, in accordance with Part 4, Section 9 (7) Community Service (8) Daycare (9) Family Resource Centre (10) Health Club and Fitness Centre (11) Medical/Dental Offices (12) Minor repair shops (13) Offices (14) Parking Lots (15) Premises licensed under the Liquor Control and Licensing Act (16) Private club, fraternal lodge (17) Professional services (18) Retail stores (19) Restaurant (20) Service businesses (21) Shopping centre (22) Theatre, excluding drive-ins (23) Travel Accommodation (24) Veterinary Practice, in accordance with Part 4, Section 14	(1) Alcoholic Beverage Production (2) Arts, Culture & Recreation (3) Assembly use (4) Childcare Facility (5) Civic Use (6) Commissary Kitchen (7) Education Services (8) Financial Services (9) Fitness Centre (10) Healthcare & Wellness Services (11) Hotel – Located above the ground floor only (12) Laundromat & Drycleaners (13) Liquor Primary Establishment (14) Minor Repair Shops (15) Offices (16) Parking Lots (17) Parks (18) Personal Service Establishments (20) Post Office (21) Professional Services (22) Residential - Apartment, located above the ground floor only. (23) Restaurant (24) Retail (25) Shopping Centre (26) Veterinary Practice, in accordance with Part 4, Section 14"	<b>Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.</b>
<b>Permitted Use Regulations</b>		
	(1) Commercial or civic uses are required along the frontage of the ground floor level or exterior side streets on a corner lot. i. Despite the requirements above, Residential - Apartment dwelling units are permitted on the ground floor level where fronting a lane or private road (2) Hotel lobbies and active uses may be located at the ground floor level in combination with ground floor commercial or institutional building frontage. (3) Residential building access shall be separate from other uses.	<b>New Section to identify restrictions to permitted uses. Improves the previous Combined Commercial/Residential General regs to help achieve better development outcomes.</b>
<b>Permitted Accessory Uses</b>		
	(1) Home Occupation - Minor in accordance with Part 5, Section 5	<b>New to capture home occupations in apartments.</b>
<b>Density</b>		

<b>Commercial: C1</b>		
	<b>The permitted density on a lot shall be as follows:</b> (1) Floor Area Ratio maximum 1.6	<b>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</b>
<b>Siting of Buildings and Structures</b>		
<b>The siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 0.0 m (2) Rear Yard minimum of 7.5 m (3) Side Yard, abutting a residential zone minimum of 1.5 m (4) Side Yard Exterior minimum of 3.0 m	<b>"The siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 1.0 m (2) Rear Yard minimum of 6.0 m (3) Side Yard, abutting a residential zone minimum of 1.5 m (4) Side Yard Exterior minimum of 1.0 m "	<b>Setbacks have been revised to align with the Saanichton Village Design Plan. In particular, the front yard setback has been increased to 1.0 m to support a more active, pedestrian-oriented streetscape and reinforce a strong street presence.</b>
<b>Size of Buildings and Structures</b>		
<b>The size of buildings and structures shall be as follows:</b> (1) Building Height maximum of 16.0 m (2) Accessory Building Height maximum of 4.5 m (3) Lot Coverage maximum of 60 % (4) Floor Area Ratio maximum of 1.6	<b>The size of buildings and structures shall be as follows:</b> (1) Building Height maximum of 16.0 m (2) Lot Coverage maximum of 60 %	<b>Remains the same, density and accessory building height have been moved to other sections.</b>
<b>Subdivision Requirements</b>		
<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 550 m2 (2) Lot Frontage minimum of 15 m	<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 1200 m2 (2) Lot Frontage minimum of 22 m	<b>Minimum lot frontage has been increased to align with other zones.</b>
<b>Outdoor Storage</b>		
<b>No commodity, merchandise, stock-in-trade or other material or thing related to any commercial use shall be stored or displayed within the front yard.</b>		<b>Moved to prohibitions section as applied to all commercial zones.</b>
<b>Site Specific Regulations</b>		
<b>Despite the regulations for Combined Commercial and Residential Use, Sections 4.9(1) and (2) shall not apply to Lot A Section 10 Range 1 West South Saanich District Plan 11786, PID 005-131-791 (7162 West Saanich Road)</b>	<b>Despite the regulations for Combined Commercial and Residential Use, Sections 4.9(1) and (2) shall not apply to Lot A Section 10 Range 1 West South Saanich District Plan 11786, PID 005-131-791 (7162 West Saanich Road)</b>	
<b>Despite the regulations in the C-1 (Core Commercial) Zone, for Lot A, Section 5, Range 2 East, South Saanich District, Plan 44295 (1932 Mt. Newton X Road) the maximum FAR is 3.79, and permitted uses are limited to Medical/Dental Offices, Family Resource Centre, and Residential Apartment above the ground floor.</b>	<b>Despite the regulations in the C-1 (Core Commercial) Zone, for Lot A, Section 5, Range 2 East, South Saanich District, Plan 44295 (1932 Mt. Newton X Road) the maximum FAR is 3.79, and permitted uses are limited to Medical/Dental Offices, Family Resource Centre, and Residential Apartment above the ground floor.</b>	
	<b>(3) Despite the regulations in the C-1 (Core Commercial) zone for land legally described as (INSERT CARRIAGE POINTE CD-2) a rear yard setback of 0.5m and a side yard setback of 0.5m is permitted.</b>	<b>New to cover regulations previously covered in the CD-2 (Carriage Point) Zone.</b>

<b>Commercial: C1</b>		
	(4) Despite the regulations in the C-1 (Core Commercial) Zone, for 2476 MOUNT NEWTON CROSS, Hotel uses are permitted on the ground floor or first storey .	New to cover regulations previously covered in the C-5 Tourist Zone.
<b>Neighbourhood Commercial: CN</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Retail sales - grocery, drugs, perishable item, and sundry household items (2) Barber and beauty shops (3) Laundromats and dry cleaning establishments (4) Combined Commercial and Residential uses, in accordance with Part 4 Section 9 (5) Family Resource Centre (6) Convenience stores (7) Banks (8) Daycare (9) Restaurants (10) Medical / dental offices (11) Offices (12) Veterinary Practice, in accordance with Part 4, Section 14	The following uses are permitted as principal uses of the land: (1) Assembly use (2) Childcare Facility (3) Commissary Kitchens (4) Convenience stores (5) Financial Services (6) Healthcare & Wellness Services (7) Laundromat & Drycleaners (8) Liquor Primary Establishment (9) Personal Service Establishments (10) Residential Apartment (11) Restaurants (12) Retail (13) Offices (14) Veterinary Practice, in accordance with Part 4, Section 14"	Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.
<b>Permitted Use Regulations</b>		
	(1) Commercial or civic uses are required along the frontage of the ground floor level or exterior side streets on a corner lot. i. Despite the requirements above, Residential - Apartment dwelling units are permitted on the ground floor level where fronting a lane or private road (2) Hotel lobbies and active uses may be located at the ground floor level in combination with ground floor commercial or institutional building frontage. (3) Residential building access shall be separate from other uses.	New Section to identify restrictions to permitted uses. Improves the previous Combined Commercial/Residential General regs to help achieve better development outcomes.
<b>Permitted Accessory Uses</b>		
The following uses are permitted as accessory uses only: (1) Home occupation, in accordance with Part 4, Section 10	The following uses are permitted as accessory uses only: (1) Home occupation - Minor, in accordance with Part 4, Section 10	No change
<b>Density</b>		
	The permitted density on a lot shall be as follows: (1) Floor Area Ratio maximum 1.0	Slight increase to FAR and moved to a new section to make density clearer and consistent throughout zones.

<b>Commercial: C1</b>		
<b>Siting of Buildings and Structures</b>		
<b>Siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 7.5 m (2) Rear Yard minimum of 7.5 m (3) Side Yard Interior minimum of 3.0 m, total two sides (4) Side yard Exterior minimum of 7.5 m	<b>Siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 1.0 m (2) Rear Yard minimum of 7.5 m (3) Side Yard Interior minimum of 1.5 (4) Side yard Exterior minimum of 1.5 m	<b>Setbacks have been revised to align with principles from the Saanichton Village Design Plan. In particular, the front yard setback has been reduced to 1.0 m to support a more active, pedestrian-oriented streetscape and reinforce a strong street presence.</b>
<b>Size of Buildings and Structures</b>		
<b>The maximum size of buildings and structures shall be as follows:</b> (1) Height maximum of 10.0 m (2) Lot Coverage maximum of 40 % (3) Floor Area Ratio maximum of 0.6 _x000D_	<b>The maximum size of buildings and structures shall be as follows:</b> (1) Height maximum of 11.0 m (2) Lot Coverage maximum of 50 %	<b>Slight increase to lot coverage for better site design. Density has been moved to another section.</b>
<b>Subdivision Requirements</b>		
<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 550 m2 (2) Lot Frontage minimum of 15 m	<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 1200 m2 (2) Lot Frontage minimum of 22 m	<b>Minimum lot frontage has been increased to align with other zones.</b>
<b>Site Specific Requirements</b>		
	<b>Despite the maximum FAR in the C-N Zone, for those lands legally described as LOT A SECTION 5 RANGE 4E SOUTH SAANICH DISTRICT PLAN 31812, PID 001-130-374 (7840 Lochside Drive), the maximum Floor Area Ratio is 0.62.</b>	<b>Currently, 7840 Lochside is listed under older zoning regulations included in previous versions of the Zoning Bylaw. To ensure consistency with current regulations, the property is being added to the C-N Zone; however, density is being limited to the existing built form currently on site.</b>
<b>Intensive Commercial: CI</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		

<b>Commercial: C1</b>		
<b>Auction sales</b> <b>(2) Building Supply and storage yards</b> <b>(3) Convenience Store</b> <b>(4) Commercial Display Lots</b> <b>(5) Car wash</b> <b>(6) Daycare</b> <b>(7) Gas Bar</b> <b>(8) Home Improvement sales</b> <b>(9) Mini-warehousing</b> <b>(10) Minor repair shops</b> <b>(11) Moving and storage businesses</b> <b>(12) Offices</b> <b>(13) Printing and publishing</b> <b>(14) Restaurant, not to exceed 250 m<sup>2</sup></b> <b>(15) Vehicle sales, rental and service</b> <b>(16) Mobile home and trailer sales</b>	<b>The following uses are permitted as principal uses of the land:</b> <b>(1) Alcoholic Beverage Production</b> <b>(2) Car wash</b> <b>(3) Cold Storage Facility</b> <b>(4) Convenience Store</b> <b>(5) Commercial Display Lots</b> <b>(6) Boat Building &amp; Repair</b> <b>(7) Health Club and Fitness Centre</b> <b>(8) General Light Industrial</b> <b>(9) Innovation Industrial</b> <b>(10) Mini-warehousing</b> <b>(11) Minor Repair Shops</b> <b>(12) Offices</b> <b>(13) Professional Services</b> <b>(14) Restaurant</b> <b>(15) Retail, limited to the following:</b> <b>a. Auction Sales</b> <b>b. Building supply sales and storage yards</b> <b>c. Business and Office Equipment Sales</b> <b>d. Clothing Manufacturing &amp; Sales</b> <b>e. Farm, Garden, and Pet Supplies Sales</b> <b>f. Home Improvement sales</b> <b>(16) Printing and Publishing</b> <b>(17) Wholesalers</b>	<b>Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included. To reduce the overall number of zones, the CD-4 Zone has been amalgamated into the C-I Zone, with previously permitted CD-4 uses carried forward to maintain continuity and avoid creating non-conformities.</b>
<b>Permitted Accessory Uses</b>		
<b>Density</b>		
	<b>The permitted density on a lot shall be as follows:</b> <b>(1) Floor Area Ratio maximum 1.6</b>	<b>Density is increased to align with what is permitted within the I-1 zones.</b>
<b>Siting of Buildings and Structures</b>		
<b>Siting of buildings and structures shall be as follows:</b> <b>(1) Front Yard minimum of 7.5 m</b> <b>(2) Rear Yard minimum of 6.0 m</b> <b>(3) Side Yard Interior minimum of 6.0 m, total two sides</b> <b>(4) Side yard Exterior minimum of 7.5 m</b>	<b>Siting of buildings and structures shall be as follows:</b> <b>(1) Front Yard minimum of 7.5 m</b> <b>(2) Rear Yard minimum of 6.0 m</b> <b>(3) Side Yard Interior minimum of 6.0 m</b> <b>(4) Side Yard Exterior minimum of 6.0 m</b>	<b>Side Yard exterior reduced to align with I-1 zone.</b>
<b>Size of Buildings and Structures</b>		

<b>Commercial: C1</b>		
<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Height maximum of 8.0 m</li> <li>(2) Height of accessory building maximum of 4.5 m</li> <li>(3) Lot Coverage maximum of 40 %</li> <li>(4) Floor Area Ratio maximum of 0.8</li> </ul>	<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Height maximum of 18.0m</li> <li>(2) Lot Coverage maximum of 60 %</li> </ul>	<p>Height and lot coverage increased to align with I-1 zone in the Keating Business District.</p>
<b>Subdivision Requirements</b>		
<p>Requirements for subdivision shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Minimum and Average Lot Area minimum of 550 m2</li> <li>(2) Lot Frontage minimum of 15 m</li> </ul>	<p>Requirements for subdivision shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Minimum and Average Lot Area minimum of 1200 m2</li> <li>(2) Lot Frontage minimum of 22 m</li> </ul>	<p>Minimum lot frontage has been increased to align with other zones.</p>
<b>Site Specific Regulations</b>		
	<p>(1) Despite the regulations in the C-I (Intensive Commercial) Zone, for _____, Section 5 Range 2 East, South Saanich District, Plan 44295 (6459 and 6430 Patricia Bay Highway, and 6464 Gliddon Road) the maximum height is 8.0 m, and general light industrial uses are not permitted.</p>	<p>To streamline the zoning framework and support local businesses, the C-I Intensive Commercial zone was created to bridge the gap between Commercial and Industrial uses. Within the Keating Business District, these uses can generally coexist; however, this particular property is an anomaly, as it is isolated and separate from the main business area. It was not identified as a suitable candidate for General Light Industrial as a permitted use. As a result, the regulation places limits on allowable uses and sets a maximum height for development on this site.</p>
<b>Service Station Commercial: CS</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Automobile service station</li> <li>(2) Bulk Loading of combustible liquids</li> <li>(3) Car wash</li> <li>(4) Convenience stores not exceeding 90 m2 of floor area</li> <li>(5) Gas Bar</li> <li>(6) Laundromat A57:C67at</li> <li>(7) Public garage</li> <li>(8) Restaurant</li> <li>(9) Vehicle and utility trailer rental</li> <li>(10) Used Vehicle Sales</li> </ul>	<ul style="list-style-type: none"> <li>(1) Automobile service station</li> <li>(2) Car wash</li> <li>(3) Convenience stores - not exceeding 90 m2 of floor area</li> <li>(4) Laundromat &amp; Drycleaners</li> <li>(5) Restaurant</li> </ul>	<p>Uses have been amalgamated into capture similar uses in broader definitions. In addition, Used Vehicle sales has been removed as a permitted use.</p>
<b>Permitted Accessory Uses</b>		

