

# ZONING BYLAW

Bylaw No. 688-2024





READ A FIRST TIME ON THE 14<sup>th</sup> DAY OF FEBRUARY 2024.

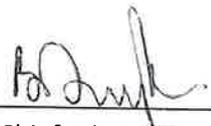
READ A SECOND TIME ON THE 14<sup>th</sup> DAY OF FEBRUARY 2024.

PUBLIC HEARING SCHEDULED ON THE 28<sup>th</sup> DAY OF FEBRUARY, 2024

READ A THIRD TIME ON THE 28<sup>th</sup> DAY OF FEBRUARY 2024.

READ A FOURTH TIME AND FINALLY ADOPTED ON THE 28<sup>th</sup> DAY OF FEBRUARY ,2024.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 688 cited as "Village of Port Alice Zoning Bylaw No. 688, 2024", as adopted by Council by Council on the 28<sup>th</sup> day of February 2024

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## Notes & Acknowledgements

**Notes:**

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This Zoning Bylaw No. 688-2024 was adopted by Village of Port Alice Council on February 28, 2024 and became effective on that date. It replaced the Village of Port Alice Zoning Bylaw No. 200, 1980 which was simultaneously rescinded on that date. This Bylaw is subject to change by Council. A current listing of any and all amendments can be obtained from the Village Office.

Questions concerning the interpretation and application of this Bylaw should be directed to the Village of Port Alice Administration.

Bylaws for Amendments:

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# User Guide

This “User Guide” is intended for information and clarity purposes only and is not a section of the Village of Port Alice Zoning Bylaw that would require Council to follow the Bylaw amendment process to change.

The Zoning Bylaw establishes rules and regulations for the use of land and buildings in the Village of Port Alice. It regulates location, intensity, type of land use, buildings, and also details the process for rezonings and the application process for permits to develop property. Alignment with existing Village policies is a key component of the rules and regulations outlined in the Zoning Bylaw. This Bylaw reflects the Official Community Plan (OCP) of the Village and other relevant bylaws and regulations.

This Bylaw is organized into six (6) parts with related information as follows:

PART	DESCRIPTION
1	Administration
2	Conditions of Use Regulations
3	Off-Street Parking and Loading
4	Signs
5	Establishment of Zones
6	Definitions

# 1

# Part 1 | Administration

## 1 Administration

### 1.1 CITATION

- 1.1.1 This Bylaw may be cited as “Zoning Bylaw No. 688, 2024”.
- 1.1.2 Bylaw No.200, being cited as “The Village of Port Alice Zoning Bylaw No. 200, 1980”, and all amendments thereto are hereby repealed.
- 1.1.3 This Bylaw is applicable to all land, Buildings, and other Structures including the surface of water within the boundaries of the Village of Port Alice.
- 1.1.4 The Building Inspector, the Bylaw Enforcement Officer, the Chief Administrative Officer, and any other person appointed by Council are empowered to administer this Bylaw and are authorized to enter any Land, Building or Structure for the purpose of administering this Bylaw.
- 1.1.5 All dimensions and other measurements in this Bylaw are expressed in the metric system. Any dimensions or measurements provided in a non-metric system are for convenience purposes only.
- 1.1.6 If any part, section, subsection, clause, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decisions must not affect the validity of the remaining portions of this Bylaw.

### 1.2 AMENDMENTS

- 1.2.1 The Council may, by bylaw, amend or repeal this Bylaw in accordance with the provisions of Local Government Act.
- 1.2.2 An application for rezoning shall be treated as an application to amend this Bylaw.

### 1.3 PENALTIES AND ENFORCEMENT

- 1.3.1 Any person who violates any of the provisions of this Bylaw or prevents, obstructs, or attempts to prevent or obstruct the authorized entry of the Building Inspector, the Bylaw Enforcement Officer, the Chief Administrative Officer, or any official authorized to administer this Bylaw, must be deemed to have violated the provisions of this Bylaw.
- 1.3.2 Every person who violates a provision of this Bylaw, or who consents, allows, or permits an action to be done in violation of this Bylaw, or who neglects or refrains from doing anything required by a provision of this Bylaw, is guilty of an offense and is liable, upon summary

conviction, to a fine not exceeding \$10,000 and not less than \$2,500.

- 1.3.3 Each day during which a violation of this Bylaw is continued constitutes a new and separate offence.

## 7.2 GENERAL PURPOSES

- 1.4.1 Within the Village of Port Alice no land, buildings or structures including the surface of water shall hereafter be used or occupied and no building or structure or part thereof shall be erected, moved, altered or enlarged unless in conformity with this Bylaw or authorized under the provisions of the Local Government Act of British Columbia.
- 1.4.2 Nothing contained in this Bylaw will relieve any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this Bylaw.
- 1.4.3 The provisions of this Bylaw shall be held to be minimum requirements, adopted for the regulation of the use and development of land within the indicated parts of the Village of Port Alice. Wherever the requirements of this Bylaw are at variance with the requirements of any other lawfully adopted rules, regulations, bylaws, deed restrictions or covenants, the most restrictive of that imposing the higher standards shall govern.
- 1.4.4 Every use of land, Building or Structure permitted in each Zone must conform to all the regulations of the applicable Zone and all other regulations in this Bylaw.
- 1.4.5 A lawful use of premises existing or lawfully under construction at the time of the adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued subject to the provisions of the *Local Government Act* respecting non-conforming uses.
- 1.4.6 A building lawfully constructed prior to the date of adoption of this Bylaw which fails to comply with the requirements herein shall not by reason thereof be deemed to be non-conforming. However, any subsequent alterations or additions to such building shall be permitted only in accordance with the requirements of this Bylaw.

## 7.3 DEVELOPMENT STANDARDS

- 1.5.1 Any land, Building, or Structure must not be constructed, altered, located, used or left with no use, except in conformity with this Bylaw.
- 1.5.2 No Building or Structure may be placed, constructed or sunk into, erected, moved, sited, altered or enlarged:
- (i) except in conformity with this Bylaw; or
  - (ii) so as to cause any existing Building or Structure on the same Lot to violate the provisions of this Bylaw.
- 1.5.3 No subdivision may be approved:

- (i) except in conformity with this and other applicable Village Bylaws; or
- (ii) so as to cause any existing Building or Structure on the same Lot to violate the provisions of this Bylaw.

1.5.4 The use of a tent, trailer, motor home or other recreational vehicle as a permanent residence are prohibited in all zones except the Mobile Home Park Zone (R3).

1.6.1 No land, Building, or Structure may be used for any Use other than those specifically listed under the headings “Principal Uses”, “Accessory Uses” or “Conditional Uses” in the Zone in which the land, Building, or Structure is located