<b>Commercial: C1</b>		
<b>The following uses are permitted as accessory uses only:</b> (1) Not more than 3 used vehicles per fuel dispensing nozzle may be kept for sale in any automobile service station or gas bar use (2) Outdoor storage is not permitted	<b>The following uses are permitted as accessory uses only:</b> (1) Vehicle and utility trailer rentals	<b>Outdoor storage has been moved to prohibitions</b>
<b>Density</b>		
	<b>The permitted density on a lot shall be as follows:</b> (1) Floor Area Ratio maximum 0.4	<b>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</b>
<b>Siting of Buildings and Structures</b>		
<b>Siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 12.0 m (2) Rear Yard minimum of 6.0 m (3) Side Yard minimum of 6.0 m (4) Side yard Exterior minimum of 6.0 m (5) Canopies over gasoline pumps may extend to within 3 m of any lot line	<b>Siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 12.0 m (2) Rear Yard minimum of 6.0 m (3) Side Yard minimum of 6.0 m (4) Side yard Exterior minimum of 6.0 m (5) Canopies over gasoline pumps may extend to within 3 m of any lot line.	<b>No change</b>
<b>Size of Buildings and Structures</b>		
<b>The maximum size of buildings and structures shall be as follows:</b> (1) Height maximum of 8.0 m (2) Lot Coverage maximum of 15 % (3) Floor Area Ratio maximum of 0.4	<b>The maximum size of buildings and structures shall be as follows:</b> (1) Height maximum of 8.0 m (2) Lot Coverage maximum of 15 %	<b>Remains the same, density has been moved to another section.</b>
<b>Subdivision Requirements</b>		
<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 1390 m2 (2) Lot Frontage minimum of 36 m	<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 1390 m2 (2) Lot Frontage minimum of 36 m	<b>No change</b>
<b>Tourist Commercial: CT</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>The following uses are permitted as principal uses of the land:</b> (1) Travel Accommodation, subject to the Use Specific Regulations below (2) Restaurant (3) Rural Tourism Use, subject to the Use Specific Regulations below (4) Visitor Attraction Use	<b>The following uses are permitted as principal uses of the land:</b> (1) Agri-Tourism (2) Arts & Culture (3) Hotel (4) Liquor Primary Establishment (5) Restaurant (6) Short Term Rentals (7) Visitor Attraction Use"	<b>Uses have been amalgamated into capture similar uses in broader definitions. In addition, Travel Accommodation has been split up into "Hotel" and "Short Term Rental" to better reflect how these uses function within the community.</b>

<b>Commercial: C1</b>		
<b>Permitted Accessory Uses</b>		
<p>The following uses are permitted as accessory uses only:</p> <p>(1) Administrative offices</p> <p>(2) Art Gallery, subject to the Use Specific Regulations below</p> <p>(3) Caretaker's Dwelling, subject to the Use Specific Regulations below</p> <p>(4) Conference facility including meeting rooms and banquet and catering facilities, subject to the Use Specific Regulations below</p> <p>(5) Indoor and outdoor recreational facilities including health club and fitness centre</p> <p>(6) Maintenance, storage and laundry facilities</p> <p>(7) Personal Service Use</p> <p>(8) Premises Licensed under the Liquor Control and Licensing Act</p> <p>(9) Restaurant, excluding Drive-through Restaurant</p> <p>(10) Retail Store, limited to the sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines and books</p>	<p>The following uses are permitted as accessory uses only:</p> <p>(1) Caretaker's Dwelling, limited to one unit, not exceeding 90 m<sup>2</sup> in floor area and located within the principal building.</p> <p>(2) Fitness Centre</p> <p>(3) Healthcare and Wellness Services</p> <p>(4) Offices – Administrative for permitted uses</p> <p>(5) Personal Service Establishments</p> <p>(6) Retail, limited to the following:</p> <p>a. sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines and books"</p> <p>b. Gift and Souvenir Shops</p>	<p>Uses have been amalgamated into capture similar uses in broader definitions. In addition, uses specifically associated with hotels including conference facilities have been included in the definition for hotels.</p>
<b>Density</b>		
	<p>The permitted density on a lot shall be as follows:</p> <p>(1) Floor Area Ratio maximum 0.4</p>	<p>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</p>
<b>Siting of Buildings and Structures</b>		
<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 9.0 m</p> <p>(2) Rear Yard minimum of 9.0 m</p> <p>(3) Rear Yard abutting residential zone minimum of 10.0 m</p> <p>(4) Side Yard Interior minimum of 7.5 m</p> <p>(5) Side Yard abutting residential zone minimum of 10.0 m</p> <p>(6) Side Yard Exterior minimum of 7.5 m</p>	<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 9.0 m</p> <p>(2) Rear Yard minimum of 9.0 m</p> <p>(3) Rear Yard abutting residential zone minimum of 10.0 m</p> <p>(4) Side Yard Interior minimum of 7.5 m</p> <p>(5) Side Yard abutting residential zone minimum of 10.0 m</p> <p>(6) Side Yard Exterior minimum of 7.5 m</p>	<p>No change</p>
<b>Size of Buildings and Structures</b>		

<b>Commercial: C1</b>		
<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) Principal maximum of 8.0 m  (2) Accessory maximum of 4.0 m  (3) Floor Area Ratio maximum of 0.4  (4) Lot Coverage maximum of 40 %  (5) The floor area for all accessory uses shall not exceed 20% of the gross floor area of all buildings on the lot.  (6) No more than 80% of the site shall be covered by buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles.</p>	<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) Principal maximum of 8.0 m  (2) Lot Coverage maximum of 40 %  (3) The floor area for all accessory uses shall not exceed 20% of the gross floor area of all buildings on the lot.  (4) No more than 80% of the site shall be covered by buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles.</p>	<p>The accessory building height regulation has been removed, as it is already addressed under the general regulations. All other provisions remain unchanged.</p>
<b>Subdivision Requirements</b>		
<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot Area minimum of 1850 m2  (2) Lot Frontage minimum of 36 m_x000D_</p>	<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot Area minimum of 1850 m2  (2) Lot Frontage minimum of 36 m</p>	No change
<b>Marina Commercial: CM</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<p>The following uses are permitted as principal uses of the land:</p> <p>(1) Assembly use  (2) Boat hoists and launching ramps  (3) Combined Commercial and Residential uses, in accordance with Part 4 Section 9  (4) Civic use  (5) Floating boat shelters  (6) Marinas, in accordance with Part 4, Section 16  (7) Marine fuel installations, including aircraft refueling  (8) Restaurants and premises licensed under the Liquor Control and Licensing Act  (9) Parking Lots  (10) Retail uses associated with indoor marine/land facilities  (11) Tourist Associated commercial facilities  (12) Travel Accommodation  (13) Water taxi services  (14) Yacht clubs</p>	<p>(1) Boat Hoists and Launching Ramps  (2) Boat rental and sporting equipment rentals and sales  (3) Gift and Souvenir Shops  (4) Hotel  (5) Marina  (5) Marine Fuel Station  (6) Liquor Primary Establishment  (7) Parking Lots  (8) Residential – Apartment, located above the ground floor only.  (9) Restaurants  (10) Retail, limited to the following:  a. sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines, books and items of a marine nature.  (11) Water Taxi Services  (12) Visitor Attraction Use  (13) Yacht clubs</p>	<p>Uses have been amalgamated into capture similar uses in broader definitions. In addition, uses that would require a marine environment including Boat Shelters have been removed as this zone applies to the upland parcels from the W-2 zones.</p>
<b>Permitted Use Regulations</b>		

<b>Commercial: C1</b>		
	<p>(1) Commercial or civic uses are required along the frontage of the ground floor level or exterior side streets on a corner lot.</p> <p>i. Despite the requirements above, Residential - Apartment dwelling units are permitted on the ground floor level where fronting a lane or private road</p> <p>(2) Hotel lobbies and active uses may be located at the ground floor level in combination with ground floor commercial or institutional building frontage.</p> <p>(3) Residential building access shall be separate from other uses.</p>	New Section to identify restrictions to permitted uses. Improves the previous Combined Commercial/Residential General regs to help achieve better development outcomes.
<b>Permitted Accessory Uses</b>		
	<p>The following uses are permitted as accessory uses only:</p> <p>(1) Home occupation - Minor, in accordance with Part 4, Section 10</p>	New to capture home occupations in apartments.
<b>Density</b>		
	<p>The permitted density on a lot shall be as follows:</p> <p>(1) Floor Area Ratio maximum 0.4</p>	Same regulations just moved to a new section to make density clearer and consistent throughout zones.
<b>Siting of Buildings and Structures</b>		
<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 9.0 m</p> <p>(2) Rear Yard minimum of 9.0 m</p> <p>(3) Side Yard Interior minimum of 6.0 m</p> <p>(4) Side Yard abutting a residential zone minimum of 7.5 m</p> <p>(5) Side Yard Exterior minimum of 7.5 m_x000D_</p>	<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 9.0 m</p> <p>(2) Rear Yard minimum of 9.0 m</p> <p>(3) Side Yard Interior minimum of 6.0 m</p> <p>(4) Side Yard abutting a residential zone minimum of 7.5 m</p> <p>(5) Side Yard Exterior minimum of 7.5 m</p>	No change
<b>Size of Buildings and Structures</b>		
<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) Height maximum of 8.0 m excluding boat hoists and mast stepping gantries.</p> <p>(2) Lot Coverage maximum of 40%</p> <p>(3) Floor Area Ratio maximum of 0.4</p>	<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) Height maximum of 8.0 m excluding boat hoists and mast stepping gantries.</p> <p>(1) Lot Coverage maximum of 40%</p>	Remains the same, density has been moved to another section.
<b>Subdivision Requirements</b>		
<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot Area minimum of 0.8 ha</p> <p>(2) Lot Frontage minimum of 10% of lot perimeter</p>	<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot Area minimum of 0.8 ha</p> <p>(2) Lot Frontage minimum of 10% of lot perimeter</p>	No change
<b>Brentwood Lodge Commercial: CBL</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		

<b>Commercial: C1</b>		
<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Boat Hoist and Launching Ramp</li> <li>(2) Business Office</li> <li>(3) Health Spa</li> <li>(4) Marina, in accordance with Part 4, Section 16</li> <li>(5) Marine Fuel Installation</li> <li>(6) Parking Lot</li> <li>(7) Premises Licensed under the Liquor Control and Licensing Act</li> <li>(8) Private Club</li> <li>(9) Restaurant</li> <li>(10) Retail Store</li> <li>(11) Travel Accommodation</li> <li>(12) Water Taxi Services</li> </ul>	<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Arts &amp; Culture</li> <li>(2) Boat Hoist and Launching Ramp</li> <li>(3) Hotel</li> <li>(4) Liquor Primary Establishment</li> <li>(5) Marina, in accordance with Part 4, Section 16</li> <li>(6) Marine Fuel Station</li> <li>(7) Offices</li> <li>(8) Restaurant</li> <li>(9) Retail</li> <li>(10) Short Term Rentals</li> <li>(11) Visitor Attraction Use</li> <li>(12) Water Taxi Services</li> </ul>	<p>Uses have been amalgamated into capture similar uses in broader definitions. In addition, uses specifically associated with hotels including conference facilities have been included in the definition for hotels.</p>
<b>Permitted Accessory Uses</b>		
	<p>The following uses are permitted as accessory uses only:</p> <ul style="list-style-type: none"> <li>(1) Healthcare &amp; Wellness Services</li> <li>(2) Offices - Administrative for permitted uses</li> <li>(3) Personal Service Establishments</li> <li>(4) Retail, limited to the following: <ul style="list-style-type: none"> <li>a. sale of merchandise as a convenience to the travelling public, including beverages, confections, toiletries, non-prescription pharmaceuticals, tobacco, magazines and books"</li> <li>b. Gift and Souvenir Shops</li> </ul> </li> </ul>	<p>New to capture accessory uses for the hotel.</p>
<b>Density</b>		
	<p>The permitted density on a lot shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Floor Area Ratio maximum 0.68</li> </ul>	<p>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</p>
<b>Siting of Buildings and Structures</b>		
<p>Siting of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Front Yard minimum of 3.0 m</li> <li>(2) Rear Yard minimum of 2.5 m</li> <li>(3) Side Yard Exterior minimum of 2.5 m</li> </ul>	<p>Siting of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Front Yard minimum of 3.0 m</li> <li>(2) Rear Yard minimum of 2.5 m</li> <li>(3) Side Yard Exterior minimum of 2.5 m</li> </ul>	<p>No change</p>
<b>Size of Buildings and Structures</b>		
<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Height maximum of 9.0 m</li> <li>(2) Lot Coverage maximum of 40%</li> <li>(3) Floor Area Ratio maximum of 0.68</li> <li>(4) Despite the above, height regulations do not apply to boat hoists and mast stepping gantries</li> </ul>	<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Height maximum of 9.0 m</li> <li>(2) Lot Coverage maximum of 40%</li> <li>(3) Despite the above, height regulations do not apply to boat hoists and mast stepping gantries</li> </ul>	<p>Remains the same, density has been moved to another section.</p>

<b>Commercial: C1</b>		
<b>Subdivision Requirements</b>		
Requirements for subdivision shall be as follows (1) Minimum and Average Lot Area minimum of 0.6 ha (2) Lot Frontage minimum of 30 m	Requirements for subdivision shall be as follows (1) Minimum and Average Lot Area minimum of 0.6 ha (2) Lot Frontage minimum of 30 m	No change
<b>Tourist Display Garden: CG</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Gift or Souvenir Shop (2) Seed Shop (3) Art Gallery (4) Art Displays (5) Restaurant (6) Display Garden (7) Theatre (8) Caretaker dwelling, not to exceed one dwelling unit for each 8.0 hectares	The following uses are permitted as principal uses of the land: (1) Arts and Culture (2) Restaurant (3) Primary Liquor Establishment (4) Display Garden (5) Parking Lot	Uses have been amalgamated into capture similar uses in broader definitions. In addition, uses have been adjusted to create accessory uses.
<b>Permitted Accessory Uses</b>		
	The following uses are permitted as accessory uses only: (1) Gift or Souvenir Shop (2) Seed Shop (3) Caretaker dwelling, not to exceed one dwelling unit for each 8.0 hectares	Same regulation, just moved into accessory uses for uses accessory to the gardens.
<b>Density</b>		
<b>Siting of Buildings and Structures</b>		
Siting of buildings and structures shall be as follows: (1) Front Yard minimum of 9.0 m (2) Rear Yard minimum of 9.0 m (3) Side Yard Interior minimum of 6.0 m (4) Side Yard abutting a residential zone minimum of 10.0 m (5) Side yard Exterior minimum of 7.5 m	Siting of buildings and structures shall be as follows: (1) Front Yard minimum of 9.0 m (2) Rear Yard minimum of 9.0 m (3) Side Yard Interior minimum of 6.0 m (4) Side Yard abutting a residential zone minimum of 10.0 m (5) Side yard Exterior minimum of 7.5 m	No change
<b>Size of Buildings and Structures</b>		
The maximum size of buildings and structures shall be as follows: (1) Height maximum of 8.0 m	The maximum size of buildings and structures shall be as follows: (1) Height maximum of 8.0 m	No change
<b>Subdivision Requirements</b>		

<b>Commercial: C1</b>		
<b>Requirements for subdivision shall be as follows:</b> <b>(1) Minimum and Average Lot Area minimum of 1850 m2</b> <b>(2) Lot Frontage minimum of 36 m</b>	<b>Requirements for subdivision shall be as follows:</b> <b>(1) Minimum and Average Lot Area minimum of 1850 m2</b> <b>(2) Lot Frontage minimum of 36 m</b>	<b>No change</b>

<b>Light Industrial: I1</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Agricultural Processing Centre</li> <li>(2) Audio/Visual Production Facility</li> <li>(3) Boat Building</li> <li>(4) Brewery</li> <li>(5) Business Offices but excluding Financial Institution, Medical/Dental Office,</li> <li>(6) Realty Office, Insurance Office, and Travel Agency</li> <li>(7) Cannabis Production</li> <li>(8) Car Wash</li> <li>(9) Catering Establishment</li> <li>(10) Commercial Composting</li> <li>(11) Dry-cleaning Plant</li> <li>(12) Health Club and Fitness Centre</li> <li>(13) Laundry or Cleaning Plant</li> <li>(14) Light Manufacturing and Processing</li> <li>(15) Lumber and Building Materials Sales</li> <li>(16) Mini-warehousing</li> <li>(17) Motor vehicle body work, painting and structural repairs</li> <li>(18) Parking Lot</li> <li>(19) Photofinishing Services and Photography Studio</li> <li>(20) Printing and Publishing</li> <li>(21) Recycling Facilities</li> <li>(22) Research Laboratory</li> <li>(23) Research and Development Facility</li> <li>(24) Restaurant, not exceeding 75 m<sup>2</sup> gross floor area</li> <li>(25) Sales, rental, service, storage and repair of: <ul style="list-style-type: none"> <li>a. agricultural equipment and garden implements;</li> <li>b. boats and marine equipment;</li> <li>c. business and office equipment;</li> <li>d. construction and building equipment;</li> <li>e. farm, garden and pet supplies;</li> <li>f. furniture and appliances; and</li> <li>g. tires</li> </ul> </li> <li>(26) Storage Facility or Warehouse</li> <li>(27) Trades' Workshop</li> <li>(28) Truck Terminal or Courier Services</li> <li>(29) Vehicle Servicing</li> <li>(30) Veterinary Practice, in accordance with Part 4, Section 14</li> <li>(31) Wholesalers</li> </ul>	<ul style="list-style-type: none"> <li>(1) Alcoholic Beverage Manufacturing</li> <li>(2) Audio/Visual Production Facility</li> <li>(2) Cannabis Production, Industrial</li> <li>(3) Car Wash</li> <li>(4) Catering Establishment</li> <li>(5) Cold Storage Facility</li> <li>(6) General Light Industrial</li> <li>(7) Fitness Centres</li> <li>(8) Innovation Industrial</li> <li>(9) Laundromat &amp; Drycleaners</li> <li>(10) Offices, but excluding Financial Institution, Medical/Dental Office, Realty Office, Insurance Office, and Travel Agency, must be located second floor and above.</li> <li>(11) Photofinishing Services and Photography Studio</li> <li>(12) Printing and Publishing</li> <li>(13) Recycling Facilities</li> <li>(14) Restaurant</li> <li>(15) Sales, rental, service, storage and repair of: <ul style="list-style-type: none"> <li>a. agricultural equipment and garden implements;</li> <li>b. boats and marine equipment;</li> <li>c. business and office equipment;</li> <li>d. construction and building equipment;</li> <li>e. farm, garden and pet supplies;</li> <li>f. furniture and appliances; and</li> <li>g. Tire service, sales and associated repairs</li> </ul> </li> <li>(16) Veterinary Practice, in accordance with Part 4, Section 13</li> </ul>	<p>Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.</p>
<b>Permitted Accessory Uses</b>		

<b>Light Industrial: I1</b>		
<p>The following uses are permitted as accessory uses only:</p> <p>(1) Offices  (2) Caretaker’s Dwelling, no greater than 130 m<sup>2</sup> gross floor area  Part 5 – Zoning Regulations Page 78  (3) Indoor Storage and Storage Yard</p>	<p>(2) Caretaker’s Dwelling, no greater than 130 m<sup>2</sup> gross floor area  (3) Indoor Storage and Storage Yard</p>	<p>Before the updates to the light industrial zone in 2025, offices we're include as a permitted use. Based on feedback received, Offices are again a permitted use above ground floor rather than accessory.</p>
<b>Density</b>		
<p>Floor Area Ratio maximum of 1.0</p>	<p>The permitted density on a lot shall be as follows:  (3) Floor Area Ratio maximum of 1.6</p>	<p>Density has been increased to accommodate increased height adopted by Council Last Year</p>
<b>Prohibited Uses</b>		
<p>Notwithstanding Section 5.25.1 (Light Industrial I1), the following uses are prohibited:</p> <p>(1) Any outdoor wrecking;  (2) As the primary use, the storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;  (3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;  (4) The primary processing of wood, metals or chemicals; or  (5) Gravel processing, garbage dumps, sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants or other uses that would be considered a form of heavy industrial development;  (6) Parking or storage lots for offsite vehicles sales;</p>	<p>Notwithstanding Section 5.26.1, the following uses are prohibited:</p> <p>(1) Any outdoor wrecking;  (2) As the primary use, the storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;  (3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;  (4) The primary processing of wood, metals or chemicals; or  (5) Gravel processing, garbage dumps, sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants or other uses that would be considered a form of heavy industrial development;  (6) Parking or storage lots for offsite vehicles sales.</p>	<p>No change</p>
<b>Siting of Buildings and Structures</b>		
<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 7.5 m  (2) Side Yard Interior minimum of 6.0 m, total two sides,  a. where a side yard is not flanking a street or lane, the setback may be reduced to 0 m, provided that the other side yard has a width of not less than 6.0 m.  (3) Side Yard Exterior minimum of 6.0 m  (4) Any building or structure for Cannabis Production Building shall meet the following setbacks  a. Yard abutting Residential, Comprehensive or Mixed Use zone minimum 60 m  b. Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional minimum 150 m</p>	<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 7.5 m  (2) Side Yard Interior minimum of 6.0 m, total two sides,  a. where a side yard is not flanking a street or lane, the setback may be reduced to 0 m, provided that the other side yard has a width of not less than 6.0 m.  (3) Side Yard Exterior minimum of 6.0 m  (4) Any building or structure for Cannabis Production Building shall meet the following setbacks  a. Yard abutting Residential, Comprehensive or Mixed Use zone minimum 60 m  b. Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional minimum 150 m</p>	<p>No change</p>

<b>Light Industrial: I1</b>		
<b>Size of Buildings and Structures</b>		
The maximum size of buildings and structures shall be as follows: (1) Height maximum of 18.0 m (2) Lot Coverage maximum of 60% (3) Floor Area Ratio maximum of 1.0	The maximum size of buildings and structures shall be as follows: (10) Height maximum of 18.0 m (11) Lot Coverage maximum of 60%	Remains the same, density has been moved to another section.
<b>Subdivision Requirements</b>		
Requirements for subdivision shall be as follows: (1) Minimum and Average Lot Area minimum of 1850 m <sup>2</sup> (2) Lot Frontage minimum of 30.0 m	Requirements for subdivision shall be as follows: (3) Minimum and Average Lot Area minimum of 1850 m <sup>2</sup> (4) Lot Frontage minimum of 30.0m	No change
<b>Site Specific Regulations</b>		
	(1) In addition to the permitted uses in the I-1 Zone on land legally described as LOT 1 SECTION 14 RANGE 3E SOUTH SAANICH DISTRICT PLAN VIP71524. PID 024-883-972 (2261 Keating Cross Road) Business Offices, Childcare Facility, Clothing Manufacturing & Sales, Equipment Sales, Storage, Service, and Rental, Furniture Manufacturing and Sales, and Mobile Home and Trailer Sales are permitted uses.	The Comprehensive Development Zone for Gateway Park has been removed and incorporated into the broader Light Industrial zoning to support the industrial vision for the Keating Business District. This site specific requirement ensures that currently permitted uses remain permitted. In addition, this site was identified as a good candidate for Childcare to help support workers in the Keating Business District.
	(2) In addition to the permitted uses in the I-1 Zone on land legally described as LOT A SECTION 13 RANGE 2E SOUTH SAANICH DISTRICT PLAN 35100. PID 000-320-773 (6844 Oldfield Road), LOT A SECTION 15 RANGE 2E SOUTH SAANICH DISTRICT PLAN 33343. PID 000-235-008 (1810 Verling Ave), and LOT A SECTION 15 RANGE 2E SOUTH SAANICH DISTRICT PLAN 33343. PID 000-235-008 (6588 Bryn Road), Commercial Composting is a permitted use.	This site-specific regulation has been created to limit commercial composting to existing locations, addressing previous Council feedback.
<b>Extraction Industrial: I-E</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Extraction of sand and gravel on lots 2.0 ha in area and larger (2) Screening, crushing, washing, blending and storing of sand and gravel (3) Municipal Works Yard (4) Agriculture	(1) Agriculture (2) Civic Use (3) Sand and Gravel Extraction and Processing	Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.
<b>Permitted Accessory Uses</b>		
<b>Density</b>		

<b>Light Industrial: I1</b>		
<b>The permitted density on a lot shall be as follows:</b> (1) Floor Area Ratio maximum of 0.1	<b>The permitted density on a lot shall be as follows:</b> (1) Floor Area Ratio maximum of 0.1	<b>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</b>
<b>Prohibited Uses</b>		
<b>Siting of Buildings and Structures</b>		
<b>Siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 12.0 m (2) Rear Yard minimum of 7.5 m (3) Rear Yard abutting a residential zone minimum of 30.0 m (4) Rear Yard abutting an industrial zone minimum of 15.0 m (5) Side Yard minimum of 6.0 m (6) Side Yard abutting a residential zone minimum of 30.0 m (7) Side Yard abutting an industrial zone minimum of 15.0 m	<b>Siting of buildings and structures shall be as follows:</b> (1) Front Yard minimum of 12.0 m (2) Rear Yard minimum of 7.5 m (3) Rear Yard abutting a residential zone minimum of 30.0 m (4) Rear Yard abutting an industrial zone minimum of 15.0 m (5) Side Yard minimum of 6.0 m (6) Side Yard abutting a residential zone minimum of 30.0 m (7) Side Yard abutting an industrial zone minimum of 15.0 m	<b>No change</b>
<b>Size of Buildings and Structures</b>		
<b>The maximum size of buildings and structures shall be as follows:</b> (1) Height maximum of 11.0 m (2) Lot Coverage maximum of 60% (3) Floor Area Ratio maximum of .01 _x000D_	<b>The maximum size of buildings and structures shall be as follows:</b> (1) Height maximum of 11.0 m (2) Lot Coverage maximum of 60%	<b>No change</b>
<b>Subdivision Requirements</b>		
<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 1850 m2 (2) Lot Frontage minimum of 30 m	<b>Requirements for subdivision shall be as follows:</b> (1) Minimum and Average Lot Area minimum of 1850 m2 (2) Lot Frontage minimum of 30 m	<b>No change</b>

<b>General Institutional: P1</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Assembly use</li> <li>(2) Civic use</li> <li>(3) Child care facility</li> <li>(4) Community Care facility</li> <li>(5) Community Institutional Use</li> <li>(6) Offices of the Federal, Provincial and Municipal Governments</li> <li>(7) Recycling Facilities</li> <li>(8) Memorial Gardens</li> <li>(9) Cemetery</li> <li>(10) Health Care Facility</li> <li>(11) Nursing Home</li> <li>(12) Caretaker's Dwelling</li> </ul>	<p>The following uses are permitted as principal uses of the land:</p> <ul style="list-style-type: none"> <li>(1) Arts and Culture</li> <li>(2) Assembly Use</li> <li>(3) Civic Use</li> <li>(4) Child care facility</li> <li>(5) Cemetery</li> <li>(6) Community Care facility</li> <li>(7) Emergency Shelter</li> <li>(8) Healthcare and Wellness Services</li> <li>(9) Hospitals</li> <li>(10) Parks</li> <li>(11) Sports Courts</li> </ul>	<p>Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.</p>
<b>Permitted Accessory Uses</b>		
	<p>The following uses are permitted as accessory uses only:</p> <ul style="list-style-type: none"> <li>(2) Caretaker's Dwelling</li> <li>(3) Commissary Kitchens</li> </ul>	<p>New section to accommodate accessory uses.</p>
<b>Density</b>		
<b>Floor Area Ratio maximum of 0.4</b>	<p>The permitted density on a lot shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Floor Area Ratio maximum of 0.8</li> </ul>	<p>Slight increase to density to accommodate fire hall #1 and moved to a new section to make density clearer and consistent throughout zones.</p>
<b>Siting of Buildings and Structures</b>		
<p>Siting of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Front Yard minimum of 7.5 m</li> <li>(2) Rear Yard minimum of 7.5 m</li> <li>(3) Side Yard minimum of 6.0 m</li> </ul>	<p>Siting of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Front Yard minimum of 4.5m</li> <li>(2) Rear Yard minimum of 7.0m</li> <li>(3) Side Yard minimum of 4.5m</li> </ul>	<p>Reduced setbacks to be more in line with other zones and Saanichton Village Design Plan</p>
<b>Size of Buildings and Structures</b>		
<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Height maximum of 8.0 m</li> <li>(2) Lot Coverage maximum of 40%</li> <li>(3) Floor Area Ratio maximum of 0.4</li> </ul>	<p>The maximum size of buildings and structures shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Height Maximum of 11.0m</li> <li>(2) Lot Coverage maximum of 40%</li> </ul>	<p>Increased height to align with residential zones.</p>
<b>Subdivision Requirements</b>		
	<p>Requirements for subdivision shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Lot Area minimum of 1200 m2</li> <li>(2) Lot Frontage minimum of 22 m</li> </ul>	<p>New regulations that align with other zones.</p>

<b>General Institutional: P1</b>		
<b>Site Specific Regulations</b>		
In addition to the Permitted Uses listed in this zone, Community Gardens is a permitted on the land legally described as Lot 1, Section 11, Range 1 West, South Saanich District, Plan 42604 (1233 Clarke Drive).	In addition to the Permitted Uses listed in this zone, Community Gardens is a permitted on the land legally described as Lot 1, Section 11, Range 1 West, South Saanich District, Plan 42604 (1233 Clarke Drive).	
	(1) Despite the height regulations permitted in the P-G zone, on land legally described as ADD FIREHALL 1, a maximum height of 13.5m is permitted and a maximum height of 3.0m is permitted for accessory buildings.	To accommodate additional height at Fire Hall #1.
<b>Parks: P2</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>Parks</b> (2) Pathways (3) Natural open space (4) Hiking trails (5) Playgrounds (6) Fairground and Exhibition ground	(1) Arts, Culture, and Recreation (2) Boat Hoists & Launching Ramps (3) Childcare Facility (4) Parks (5) Docks	Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.
<b>Permitted Accessory Uses</b>		
	(1) Accessory Buildings & Structures (2) Caretakers Dwelling	New section to capture accessory uses currently in parks.
<b>Density</b>		
<b>Siting of Buildings and Structures</b>		
<b>Siting of building and structures shall be as follows:</b> (1) Front Yard minimum of 7.5 m (2) Rear Yard minimum of 7.5 m (3) Side Yard minimum of 4.5 m_x000D_	(1) Front Yard minimum of 7.5 m (2) Rear Yard minimum of 7.5 m (3) Side Yard minimum of 4.5 m	No change
<b>Size of Buildings and Structures</b>	<b>Size of Buildings and Structures</b>	
<b>Size of Buildings and Structures</b> 3 The maximum size of buildings and structures shall be as follows: (1) Height maximum of 6.0 m	The maximum size of buildings and structures shall be as follows: (1) Height maximum of 8.0 m	To better accommodate a 1 storey building.

Residential Corridor: RC		
Current	Proposed	Notes
<b>Permitted Uses</b>		
<p>The following are permitted as principal uses: i) Residential</p> <p>The following housing forms are permitted:  Duplex with/without secondary suites  Triplex  Fourplex  Townhouses with/without secondary suites  Apartment (3 or more units)</p>	<p>(1) Residential - Duplex  (2) Residential – Attached  (3) Despite the above Residential - Single Detached Dwellings with/without secondary suite constructed or issued a building permit, prior to June 30, 2024, are considered a permitted use for the purposes of the Zoning Bylaw.</p>	<p>To better define the permitted housing typologies within the SSMUH zones, definitions for these typologies have been reinstated. The permitted housing forms themselves remain unchanged.</p>
<b>Permitted Accessory Uses</b>		
<p>The following are permitted as accessory uses:  i) Secondary Suite in accordance with Part 4, Section 12  ii) Home Occupation in accordance with Part 4, Section 10  iii) Accessory residential uses in accordance with Part 4, Section 3</p>	<p>The following are permitted as accessory uses:  (1) Secondary Dwelling Units in accordance with Part ____, Section ____  (2) Home Occupation, Major in accordance with Part ____, Section ____</p>	<p>No change</p>
<b>Density</b>		
<p>Lot Area Number of Dwelling Units  280 m2 or less 3 units  &gt;280 to 800 m2 4 units  &gt;800 to 1,200 m2 6 units  &gt;1,200m2 8 units</p> <p>Despite the above, any property that is not connected to municipal water and sanitary sewer services shall be limited to one principal dwelling and one accessory dwelling unit.</p>	<p>Lot Area Number of Dwelling Units FAR  &lt;280 to 800 m2 4 Units 0.65  &gt;800 to 1,200 m2 6 Units 0.70  &gt;1,200m2 8 Units 0.75</p>	<p>Zoning regulations have been updated to remove the minimum lot size requirement for three dwelling units, as this form is no longer permitted and is instead regulated under the R-NS Zone.</p>
<b>Siting of Buildings and Structures</b>		
<p>a) Front lot line: 4 m:  b) Rear lot line: 7 m  3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5 m  1.5 m: non-habitable accessory  c) Side lot line (interior):  1.5 m for buildings or portions thereof up to 8 m in height  2.5 m for buildings or portions thereof up to 11 m in height  d) Side lot line (exterior): 4.5 m  e) Exception: Despite the above setbacks, non-habitable accessory buildings with a floor area less than 10 m2 and a height less than 3 m may be sited 1 m from a rear or side lot line</p>	<p>Siting of buildings and structures shall be setback from lot lines as follows:  1) Front Yard minimum of 4.0 m  2) Rear Yard minimum of 7.0 m  i. 3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5m.  3) Side Yard (Interior) minimum  i. 1.5 m for buildings or portions thereof up to 8 m in height  ii. 2.5 m for buildings or portions up to 11 m in height  4) Side Yard (Exterior) minimum of 4.5 m  5) A minimum separation of 2.5m between detached Dwelling Units shall be provided.</p>	<p>Regulations for residential buildings remain the same, regulations for accessory buildings have been moved to the General Regulation section.</p>

Residential Corridor: RC		
<b>Size of Buildings and Structures</b>		
<p>The maximum Floor Area Ratio for all residential buildings on a lot shall be:  1 to 4 units 0.65  5 to 6 units 0.70  7 to 8 units 0.75</p> <p>8m and 2 storeys above grade for building containing 1 or 2 units  11m and 3 storeys above grade for buildings containing 3 or more units</p> <p>The maximum lot coverage for all buildings and structures on a lot shall be as follows:  Part 5 – Zoning Regulations Page 89  Structures  :  1 to 2 units 35%  3 to 4 units 45%  5 to 8 units 50%</p> <p>The maximum gross floor area for a dwelling unit is 200 m2  b) Residential Buildings:  The maximum number of residential buildings on a lot shall be 2</p>	<p>The maximum size of buildings and structures shall be as follows:  (1) Height maximum of 11.0 m (three storeys)  (2) Height of accessory building maximum of 3.5 m  (3) Lot Coverage maximum of 50 %  (4) Number of Residential Buildings on a Lot Maximum 2  (5) Gross Floor Area of a Dwelling Unit maximum 200m2</p>	<p>To simplify the zone and better support the development of missing middle housing on main corridors, aligning the regulations for maximum lot coverage, building height, and maximum number of buildings is being explored. FAR is now covered under the density section. Applications received since the adoption of the SSMUH zoning have demonstrated that the existing, more restrictive size regulations have posed challenges for applicants.</p>
<b>Subdivision Requirements</b>		
<p>The minimum lot area for any lot created by subdivision is 1,000 m2  b) Frontage: The minimum frontage for any lot created by subdivision is 22 m</p>	<p>Requirements for subdivision shall be as follows:  1) The minimum lot area for any lot created by subdivision is 1,000 m2  2) Lot Frontage minimum of 22 m</p>	<p>No change</p>
<b>Site Specific Regulations</b>		
	<p>3) Despite the minimum rear yard setback for R-C zone, for land legally described as Lot 2, Section 14, Range 4 East, South Saanich District, Plan VIP57799 (6645 Central Saanich Road the minimum rear yard setback for a cottage use is 1.57m.</p>	<p>These site-specific regulations are currently contained within the Zoning Bylaw (after the Alphabetical List of Zones) but are not directly attached to the applicable zone. To improve clarity and ensure property owners are aware of the regulations affecting their lands, the site-specific provisions have been relocated to the zone to which the property applies.</p>

<b>Residential Corridor: RC</b>		
	4) Despite the regulations for the R-C zone, for land legally described as Lots 12 to 18 of Strata Plan EPS4628 (8040 to 8052 East Saanich Road), an accessory dwelling unit in the form of a carriage house with a maximum height of 6.5 m is permitted.”	These site-specific regulations are currently contained within the Zoning Bylaw (after the Alphabetical List of Zones) but are not directly attached to the applicable zone. To improve clarity and ensure property owners are aware of the regulations affecting their lands, the site-specific provisions have been relocated to the zone to which the property applies.
<b>Residential Neighbourhood: RN</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<p>The following are permitted as principal uses:</p> <p>i) Residential</p> <p>Detached dwelling with/without secondary suite  Duplex with/ without secondary suite  Townhouses without secondary suite  Triplex apartment  Detached dwelling with/without secondary suite  Duplex with/without secondary suites  Townhouses with/without secondary suite  Triplex apartment  Fourplex apartment</p>	<p>The following are permitted as principal uses:</p> <p>(1) Residential – Single Detached  (2) Residential – Duplex  (3) Residential - Attached</p>	<p>To better define the permitted housing typologies within the SSMUH zones, definitions for these typologies have been reinstated. The permitted housing forms themselves remain unchanged.</p>
<b>Permitted Accessory Uses</b>		
<p>The following are permitted as accessory uses: i) Secondary Suite in accordance with Part 4, Section 12 ii) Home Occupation in accordance with Part 4, Section 10 iii) Accessory residential uses in accordance with Part 4, Section 3</p>	<p>The following are permitted as accessory uses:</p> <p>(1) Secondary Dwelling Units in accordance with Part ____, Section ____  (2) Home Occupation, Major in accordance with Part ____, Section ____</p>	<b>No change</b>
<b>Density</b>		

<b>Residential Corridor: RC</b>		
<p>3 dwelling units - 280m<sup>2</sup> or less  4 dwelling units - 280 m<sup>2</sup> or more</p> <p>Despite the above, any property that is not connected to municipal water and sanitary sewer services shall be limited to one principal dwelling and one accessory dwelling unit.</p>	<p>The permitted density on a lot shall be as follows:</p> <p>a. Number of Residential Dwelling Units on a lot: maximum 4 Dwelling Units</p> <p>b. Floor Area Ratio maximum of 0.65</p>	<p>Previously, zoning regulations limited the number of dwelling units based on lot size. To simplify the zoning framework and better support missing middle housing forms, aligning the RN Zone with a maximum permitted density of four units is being explored. There are currently less than five properties in the district less than 280m<sup>2</sup>, these will now be regulated by the R-NS zone. The minimum lot size in the R-NS is 300m<sup>2</sup>.</p>
<b>Siting of Buildings and Structures</b>		
<p>Front lot line: 6 m  b) Rear lot line: 7 m  3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5m  1.5 m: non-habitable accessory buildings  c) Side lot line (interior):  1.5 m for buildings or portions thereof up to 8 m in height  2.5 m for buildings or portions thereof up to 11 m in height  3.5 m where vehicular access to the rear is required for parking purposes  d) Side lot line (exterior): 4.5 m</p>	<p>Siting of buildings and structures shall be setback from lot lines as follows:</p> <p>1) Front Yard minimum of 6.0 m  2) Rear Yard minimum of 7.0 m  i. 3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5m  3) Side Yard (Interior) minimum 1.5 m for buildings or portions thereof up to 8 m in height 2.5 m for buildings or portions up to 11 m in height 3.5 m where vehicular access to the rear is required for parking purposes  4) Side Yard (Exterior) minimum of 4.5 m  5) A minimum separation of 2.5m between detached Dwelling Units shall be provided.</p>	<p>Regulations for residential buildings remain the same, regulations for accessory buildings have been moved to the General Regulation section.</p>
<b>Size of Buildings and Structures</b>		

Residential Corridor: RC		
<p>The maximum height of buildings and structures shall be:</p> <p>a) Residential Buildings: 8 m 2 storeys above grade 8 m and 2 storeys above grade for building containing 1 or 2 units 11 m and 3 storeys above grade for buildings containing 3 or more units</p> <p>The maximum lot coverage for all buildings and structures on a lot shall be as follows: 1 to 2 units 40% 35% 3 to 4 units 50% 45%</p> <p>The maximum number of residential buildings on a lot shall be: 1 2</p> <p>The maximum Floor Area Ratio for all residential buildings on a lot shall be: 1 to 2 units 0.50 3 to 4 units 0.65</p>	<p>The maximum size of buildings and structures shall be as follows:</p> <p>1) Height maximum of a. One to two units in one residential building maximum 8.0 m (two storeys) b. Three to four units in one residential building maximum 11.0 m Three storeys 2) Height of accessory building maximum of 3.5 m 3) Lot Coverage maximum of 50 % 4) Number of Residential Buildings on a Lot maximum 2</p>	<p>To simplify the zone and better support the development of missing middle housing, aligning the regulations for maximum lot coverage, building height, and maximum number of buildings is being explored. Applications received since the adoption of the SSMUH zoning have demonstrated that the existing, more restrictive size regulations have posed challenges for applicants.</p>
<p>Soft Landscaping: The minimum lot coverage for soft landscaping on a lot shall be as follows: 15% 15% for lots &lt; 500 m<sup>2</sup> 20% lots ≥500 m<sup>2</sup></p>		<p>Based on applications received since the adoption of the SSMUH zoning regulations, soft landscaping requirements are more appropriately addressed through the Development Permit Area Guidelines.</p>
<p>Subdivision Requirements</p>		
<p>To create a new lot by subdivision, any proposed lots shall meet the following: a) Lot Area: The minimum lot area for any lot created by subdivision is 750 m<sup>2</sup> b) Frontage: The minimum frontage for any lot created by subdivision is 22 m</p>	<p>Requirements for subdivision shall be as follows: (1) Minimum and Average Lot Area minimum of 750 m<sup>2</sup> per unit (2) Lot Frontage minimum of 22 m</p>	<p>No change</p>
<p>Residential Neighbourhood Small Lot: RNS</p>		
<p>Current</p>	<p>Proposed</p>	<p>Notes</p>
<p>Permitted Uses</p>		

<b>Residential Corridor: RC</b>		
<b>Residential Single Family</b>	<b>6) Residential – Single Detached</b> <b>7) Residential - Duplex</b>	<b>Provincial SSMUH legislation requires municipalities to permit duplexes on residential lots. However, while this housing form must be permitted, it does not necessarily mean it will be achievable on all lots within the proposed R-NS Zone, as development potential remains subject to site-specific constraints and applicable regulations.</b>
<b>Permitted Accessory Uses</b>		
<b>The following are permitted as accessory uses:</b> <b>Accessory Dwelling Unit</b> <b>Home Occupation</b> <b>Accessory Residential Uses</b>	<b>The following are permitted as accessory uses:</b> <b>1) Secondary Dwelling Units in accordance with Part _____, Section _____</b> <b>2) Home Occupation - Major in accordance with Part _____, Section _____</b>	<b>No change</b>
<b>Density</b>		
<b>1. There may not be more than one principal residence on a lot</b> <b>2. The principal residence may not exceed a floor area ratio of 0.5 or a gross floor area of 180m<sup>2</sup> whichever is less.</b>	<b>The permitted density on a lot shall be as follows:</b> <b>1) Number of Residential Dwelling Units on a lot: maximum 4 Dwelling Units</b> <b>2) Floor Area Ratio maximum of 0.60</b>	<b>Provincial SSMUH legislation requires municipalities to permit up to four units on a lot. However, it does not necessarily mean it will be achievable on all lots within the proposed R-NS Zone. To support development and align with the RN zone, FAR has been increased slightly.</b>
<b>Siting of Buildings and Structures</b>		
	<b>Siting of Buildings and Structures shall be as follows:</b> <b>1) Front Yard minimum of 6.0 m</b> <b>2) Rear Yard minimum of 7.0 m</b> <b>i. 3 m: for habitable dwellings less than 4.5 m in height with no portion of the roof above 5.5m</b> <b>3) Side Yard (Interior) minimum 1.5 m for buildings or portions thereof up to 8 m in height 2.5 m for buildings or portions up to 11 m in height 3.5 m where vehicular access to the rear is required for parking purposes</b> <b>4) Side Yard (Exterior) minimum of 4.5 m</b> <b>5) A minimum separation of 2.5m between detached Dwelling Units shall be provided.</b>	<b>The rear yard and the side yard interior setbacks have been reduced to align with the RN and RC zones. All other setbacks remain the same and have been simplified for clarity.</b>
<b>Size of Buildings and Structures</b>		

Residential Corridor: RC		
<p>The principal residence and accessory buildings or structures may not exceed a lot coverage of 40% on a standard lot.  The principal residence and accessory buildings or structures may not exceed a lot coverage of 25% on a panhandle lot  All accessory buildings and structures may not exceed a gross floor area of 10m<sup>2</sup>  A detached accessory dwelling may not exceed a lot coverage of 10% floor area of 50 m<sup>2</sup>, whichever is less.  The maximum building height for a Residential Single Family on a standard lot is 8.0m  The maximum building height for a Residential Single Family on a panhandle lot is 4.5m.  The maximum building height for accessory buildings in 3.5m  The maximum building height for a cottage is 4.5m, however no portion of the roof may extend above 5.5 m.</p>	<p><b>5) Size of Buildings &amp; Structures</b>  The maximum size of buildings and structures shall be as follows.  1) Height maximum of 8.0 m  2) Lot Coverage maximum of 50 %  (3) Number of Residential Buildings on a Lot Maximum 2</p>	<p>Regulations regarding height on panhandle lots have been removed, with the maximum height remaining unchanged. Lot coverage has been increased to support improved site design and better align with the RN and RC Zones. Regulations for accessory buildings have been relocated to the General Regulations section.</p>
Subdivision Requirements		
<p>Requirements for subdivision shall be as follows:  4) Minimum and Average Lot Area minimum of 300 m<sup>2</sup> per unit  5) Lot Frontage minimum of 10 m</p>	<p>Requirements for subdivision shall be as follows:  4) Minimum and Average Lot Area minimum of 300 m<sup>2</sup> per unit  5) Lot Frontage minimum of 10 m</p>	No change
Site Specific Regulations		
<p>Despite the setbacks in the R-NS zone, on the lands legally described as the South Part of Lot 3 Section 4 Range 2 East SSD Plan 3123 (8026 East Saanich Road) the North Part of Lot 3 Section 4 Range 2 East SSD Plan 3123 (8034 East Saanich Road), the South Part of Lot 2 Section 4 Range 2 East SSD Plan 3123 (8042 East Saanich Road) and the North Part of Lot 2 Section 4 Range 2 East SSD Plan 3123 (8054 East Saanich Road), the setbacks are as follows:  Proposed Lot: 1-6 7 8-12 A-D  minimum Front Yard 5.5m 5.5m 5.5m 3m  minimum Rear Yard 6m 6m 4m 1.2m  min. Side Yard Interior 1.2m 0.6m 1.2m 1.2m  min. Side Yard Exterior n/a n/a n/a 3m</p>	<p>Despite the setbacks in the R-NS zone, on the lands legally described as the South Part of Lot 3 Section 4 Range 2 East SSD Plan 3123 (8026 East Saanich Road) the North Part of Lot 3 Section 4 Range 2 East SSD Plan 3123 (8034 East Saanich Road), the South Part of Lot 2 Section 4 Range 2 East SSD Plan 3123 (8042 East Saanich Road) and the North Part of Lot 2 Section 4 Range 2 East SSD Plan 3123 (8054 East Saanich Road), the setbacks are as follows:  Proposed Lot: 1-6 7 8-12 A-D  minimum Front Yard 5.5m 5.5m 5.5m 3m  minimum Rear Yard 6m 6m 4m 1.2m  min. Side Yard Interior 1.2m 0.6m 1.2m 1.2m  min. Side Yard Exterior n/a n/a n/a 3m</p>	No change
<p>(2) Despite the Floor Area Ratio in the R-NS zone, on the lands legally described as Lot 2, Section 10, Range 1 West, South Saanich District, Plan 17731 – Parcel Identifier 003-827-585 (1044 Clarke Road), the maximum Floor Area Ratio for a principal dwelling on proposed Lot A is 0.3.</p>	<p>(2) Despite the Floor Area Ratio in the R-NS zone, on the lands legally described as Lot 2, Section 10, Range 1 West, South Saanich District, Plan 17731 – Parcel Identifier 003-827-585 (1044 Clarke Road), the maximum Floor Area Ratio for a principal dwelling on proposed Lot A is 0.3.</p>	No change

Residential Corridor: RC		
(3) Despite the Floor Area Ratio in the R-NS zone, the following shall apply to Lot A, Section 11, Range 1 West, South Saanich District, Plan 46999 – Parcel Identifier 011-646-101 (7129 Hagan Road) (1005 Clarke Road, 7119 Hagan Road): Floor Area Ratio maximum of 0.504 for proposed Lot 1 Floor Area Ratio maximum of 0.72 for proposed Lot 2 to permit a secondary suite.	(3) Despite the Floor Area Ratio in the R-NS zone, the following shall apply to Lot A, Section 11, Range 1 West, South Saanich District, Plan 46999 – Parcel Identifier 011-646-101 (7129 Hagan Road) (1005 Clarke Road, 7119 Hagan Road): Floor Area Ratio maximum of 0.504 for proposed Lot 1 Floor Area Ratio maximum of 0.72 for proposed Lot 2 to permit a secondary suite.	No change
(4) Despite the regulations in the R-NS zone, for the land legally described as Lot 2, Block 2, Plan VIP11450, Section 12, Range 2 West, Land District 65 – Parcel Identifier 004- 173-881 (6895 Woodward Drive), the maximum permitted floor area shall be 256 m2 for Lot 1 and 261 m2 for Lot 2.	(4) Despite the regulations in the R-NS zone, for the land legally described as Lot 2, Block 2, Plan VIP11450, Section 12, Range 2 West, Land District 65 – Parcel Identifier 004- 173-881 (6895 Woodward Drive), the maximum permitted floor area shall be 256 m2 for Lot 1 and 261 m2 for Lot 2.	No change
(5) Despite the regulations in the R-NS zone, for the land legally described as Lot A, Section 5, Range 3 East, South Saanich District, Plan 43703 (7895 East Saanich Road), the following regulations shall apply a. Front Yard minimum of 1.5 m b. Rear Yard minimum of 2.0 m c. Side Yard Interior minimum of 3.0m, total two sides d. Side Yard Exterior minimum of 1.5 m e. Lot Coverage maximum of 33% f. Floor Area Ratio maximum of 0.6	(5) Despite the regulations in the R-NS zone, for the land legally described as Lot A, Section 5, Range 3 East, South Saanich District, Plan 43703 (7895 East Saanich Road), the following regulations shall apply a. Front Yard minimum of 1.5 m b. Rear Yard minimum of 2.0 m c. Side Yard Interior minimum of 3.0m, total two sides d. Side Yard Exterior minimum of 1.5 m e. Lot Coverage maximum of 33% f. Floor Area Ratio maximum of 0.6	No change
Residential Townhome: RT		
Current	Proposed	Notes
Permitted Uses		
The following uses are permitted as principal uses of the land: (1) Residential Single Family, subject to the provisions of the R-1 Zone (2) Residential Two Family, subject to provisions of the R-2 Zone (3) Residential Attached	The following uses are permitted as principal uses of the land: a. Residential – Single Detached b. Residential – Duplex c. Residential - Attached	No changes have been made; the terms have been updated to reflect revised definitions.
Permitted Accessory Uses		
The following uses are permitted as accessory uses only: (1) Home occupation, in accordance with Part 4, Section 10	The following uses are permitted as accessory uses only: 5) Secondary Dwelling Units in in accordance with Part --, Section 6) 6) Home Occupation – Major in accordance with Part --, Section –	Updated to include that secondary dwelling units are permitted in the zone.
Density		
Floor Area Ratio maximum of 0.45	The permitted density on a lot shall be as follows: 1) Floor Area Ratio maximum of 1.0	Density has been increased in line with best practices and to allow more then small scale multi unit housing zones.
Siting of Buildings and Structures		

Residential Corridor: RC		
<p><b>Siting of buildings and structures shall be as follows:</b></p> <p>(1) Front Yard minimum of 7.5 m  (2) Rear Yard minimum of 9.0 m  (3) Side Yard  a. Minimum of 0.0 m, for attached units  b. Minimum of 4.5 m  (4) Side Yard Exterior minimum of 6.0 m  (5) Distance between detached buildings minimum of 9.0 m  4 Access to each attached dwelling unit shall be by a separate individual doorway elevated no more than 1 m above grade.</p>	<p><b>Siting of Buildings and Structures shall be as follows:</b></p> <p>1) Front Yard minimum of 4.0 m  2) Rear Yard minimum of 7.0 m  3) Side Yard Interior) minimum  a. 1.5 m for buildings or portions thereof up to 8 m in height  b. 2.5 m for buildings or portions up to 11 m in height  4) Side Yard Exterior minimum of 4.5 m  5) A minimum separation of 2.5m between residential buildings shall be provided.</p>	<p>Setbacks have been slightly reduced to align with the RN and RC Zones. Provisions related to access to dwelling units have been removed, as they are already addressed under the BC Building Code.</p>
<p><b>Size of Buildings and Structures</b></p>		
<p><b>The maximum size of buildings and structures shall be as follows:</b></p> <p>(1) Height  a. Maximum of 8.0 m for Residential Single and Two Family  b. 9.1 m for Residential Attached  (2) Width of Dwelling Unit minimum of 6.0 m  (3) Width of Building maximum of 40.0 m or four units whichever is less  (4) Lot Coverage maximum of 25 %  (5) Floor Area Ratio maximum of 0.45</p>	<p><b>The maximum size of buildings and structures shall be as follows:</b></p> <p>7) Height maximum of 11.0 m (three storeys)  8) Width of Dwelling Unit minimum of 6.0 m  9) Width of Building maximum of 40.0 m  10) Lot Coverage maximum of 55%</p>	<p>Height has been increased to align with Small Scale Multi-Unit Housing</p>
<p><b>Subdivision Requirements</b></p>		
<p><b>Subdivision Requirements</b>  8 Requirements for subdivision shall be as follows:  (1) Minimum and Average Lot Area minimum of 400 m<sup>2</sup> per unit  (2) Lot Frontage minimum of 10 m per unit</p>	<p><b>Requirements for subdivision shall be as follows:</b></p> <p>1) Minimum Lot Area minimum of 1200 m<sup>2</sup>  1. (2) Lot Frontage minimum of 22 m</p>	<p>This regulations has been updated to align with RN and RC zones and support a more appropriate lot size for townhouses.</p>
<p><b>Building Separation</b></p>		
<p><b>Building separation shall be as follows:</b></p> <p>(1) Where one wall faces another wall of the same building or of another building on the same lot, the window of every habitable room in an attached dwelling unit shall be so situated as to provide an unobstructed view for a distance of not less than 25m measure horizontally from its centre at sill level in a single arc of not less than 50 degrees, or in a series of horizontal arcs, which total at least 70degrees.</p>		<p>These are better regulated by development permit area guidelines and have been simplified in the general regulations.</p>

<b>Residential Corridor: RC</b>		
<b>Outdoor Amenity Area</b> 7 An outdoor amenity area, such as a children’s play area, shall be provided as follows: (1) For each 2 Bedroom Unit minimum of 10 m <sup>2</sup> (2) For each 3 Bedroom Unit minimum of 20 m <sup>2</sup> (3) Minimum size of any individual play area 50 m <sup>2</sup> _x000D_		These regulations are better regulated by development permit area guidelines and were considered overly prescriptive and have therefore been removed.
<b>Site Specific Regulations</b>		
In the RM-1 zone, the following regulations are permitted on a site-specific basis only: (1) Despite the regulations above the following shall apply to Lot 1, Section 3, Range 2 East, South Saanich District, Plan 20183 – Parcel Identifier 000-006-670 (8189 East Saanich Road): a. Lot Area minimum of 200 m <sup>2</sup> per unit b. Lot Frontage minimum of 7.5 m per unit c. Lot Coverage maximum of 31 % d. Floor Area Ratio maximum of .50		No change
<b>Residential Townhome &amp; Apartment: RTA</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Residential Single Family, subject to the provisions of the R-1 Zone (2) Residential Two Family, subject to provisions of the R-2 Zone (3) Residential Attached (4) Residential Apartment	The following uses are permitted as principal uses of the land: 1) Residential – Apartment 2) Residential – Attached 3) Residential - Duplex	These terms have been updated with new definitions. Single-detached homes are no longer permitted in this zone, as it is intended to support higher-density housing typologies.
<b>Permitted Accessory Uses</b>		
The following uses are permitted as accessory uses only: (1) Home Occupation, in accordance with Part 4, Section 10	The following uses are permitted as accessory uses only: 1) Secondary Dwelling Units in in accordance with Part --, Section 2) Home Occupation – Major in accordance with Part --, Section –	Secondary dwelling units (secondary suites) are now permitted in this zone.
<b>Density</b>		
<b>Floor Area Ratio</b> a. maximum of 0.70	The permitted density on a lot shall be as follows: 1) Floor Area Ratio maximum of 1.2	Density has been increased to align with best practices.
<b>Siting of Buildings and Structures</b>		

Residential Corridor: RC		
<p><b>Siting of buildings and structures shall be as follows:</b></p> <p>(1) Front Yard minimum of 7.5 m  (2) Rear Yard minimum of 7.5 m  (3) Side Yard Interior  a. minimum of 0.0 m, one side, for attached units  b. minimum of 3.0 m, total two sides  (4) Side Yard Exterior minimum of 6.0 m  (5) Accessory Separation minimum of 3.0 m from principal building</p>	<p><b>Siting of Buildings and Structures shall be as follows:</b></p> <p>1) Front Yard minimum of 6.0 m  2) Rear Yard minimum of 7.5 m  3) Side Yard Interior minimum  a. 2.5 m for buildings or portions thereof up to 11 m in height  b. 4.5 m for buildings or portions up to 15 m in height  4) Side Yard Exterior minimum of 4.5 m  5) A minimum separation of 2.5m between detached Dwelling Units shall be provided.</p>	<p>Setbacks have been updated to align with recent projects and reflect current best practice examples.</p>
<p><b>Size of Buildings and Structures</b></p>		
<p><b>The maximum size of buildings and structures shall be as follows:</b></p> <p>(1) Lot Coverage maximum of 40%  (2) Floor Area Ratio maximum of 0.60  (3) Height  a. Residential Apartment maximum of 11.0 m  b. Residential Attached maximum of 9.0 m  c. Residential Single Family maximum of 8.0 m  d. Residential Two Family maximum of 8.0 m  e. Accessory maximum of 4.5 m</p>	<p><b>The maximum size of buildings and structures shall be as follows:</b></p> <p>1) Height  a. Residential Apartment maximum of 11.0 m  b. Residential Townhouse maximum of 11.0 m  2) Lot Coverage of all buildings maximum of 60%</p>	<p>Height has been increased to align with RN and RC zones, and lot coverage has also been increased to reflect recent applications and best practice standards.</p>
<p><b>Subdivision Requirements</b></p>		
<p><b>Requirements for subdivision shall be as follows: (1) Minimum and Average Lot Area minimum of 920 m2 (2) Lot Frontage minimum of 26 m</b></p>	<p><b>Requirements for subdivision shall be as follows:</b></p> <p>1) Minimum Lot Area minimum of 1200 m2  2) Lot Frontage minimum of 22 m</p>	<p>This regulations has been updated to align with other multi-family minimum lot areas.</p>
<p><b>Building Separation</b></p>		
<p><b>Building separation shall be as follows:</b></p> <p>(1) Where one wall faces another wall of the same building or of another building on the same lot, the window of every habitable room in an attached dwelling unit shall be so situated as to provide an unobstructed view for a distance of not less than 25m measure horizontally from its centre at sill level in a single arc of not less than 50 degrees, or in a series of horizontal arcs, which total at least 70degrees.</p>		<p>These are better regulated by development permit area guidelines and have been simplified in the general regulations.</p>
<p><b>Outdoor Amenity Area</b></p> <p>7 An outdoor amenity area, such as a children's play area, shall be provided as follows:  (1) For each 2 Bedroom Unit minimum of 10 m<sup>2</sup>  (2) For each 3 Bedroom Unit minimum of 20 m<sup>2</sup>  (3) Minimum size of any individual play area 50 m<sup>2</sup>_x000D_</p>		<p>These regulations are better regulated by development permit area guidelines and were considered overly prescriptive and have therefore been removed.</p>
<p><b>Site Specific Regulations</b></p>		

Residential Corridor: RC		
In the RM-2 zone, the following regulations are permitted on a site-specific basis only: (1) For those lands legally described as Lot 52, Sections 4 and 5, Range 2 East, South Saanich District, Plan VIP 64549 (7923 Polo Park Crescent), the maximum Floor Area Ratio is 0.85 where development is comprised of no more than 42 units in a three storey Residential Apartment building and no more than 15 dwelling units in one or more Residential Attached buildings.	1) Despite the maximum FAR in the R-TA Zone, for those lands legally described as Lot 52, Sections 4 and 5, Range 2 East, South Saanich District, Plan VIP 64549 (7923 Polo Park Crescent), the maximum Floor Area Ratio is 0.85 where development is comprised of no more than 42 units in a three storey Residential Apartment building and no more than 15 dwelling units in one or more Residential Attached buildings.	No change
In the RM-3 zone, the following regulations are permitted on a site-specific basis only: (1) Despite the regulations above, the following regulations shall apply to those lands legally described as the north-easterly 0.2552 hectares of Lot 1, Section 10, Range 1 West, South Saanich District, Plan 10118 (proposed Lots B and C at 7247 West Saanich Road): a. Front Yard setback: minimum of 4.2 m b. Rear Yard setback: minimum of 3.3 m c. Side Yard (interior) setback: minimum of 3.0 m d. Lot Coverage: maximum of 45% e. Floor Area Ratio: maximum of 0.75 f. Lot Frontage: minimum of 17 m	2) Despite the regulations in the R-TA Zone, the following regulations shall apply to those lands legally described as the north-easterly 0.2552 hectares of Lot 1, Section 10, Range 1 West, South Saanich District, Plan 10118 (proposed Lots B and C at 7247 West Saanich Road): a. Front Yard setback: minimum of 4.2 m b. Rear Yard setback: minimum of 3.3 m c. Side Yard (interior) setback: minimum of 3.0 m d. Lot Coverage: maximum of 45% e. Floor Area Ratio: maximum of 0.75 f. Lot Frontage: minimum of 17 m	No change
Residential Apartment: RA		
Current	Proposed	Notes
Permitted Uses		
The following uses are permitted as principal uses of the land: (1) Residential Apartment	The following uses are permitted as principal uses of the land: 1) Residential – Apartment 2) Community Care Facilities	Previously, the District had a separate zone for care homes. However, since both care homes and residential apartments provide housing, these uses have been combined into a single zone.
Permitted Accessory Uses		
The following uses are permitted as accessory uses only: (1) Home Occupation, in accordance with Part 4, Section 10	The following uses are permitted as accessory uses only: 1) Home Occupation - Minor in accordance with _____.	No change
Density		
The permitted density on a lot shall be as follows: 1) Floor Area Ratio maximum of 1.6	The permitted density on a lot shall be as follows: 1) Floor Area Ratio maximum of 1.6	No change
Siting of Buildings and Structures		

Residential Corridor: RC		
<p>Siting of buildings and structures shall be as follows:</p> <p>(1) Front Yard minimum of 6.0 m  (2) Rear Yard minimum of 10.5 m  (3) Side Yard Interior minimum of 6.0 m  (4) Side Yard Exterior minimum of 6.0 m_x000D_</p>	<p>Siting of buildings and structures shall be as follows:</p> <p>1) Front Yard minimum of 6.0m  2) Rear yard minimum of 10.5m  3) Side Yard Interior and Exterior minimum of 6.0m</p>	No change
<p>Size of Buildings and Structures</p>		
<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) Floor Area Ratio maximum of 1.6  (2) Lot Coverage maximum of 45%  (3) Height of Buildings and Structures  a. Principal 15 m  b. Accessory 4.5 m</p>	<p>The maximum size of buildings and structures shall be as follows:</p> <p>1) Height maximum of 15.0 m (four storeys)  2) Lot Coverage maximum of 60%</p>	These regulations have been amended to have lot coverage reflective of current development patterns, and accommodate higher density development.
<p>Subdivision Requirements</p>		
<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot Area minimum of 920 m<sup>2</sup>  (2) Lot Frontage minimum of 26 m</p>	<p>Requirements for subdivision shall be as follows:</p> <p>1) Minimum of average Lot area 1200 m<sup>2</sup>  2) Lot Frontage Minimum of 22 m</p>	No change
<p>Site Specific Regulations</p>		
<p>In the RM-5 Zone, the following regulations apply on a site-specific basis only:</p> <p>(1) All residential dwelling units sited on the property legally described as PID: 000-260-215, Lot 1, Section 6, Range 2 East, South Saanich District, Plan 33828 (7701 East Saanich Road), shall be limited to residential rental tenure only.</p>	<p>(6) In the R-A Zone, the following regulations apply on a site-specific basis only: (1) All residential dwelling units sited on the property legally described as PID: 000- 260-215, Lot 1, Section 6, Range 2 East, South Saanich District, Plan 33828 (7701 East Saanich Road), shall be limited to residential rental tenure only.</p>	No change
<p>In the RP-1 zone, the following regulations are permitted on a site-specific basis only:</p> <p>(1) Notwithstanding the uses permitted under Section 5.54.1, on those lands legally described as Parcel B (DD1920861) of Section 11, Range 4 East, South Saanich District (7005 East Saanich Road), the use of the land is restricted to Community Care Facility only.</p> <p>For those lands legally described as Parcel B (DD1920861) of Section 11, Range 4 East, South Saanich District (7005 East Saanich Road), the lot coverage maximum may be increased to a maximum of 72% and the Floor Area Ratio may be increased to a maximum of 3.7.</p>	<p>(9) Despite the uses permitted in the R-A Zone, on those lands legally described as Parcel B (DD1920861) of Section 11, Range 4 East, South Saanich District (7005 East Saanich Road), the use of the land is restricted to Community Care Facility only. Part 5 – Zoning Regulations Page 113  a. For those lands legally described as Parcel B (DD1920861) of Section 11, Range 4 East, South Saanich District (7005 East Saanich Road), the lot coverage maximum may be increased to a maximum of 72% and the Floor Area Ratio may be increased to a maximum of 3.7.</p>	This regulation is to limit permitted uses on this site to Community care Facility.

<b>Residential Corridor: RC</b>		
<p>In addition to the permitted uses in the RM-4 zone, on land legally described as Lot C (DD A83150) of Block 45, Section 10, Range 2 West, South Saanich District, Plan 1188, except that part in Plan 26071 (7164 Brentwood Drive), Condominium Hotel shall be a permitted use and development may be comprised of no more than six dwelling units in a three-storey Condominium Hotel building.</p>	<p>(10) In addition to the permitted uses in the R-A zone, on those lands legally described as Lot 1 Section 10 Range 1W South Saanich District Plan 10118. PID 000-156-591 (7247 West Saanich Road), Short Term Rentals are also permitted.</p>	<p>This regulation has been updated to permit short-term rentals, replacing the previous allowance for Condominium Hotels under a single, consolidated definition.</p>
<p>Despite the regulations above, for those lands legally described as the southwesterly 0.1413 hectares of Lot 1, Section 10, Range 1 West, South Saanich District, Plan 10118 (proposed Lot A at 7247 West Saanich Road) the Floor Area Ratio may be increased to a maximum of 1.6.</p>	<p>(11) In addition to the permitted uses in the R-A zone, on those lands legally described as Lot A-F, Section 10 Range 2 W South Saanich District Strata Plan VIS6969, PID 028-237-013, PID 028-237-021, PID 028-237-030, PID 028-237-056, PID 028-237-064, PID 028-237-111 (851 BRENTWOOD DRIVE), Short Term Rentals is also permitted.</p>	<p>This regulation has been updated to permit short-term rentals, replacing the previous allowance for Condominium Hotels under a single, consolidated definition.</p>

<b>Rural Agriculture: RU - A</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>The following uses are permitted as principal uses of the land:</b> (1) Residential Single Family (2) Agriculture, excluding feed lots	(1) Residential - Single Detached (2) Agriculture, excluding feed lots	No change
<b>Permitted Accessory Uses</b>		
<b>The following uses are permitted as accessory uses only:</b> (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12 (2) Home occupation, in accordance with Part 4, Section 10	<b>The following uses are permitted as accessory uses only:</b> (1) Agricultural Retail Stand (2) Equestrian or riding stable (3) Home Occupation - Rural, in accordance with Part 4, Section 10 (4) Secondary Dwelling Unit(s), in accordance with Part 4, Section 12	Amended to add accessory uses to agriculture and align with the Agricultural zones.
<b>Density</b>		
	<b>The permitted density on a lot shall be as follows:</b> 1) One Residential – Single Detached Dwelling is permitted on a lot 2) For lots less than 1ha, only one additional secondary dwelling unit is permitted in the form of a secondary suite wholly contained within the principal dwelling, in accordance with Section 4.5. 3) For lots 1ha or more, both a Residential - Secondary Suite and a Residential - Cottage or Residential - Carriage House are permitted in accordance with Section 4.5.	Same regulations just moved to a new section to make density clearer and consistent throughout zones.
<b>Siting of Buildings and Structures</b>		
	<b>Siting of Buildings and Structures shall be as follows:</b> 1) Front Yard minimum of 7.5 m 2) Rear Yard minimum of 7.5 m 3) Side Yard Interior) minimum of 1.5 m 4) Side Yard Exterior minimum of 6.0 m 5) A minimum separation of 2.5m between residential buildings shall be provided. (1) Detached Secondary Dwelling Units shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020	Updated to remove the combined total for two sides of lot lines and to consolidate all siting regulations into a single section for clarity.
<b>A minimum building separation shall be provided as follows:</b> (1) 2.5 m between habitable buildings and other buildings (2) 1.0 m between non-habitable buildings		Regulations for habitable buildings have been moved above, while non-habitable buildings are addressed under the General Regulations section.

<b>Rural Agriculture: RU - A</b>		
<p>Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020</p>		<p>These regulations have been moved above.</p>
<b>Size of Buildings and Structures</b>		
<p>The maximum size of buildings and structures shall be as follows:  (1) There may not be more than one principal residence on a lot  (2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed a lot coverage of 2%  (3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>  Height of buildings and structures shall be as follows:  (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m  (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m  (3) The maximum building height for accessory buildings is 4.5 m  (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m</p>	<p>The maximum size of buildings and structures shall be as follows:  (1) Height  a. Residential Single Detached maximum of 8.0 m  b. Secondary Dwelling Units maximum of 6.5 m, with no portion of the roof extending above 7.5 m  c. Accessory Buildings maximum of 4.5 m  (2) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>  (3) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall be as follows:  <b>Lot Size Lot Coverage</b>  &gt; 0.8 ha 5%  0.72-0.79 ha 6%  0.64-0.71 ha 7%  0.56-0.63 ha 8%  0.48-0.55 ha 9%  0.40-0.47 ha 10%  0.32-0.39 ha 11%  0.24-0.31 ha 12%  0.16-0.23 ha 13%  0.08-0.15 ha 14%  &lt;0.08 15%  (3) Despite the lot coverage, the maximum permitted gross floor area of a principal dwelling on any lot shall not exceed 500 m<sup>2</sup>.</p>	<p>The height and size of principal dwelling units remain unchanged. However, lot coverage has been amended to a proportional approach to better reflect the varying sizes of rural parcels and ensure a fair and consistent standard, based on the existing RE-4 zone lot coverage calculation.</p>
<b>Subdivision Requirements</b>		
<p>Subdivision Requirements  (1) Minimum and Average Lot Area minimum of 0.8 ha  (2) Lot Frontage minimum of is 10% of the lot perimeter</p>	<p>Requirements for subdivision shall be as follows:  (1) Minimum and Average Lot area minimum of 0.8 ha  (2) Lot Frontage minimum of 10% of the lot perimeter</p>	<p>No change</p>
<b>Site Specific Regulations</b>		

Rural Agriculture: RU - A		
Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage is 30% for the following lots: a. Parcel A (DD267417I) of Lot 1, Section 2, Range 4 East, South Saanich District, Plan 9137 except part in Plan 2319 RW (8205 Lochside Drive); and, b. Lot A, Sections 16 and 17, Range 4 East, South Saanich District, Plan VIP65747 (2688 Tanner Road)	(1) Despite the maximum lot coverage in the RE-A Zone (Rural Agriculture), the maximum lot coverage is 30% for Lot A, Sections 16 and 17, Range 4 East, South Saanich District, Plan VIP65747 (2688 Tanner Road).	No change
Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Amended Lot 9, (DD 142640I), Section 1, Range 4 East, South Saanich District, Plan 4863, Except Part in Plan 2319 RW (8355 Lochside Drive), is 10.0%.	(2) Despite the maximum lot coverage in the RE-A Zone (Rural Agriculture), the maximum lot coverage for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (1610 Kersey Road) is 8.5%.	No change
Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Lot 9, Section 2, Range 4E, South Saanich District, Plan VIP9420, Except Plan 2319 RW (8325 Lochside Drive), is 10.71%	(3) Despite the Permitted Uses allowed in the RE-A (Rural Agriculture) Zone, a carriage house with a maximum height of 7.37 metres is a permitted use for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (1610 Kersey Road).	No change
Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (1610 Kersey Road) is 8.5%.	(4) Despite the Permitted Uses allowed in the RE-A (Rural Agriculture) Zone, a carriage house with a maximum height of 6.6 metres is a permitted use for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road).	No change
Despite the Permitted Uses allowed in the RE-2 (Rural Estate) Zone, a carriage house with a maximum height of 7.37 metres is a permitted use for Lot 24, Section 13, Range 1 East, South Saanich District, Plan 1296 (1610 Kersey Road) is 8.5%.	(5) Despite the maximum lot coverage allowed in the RE-A (Rural Agriculture) Zone, the lot coverage for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road) is 5.5%.	No change
Despite the Permitted Uses allowed in the RE-2 (Rural Estate) Zone, a carriage house with a maximum height of 6.6 metres is a permitted use for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road)	Despite the Permitted Uses allowed in the RE-2 (Rural Estate) Zone, a carriage house with a maximum height of 6.6 metres is a permitted use for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road)	This regulation has been removed as it now meets the zoning regulations.
Despite the maximum lot coverage allowed in the RE-2 (Rural Estate) Zone, the lot coverage for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road) is 5.5%.	Despite the maximum lot coverage allowed in the RE-2 (Rural Estate) Zone, the lot coverage for Lot 17, Section 13, Range 1 East, South Saanich District, Plan 1296 (1575 Kersey Road) is 5.5%.	This regulation has been removed as it now meets the zoning regulations.
Rural Forest: RU-F		
Current	Proposed	Notes
Permitted Uses		
The following uses are permitted as principal uses of the land: (1) Residential Single Family (2) Agriculture, excluding feed lots	The following uses are permitted as principal uses of the land: (1) Residential - Single Detached (2) Agriculture, excluding feed lots	No change

<b>Rural Agriculture: RU - A</b>		
<b>Permitted Use Regulations</b>		
	<p><b>(1) Agriculture shall not exceed 25% of the total lot area.</b>  <b>** Information Note: Agricultural uses, including agricultural retail stands and equestrian or riding stables, may be subject to applicable Development Permit Area guidelines.</b></p>	<p>This regulation has been introduced to limit agricultural use on rural forest lands in response to a recent District Court decision, which determined that where agriculture is permitted and no lot coverage limit is specified, it must be allowed across the entire lot. This interpretation effectively limits the enforceability of the Tree Protection Bylaw in those circumstances.</p> <p>By limiting agricultural use to 25% of the lot area, property owners may still be eligible for farm status while establishing a reasonable limit on the extent of agricultural clearing. In addition, Development Permit Area guidelines can further direct agricultural activities toward already cleared areas and away from more environmentally sensitive portions of the property.</p>
<b>Permitted Accessory Uses</b>		
<p>The following uses are permitted as accessory uses only:  <b>(1) Accessory Dwelling Unit, in accordance with Part 4, Section 12</b>  <b>(2) Home occupation, in accordance with Part 4, Section 10</b></p>	<p>The following uses are permitted as accessory uses only:  <b>(1) Agricultural Retail Stand</b>  <b>(2) Equestrian or riding stable</b>  <b>(3) Home Occupation - Rural, in accordance with Part 4, Section 10</b>  <b>(4) Secondary Dwelling Unit(s), in accordance with Part 4, Section 12</b></p>	<p>Amended to add accessory uses to agriculture and align with the Agricultural zones.</p>
<b>Density</b>		
	<p>The permitted density on a lot shall be as follows:  <b>1) One Residential – Single Detached Dwelling is permitted on a lot</b>  <b>2) For lots less than 1ha, only one additional secondary dwelling unit is permitted in the form of a secondary suite wholly contained within the principal dwelling, in accordance with Section 4.5.</b>  <b>3) For lots 1ha or more, both a Residential - Secondary Suite and a Residential - Cottage or Residential - Carriage House are permitted in accordance with Section 4.5.</b></p>	<p>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</p>
<b>Siting of Buildings and Structures</b>		

Rural Agriculture: RU - A		
	<p>Siting of buildings and structures shall be as follows:</p> <ol style="list-style-type: none"> <li>1) Front Yard minimum of 7.5 m</li> <li>2) Rear Yard minimum of 7.5 m</li> <li>3) Side Yard Interior) minimum of 1.5 m</li> <li>4) Side Yard Exterior minimum of 6.0 m</li> <li>5) A minimum separation of 2.5m between residential buildings shall be provided.</li> <li>6) Detached Secondary Dwelling Units shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020</li> </ol>	<p>Updated to remove the combined total for two sides of lot lines and to consolidate all siting regulations into a single section for clarity.</p>
<p>A minimum building separation shall be provided as follows:</p> <ol style="list-style-type: none"> <li>(1) 2.5 m between habitable buildings and other buildings</li> <li>(2) 1.0 m between non-habitable buildings</li> </ol>		<p>Regulations for habitable buildings have been moved above, while non-habitable buildings are addressed under the General Regulations section.</p>
<p>Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020</p>		<p>These regulations have been moved above.</p>
<p>Size of Buildings and Structures</p>		

Rural Agriculture: RU - A		
<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) There may not be more than one principal residence on a lot</p> <p>(2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed a lot coverage of 2%</p> <p>(3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup></p> <p>Height of buildings and structures shall be as follows:</p> <p>(1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m</p> <p>(2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m</p> <p>(3) The maximum building height for accessory buildings is 4.5 m</p> <p>(4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m</p>	<p>The maximum size of buildings and structures shall be as follows:</p> <p>(1) Height</p> <p>a. Residential Single Detached maximum of 8.0 m</p> <p>b. Secondary Dwelling Units maximum of 6.5 m, with no portion of the roof extending above 7.5 m</p> <p>c. Accessory Buildings maximum of 4.5 m</p> <p>(2) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup></p> <p>(3) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall be as follows:</p> <p>Lot Size Lot Coverage</p> <p>&gt; 3.0 2%</p> <p>2.0-3.0 ha 3%</p> <p>1.0-1.9 ha 4%</p> <p>0.8 ha – 0.99 5%</p> <p>0.72-0.79 ha 6%</p> <p>0.64-0.71 ha 7%</p> <p>0.56-0.63 ha 8%</p> <p>0.48-0.55 ha 9%</p> <p>0.40-0.47 ha 10%</p> <p>0.32-0.39 ha 11%</p> <p>0.24-0.31 ha 12%</p> <p>0.16-0.23 ha 13%</p> <p>0.08-0.15 ha 14%</p> <p>&lt;0.08 ha 15%</p> <p>(3) Despite the lot coverage, the maximum permitted gross floor area of a principal dwelling on any lot shall not exceed 500 m<sup>2</sup>.</p>	<p>The height and size of principal dwelling units remain unchanged. However, lot coverage has been amended to a proportional approach to better reflect the varying sizes of rural parcels and ensure a fair and consistent standard, based on the existing RE-4 zone lot coverage calculation.</p>
<p><b>Subdivision Requirements</b></p>		
<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot area minimum of 4 ha</p> <p>(2) Lot Frontage minimum of 10% of the lot perimeter</p>	<p>Requirements for subdivision shall be as follows:</p> <p>(1) Minimum and Average Lot area minimum of 4 ha</p> <p>(2) Lot Frontage minimum of 10% of the lot perimeter</p>	<p>No change</p>
<p><b>Site Specific Regulations</b></p>		
<p>In addition to the list of uses permitted under the heading “Permitted Accessory Uses”, Bed and Breakfast – 3 Bedroom maximum shall be a permitted use on the land legally described as Lot 1, Section 3, Range 1 West, South Saanich District, Plan VIP42418 (8133 Rae-Leigh Place)</p>	<p>(1) In addition to the list of uses permitted under the heading “Permitted Accessory Uses”, Bed and Breakfast – 3 Bedroom maximum shall be a permitted use on the land legally described as Lot 1, Section 3, Range 1 West, South Saanich District, Plan VIP42418 (8133 Rae-Leigh Place)</p>	<p>No change</p>

<b>Rural Agriculture: RU - A</b>		
Despite the regulations above, the minimum lot area for subdivision of the land legally described as Lot 17, Sections 3 and 4, Range 1 West, South Saanich District, Plan 30146 (8069 Thomson Place) shall be 1.3 ha	(2) Despite the regulations above, the minimum lot area for subdivision of the land legally described as Lot 17, Sections 3 and 4, Range 1 West, South Saanich District, Plan 30146 (8069 Thomson Place) shall be 1.3 ha	No change
Notwithstanding the maximum lot coverage in the Rural Estate (Variable Lot Size): RE-4 zone, on the land legally described as Lot 54, Section 14, Range 1 West, South Saanich District, Plan VIP66001, PID 023-916-125 (1251 Garden Gate Drive), the maximum lot coverage shall be 5.5%.	(3) Notwithstanding the maximum lot coverage on the land legally described as Lot 54, Section 14, Range 1 West, South Saanich District, Plan VIP66001, PID 023-916-125 (1251 Garden Gate Drive), the maximum lot coverage shall be 5.5%.	No change
	Site-specific regulations have been added to permit agricultural use to occupy up to 100% of the lot area on properties with farm status in this zone. Please refer to the draft bylaw for detailed provisions.	Please refer to Draft Zoning Bylaw
<b>Rural Forest (Wallace): RU-FW</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Residential Single Family (2) Agriculture, excluding feed lots	The following uses are permitted as principal uses of the land: (1) Residential - Single Detached (2) Agriculture, excluding feed lots	No change
<b>Permitted Use Regulations</b>		
(1) Agriculture and agricultural accessory uses, including agricultural retail stands and equestrian or riding stables, shall not exceed 25% of the total lot area.	(1) Agriculture shall not exceed 25% of the total lot area.	No change
** Information Note: Agricultural uses, including agricultural retail stands and equestrian or riding stables, may be subject to applicable Development Permit Area guidelines.	** Information Note: Agricultural uses, including agricultural retail stands and equestrian or riding stables, may be subject to applicable Development Permit Area guidelines.	No change
<b>Permitted Accessory Uses</b>		
The following uses are permitted as accessory uses only: (1) Agricultural Retail Stand (2) Equestrian or riding stable (3) Home Occupation - Rural, in accordance with Section 5.4 (4) Secondary Dwelling Unit(s), in accordance with Section 4.5 (5) For certainty, accessory uses in this zone include water reservoirs and sewage treatment facilities	The following uses are permitted as accessory uses only: (1) Agricultural Retail Stand (2) Equestrian or riding stable (3) Home Occupation - Rural, in accordance with Section 5.4 (4) Secondary Dwelling Unit(s), in accordance with Section 4.5 (5) For certainty, accessory uses in this zone include water reservoirs and sewage treatment facilities	No change
<b>Siting of Buildings and Structures</b>		

<b>Rural Agriculture: RU - A</b>		
<b>Siting of buildings and structures shall be as follows:</b> 1) Front Yard minimum of 4.5 m 2) Rear Yard minimum of 7.5 m 3) Side Yard Interior) minimum of 4.5 m 4) Side Yard Exterior minimum of 6.0 m 5) A minimum separation of 2.5m between residential buildings shall be provided. 6) A maximum separation of 50m between buildings containing residential dwelling units shall be provided.	<b>Siting of buildings and structures shall be as follows:</b> 1) Front Yard minimum of 4.5 m 2) Rear Yard minimum of 7.5 m 3) Side Yard Interior) minimum of 4.5 m 4) Side Yard Exterior minimum of 6.0 m 5) A minimum separation of 2.5m between residential buildings shall be provided. 6) A maximum separation of 50m between buildings containing residential dwelling units shall be provided.	<b>No change</b>
<b>Size of Buildings and Structures</b>		
1) There may not be more than one principal residence on a lot 2) The maximum gross floor area for a principal residence shall not exceed 407 m2 3) The lot coverage for the principal residence and accessory buildings or structures shall not exceed 30% on a standard lot 4) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed 25% on a panhandle lot 5) A detached accessory dwelling unit may not exceed a gross floor area of 90 m2 6) The maximum gross floor area of accessory structures or structures shall not exceed 60 m2 7) The maximum building height for a Residential Single Family on a standard lot is 8.0 m 8) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m	1) There may not be more than one principal residence on a lot 2) The maximum gross floor area for a principal residence shall not exceed 407 m2 3) The lot coverage for the principal residence and accessory buildings or structures shall not exceed 30% on a standard lot 4) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed 25% on a panhandle lot 5) A detached accessory dwelling unit may not exceed a gross floor area of 90 m2 6) The maximum gross floor area of accessory structures or structures shall not exceed 60 m2 7) The maximum building height for a Residential Single Family on a standard lot is 8.0 m 8) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m	<b>No change</b>
<b>Subdivision Requirements</b>		
<b>Requirements for subdivision shall be as follows:</b> (1) Lot Frontage minimum of 10% of the lot perimeter (2) Number of residential lots permitted maximum of 57	<b>Requirements for subdivision shall be as follows:</b> (1) Lot Frontage minimum of 10% of the lot perimeter (2) Number of residential lots permitted maximum of 57	<b>No change</b>
<b>Rural Shoreline: RU-S</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>The following uses are permitted as principal uses of the land:</b> (1) Residential Single Family (2) Agriculture, excluding feed lots	<b>The following uses are permitted as principal uses of the land:</b> (10) Residential – Single Detached (11) Agriculture, excluding feed lots	<b>No change</b>
<b>Permitted Accessory Uses</b>		

Rural Agriculture: RU - A		
	<p>(1) Agriculture shall not exceed 25% of the total lot area.  <b>** Information Note:</b> Agricultural uses, including agricultural retail stands and equestrian or riding stables, may be subject to applicable Development Permit Area guidelines.</p>	<p>This regulation has been introduced to limit agricultural use on rural shoreline lands in response to a recent District Court decision, which determined that where agriculture is permitted and no lot coverage limit is specified, it must be allowed across the entire lot. This interpretation effectively limits the enforceability of the Tree Protection Bylaw in those circumstances.</p> <p>By limiting agricultural use to 25% of the lot area, property owners may still be eligible for farm status while establishing a reasonable limit on the extent of agricultural clearing. In addition, Development Permit Area guidelines can further direct agricultural activities toward already cleared areas and away from more environmentally sensitive portions of the property.</p>
<p><b>Permitted Accessory Uses</b></p>		
<p>The following uses are permitted as accessory uses only:  (1) Accessory Dwelling Unit, in accordance with Part 4, Section 12  (2) Home occupation, in accordance with Part 4, Section 10</p>	<p>The following uses are permitted as accessory uses only:  (1) Agricultural Retail Stand  (2) Equestrian or riding stable  (3) Home Occupation - Rural, in accordance with Part 4, Section 10  (4) Secondary Dwelling Unit(s), in accordance with Part 4, Section 12</p>	<p>Amended to add accessory uses to agriculture and align with the Agricultural zones.</p>
<p><b>Density</b></p>		
	<p>The permitted density on a lot shall be as follows:  1) One Residential – Single Detached Dwelling is permitted on a lot  2) For lots less than 1ha, only one additional secondary dwelling unit is permitted in the form of a secondary suite wholly contained within the principal dwelling, in accordance with Section 4.5.  3) For lots 1ha or more, both a Residential - Secondary Suite and a Residential - Cottage or Residential - Carriage House are permitted in accordance with Section 4.5.</p>	<p>Same regulations just moved to a new section to make density clearer and consistent throughout zones.</p>
<p><b>Siting of Buildings and Structures</b></p>		
	<p>1) Front Yard minimum of 7.5 m  2) Rear Yard minimum of 7.5 m  3) Side Yard Interior) minimum of 1.5 m  4) Side Yard Exterior minimum of 6.0 m  5) A minimum separation of 2.5m between residential buildings shall be provided.  6) Detached Secondary Dwelling Units shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020</p>	<p>Updated to remove the combined total for two sides of lot lines and to consolidate all siting regulations into a single section for clarity.</p>

<b>Rural Agriculture: RU - A</b>		
<p>A minimum building separation shall be provided as follows:  (1) 2.5 m between habitable buildings and other buildings  (2) 1.0 m between non-habitable buildings</p>		<p>Regulations for habitable buildings have been moved above, while non-habitable buildings are addressed under the General Regulations section.</p>
<p>Detached accessory dwellings shall be sited to provide a maximum separation of 50 m from the principal residential dwelling, except where a detached accessory dwelling is to be located within an existing accessory building constructed before January 1, 2020</p>		<p>These regulations have been moved above.</p>
<b>Size of Buildings and Structures</b>		
<p>The maximum size of buildings and structures shall be as follows:  (1) There may not be more than one principal residence on a lot  (2) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall not exceed a lot coverage of 2%  (3) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>  Height of buildings and structures shall be as follows:  (1) The maximum building height for a Residential Single Family on a standard lot is 8.0 m  (2) The maximum building height for a Residential Single Family on a panhandle lot is 4.5 m, except where the dwelling is sited a minimum of 8.0 m from any lot line the height may be increased to 8.0 m  (3) The maximum building height for accessory buildings is 4.5 m  (4) The maximum building height for a detached accessory dwelling is 6.5 m, however no portion of the roof may extend above 7.5 m</p>	<p>The maximum size of buildings and structures shall be as follows:  (1) Height  a. Residential Single Detached maximum of 8.0 m  b. Secondary Dwelling Units maximum of 6.5 m, with no portion of the roof extending above 7.5 m  c. Accessory Buildings maximum of 4.5 m  (2) A detached accessory dwelling unit may not exceed a gross floor area of 90 m<sup>2</sup>  (3) The lot coverage for the principal residence and accessory buildings or structures, excluding a detached accessory dwelling, shall be as follows  Lot Size Lot Coverage  &gt; 0.8 ha 5%  0.72-0.79 ha 6%  0.64-0.71 ha 7%  0.56-0.63 ha 8%  0.48-0.55 ha 9%  0.40-0.47 ha 10%  0.32-0.39 ha 11%  0.24-0.31 ha 12%  0.16-0.23 ha 13%  0.08-0.15 ha 14%  &lt;0.08 15%</p>	<p>The height and size of principal dwelling units remain unchanged. However, lot coverage has been amended to a proportional approach to better reflect the varying sizes of rural parcels and ensure a fair and consistent standard, based on the existing RE-4 zone lot coverage calculation.</p>
<b>Subdivision Requirements</b>		
<p>Requirements for subdivision shall be as follows:  (1) Minimum and Average Lot area minimum of 4 ha  (2) Lot Frontage minimum of 10% of the lot perimeter</p>	<p>Requirements for subdivision shall be as follows:  (3) Minimum and Average Lot area minimum of 2.0 ha  (4) Lot Frontage minimum of 10% of the lot perimeter</p>	<p>No change</p>
<b>Site Specific Regulations</b>		

Rural Agriculture: RU - A		
<p>In the RE-2 zone, the following regulations are permitted on a site-specific basis only:  <b>(1) Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage is 30% for the following lots:</b>  <b>a. Parcel A (DD267417I) of Lot 1, Section 2, Range 4 East, South Saanich District, Plan 9137 except part in Plan 2319 RW (8205 Lochside Drive); and,</b>  <b>b. Lot A, Sections 16 and 17, Range 4 East, South Saanich District, Plan VIP65747 (2688 Tanner Road)</b></p>		<p><b>This property is in the RU-A zone and has been moved, but the regulation remains unchanged otherwise.</b></p>
<p><b>(1) Despite the maximum lot coverage in the R-S (Rural Shoreline) Zone, the maximum lot coverage is 30% for Parcel A (DD267417I) of Lot 1, Section 2, Range 4 East, South Saanich District, Plan 9137 except part in Plan 2319 RW (8205 Lochside Drive).</b></p>	<p><b>(1) Despite the maximum lot coverage in the R-S (Rural Shoreline) Zone, the maximum lot coverage is 30% for Parcel A (DD267417I) of Lot 1, Section 2, Range 4 East, South Saanich District, Plan 9137 except part in Plan 2319 RW (8205 Lochside Drive).</b></p>	<p><b>No change</b></p>
<p><b>Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Amended Lot 9, (DD 142640I), Section 1, Range 4 East, South Saanich District, Plan 4863, Except Part in Plan 2319 RW (8355 Lochside Drive), is 10.0%.</b></p>	<p><b>(2) Despite the maximum lot coverage in the R-S (Rural Shoreline) Zone, the maximum lot coverage for Amended Lot 9, (DD 142640I), Section 1, Range 4 East, South Saanich District, Plan 4863, Except Part in Plan 2319 RW (8355 Lochside Drive), is 10.0%.</b></p>	<p><b>No Change</b></p>
<p><b>Despite the maximum lot coverage in the RE-2 (Rural Estate) Zone, the maximum lot coverage for Lot 9, Section 2, Range 4E, South Saanich District, Plan VIP9420, Except Plan 2319 RW (8325 Lochside Drive), is 10.71%.</b></p>	<p><b>(3) Despite the maximum lot coverage in the R-S (Rural Shoreline) Zone, the maximum lot coverage for Lot 9, Section 2, Range 4E, South Saanich District, Plan VIP9420, Except Plan 2319 RW (8325 Lochside Drive), is 10.71%.</b></p>	<p><b>No Change</b></p>
	<p><b>Site-specific regulations have been added to permit agricultural use to occupy up to 100% of the lot area on properties with farm status in this zone. Please refer to the draft bylaw for detailed provisions.</b></p>	<p><b>Please refer to Draft Zoning Bylaw</b></p>

<b>Water Area: W-1</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
The following uses are permitted as principal uses of the land: (1) Dredging operations (2) Private walkways (3) Public wharves, piers, walkways or floats (4) Public utility structures (5) Non-commercial loading and unloading facilities (6) Private Float Facilities (7) Geothermal heating and cooling systems serving the adjacent upland property	The following uses are permitted as principal uses of the land: 1) Docks	Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included. Some uses are permitted in all zones (Geothermal, utilities, walkways). Docks covers wharves, piers, private float facilities.
<b>Siting of Buildings and Structures</b>		
Siting of buildings and structures shall be as follows: (1) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront. (2) No boat house, shed or shelter shall be erected within a W-1 zone	1) At least 5 m from the projected side property line 2) At least 6m from the projected side property line if adjacent to a park or public beach access. 3) 10m from any existing dock or structure on the foreshore 4) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront. 5) No boat house, shed or shelter shall be erected within a W-1 zone. 6) No structure, dock, or walkway shall be constructed or placed below the high water mark so as to impede free pedestrian access along the waterfront. In cases where the dock platform is raised by more than 0.3 metres above any point on the public foreshore, steps must be provided to allow public access over the dock, and this access must not be blocked by fences or other means.	Setbacks have been added to help minimize potential conflicts and prevent docks from encroaching onto neighbouring properties.
<b>Size of Buildings and Structures</b>		
The maximum size of buildings and structures shall be as follows: (1) Height maximum of 4.5 m (2) Accessory Building maximum of 60 m2 gross floor area (3) No private float or walkway may be over 30 m in length or 3 m in width	The maximum size of buildings and structures shall be as follows: 1) Height maximum of 4.5 m 2) Accessory Building maximum of 60 m2 gross floor area 3) No private float or walkway may be over 30 m in length or 3 m in width.	No change
Information Note: The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies	Information Note: The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies	No change
<b>Water Area (Boat House): W-1BH</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		

<b>Water Area: W-1</b>		
<b>The following uses are permitted as principal uses of the land:</b> (1) Private wharves, piers, walkways or floats (2) Boat house	<b>The following uses are permitted as principal uses of the land:</b> 1) Docks 2) Boat house	<b>The term “docks” is being used as an umbrella definition to encompass wharves, piers, and floats.</b>
<b>Siting of Buildings and Structures</b>		
<b>Siting of buildings and structures shall be as follows:</b> (1) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront	<b>Siting of buildings and structures shall be as follows:</b> 1) No structure, dock, or walkway shall be constructed or placed below the high water mark so as to impede free pedestrian access along the waterfront. In cases where the dock platform is raised by more than 0.3 metres above any point on the public foreshore, steps must be provided to allow public access over the dock, and this access must not be blocked by fences or other means.	<b>Regulations previously located in the General Regulations section have been incorporated into this zone as a best practice.</b>
<b>Size of Buildings and Structures</b>		
<b>The maximum size of buildings and structures shall be as follows: (1) No boat house shall exceed 130m2 gross floor area.</b> (2) No private float or walkway shall be over 30 m in length or 3 m in width. (3) Height a maximum of 6.4 m above any structure on which the building or structure is constructed.	<b>The maximum size of buildings and structures shall be as follows: (1) No boat house shall exceed 130m2 gross floor area.</b> (2) No private float or walkway shall be over 30 m in length or 3 m in width. (3) Height a maximum of 6.4 m above any structure on which the building or structure is constructed.	<b>No change</b>
<b>Water Area: W-2</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>The following uses are permitted as principal uses of the land:</b> (1) Boat building (2) Boat rental, sporting equipment rentals and sales (3) Commercial moorage, loading and unloading facilities (4) Dredging operations (5) Ferry and water taxi wharves, docks, floats and terminals (6) Fish packing, and processing (7) Fish guide service (8) Floats, wharves, piers and walkways (9) Geothermal heating and cooling systems serving the adjacent upland property (10) Marine fuel installations, including aircraft refueling (11) Marinas and Yacht Clubs, in accordance with Part 4, Section 16 (12) Minor warehousing (13) Public utility structures (14) Ship repair (15) Transient moorage (16) Caretaker's dwelling	<b>The following uses are permitted as principal uses of the land:</b> 1) Boat Building & Repair 2) Boat Hoists & Launching Ramps 3) Boat rental and sporting equipment rentals and sales 4) Docks 5) Ferry and Water Taxi 6) Fish Processing 7) Fish Charters & Marine Tours 8) Marine Fuel Station 9) Marinas, in accordance with Part 4, Section 16 10) Temporary Moorage	<b>Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included. Some uses are permitted in all zones (Geothermal, utilities, walkways). Docks covers wharves, piers, private float facilities.</b>

<b>Water Area: W-1</b>		
<b>Permitted Accessory Uses</b>		
	<b>The following uses are permitted as accessory uses only:</b> 1) Caretaker's dwelling	<b>Currently permitted but moved to highlight that a caretakers dwelling is accessory to principle uses.</b>
<b>Siting of Buildings and Structures</b>		
<b>Siting of buildings and structures shall be as follows:</b> (1) All floats and structures except geothermal heating and cooling systems shall be set back 6.0 m from the marine boundary of any water lot or foreshore lease. (2) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront.	1) All floats and structures except geothermal heating and cooling systems shall be set back 6.0 m from the marine boundary of any water lot or foreshore lease. 2) No structure, dock, or walkway shall be constructed or placed below the high water mark so as to impede free pedestrian access along the waterfront. In cases where the dock platform is raised by more than 0.3 metres above any point on the public foreshore, steps must be provided to allow public access over the dock, and this access must not be blocked by fences or other means.	<b>Regulations previously located in the General Regulations section have been incorporated into this zone as a best practice.</b>
<b>Information Note: The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies</b>	<b>Information Note: The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies</b>	<b>No change</b>
<b>Water Area: W-2A</b>		
<b>Current</b>	<b>Proposed</b>	<b>Notes</b>
<b>Permitted Uses</b>		
<b>The following uses are permitted as principal uses of the land:</b> (1) Commercial moorage (2) Docks and floats (3) Ferry and water taxi wharves (4) Fish guide service (5) Floats, wharves, piers and walkways (6) Loading and unloading facilities (7) Public utility structures (8) Transient moorage	<b>The following uses are permitted as principal uses of the land:</b> (1) Docks (2) Ferry and Water Taxi (3) Fish Charters & Marine Tours (4) Marinas, in accordance with Part 4, Section 16 (5) Temporary Moorage	<b>Uses have been amalgamated into capture similar uses in broader definitions. In addition, new and emerging uses have also been included.</b>
<b>Siting of Buildings and Structures</b>		
<b>Siting of Buildings and Structures shall be as follows:</b> (1) No structure, float, or walkway shall be constructed or placed so as to impede free pedestrian access along the waterfront. (2) Except on the upland boundary, all floats and structures shall be set back 2.0 m from the boundary of any water lot or foreshore lease.	(1) No structure, dock, or walkway shall be constructed or placed below the high water mark so as to impede free pedestrian access along the waterfront. In cases where the dock platform is raised by more than 0.3 metres above any point on the public foreshore, steps must be provided to allow public access over the dock, and this access must not be blocked by fences or other means. (2) Except on the upland boundary, all floats and structures shall be set back 2.0 m from the boundary of any water lot or foreshore lease.	<b>Regulations previously located in the General Regulations section have been incorporated into this zone as a best practice.</b>

<b>Water Area: W-1</b>		
<b>Size of Buildings and Structures</b>		
<b>3 The maximum size of buildings and structures shall be as follows: (1) No private float or walkway shall be over 65 m in length or 4 m in width.</b>	<b>The maximum size of buildings and structures shall be as follows: (1) No private float or walkway shall be over 65 m in length or 4 m in width.</b>	<b>No change</b>
<b>Information Note: The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies</b>	<b>Information Note: The installation of any structures below the natural boundary of the sea are required to obtain the necessary permits or approvals from provincial and federal agencies</b>	<b>No change</b>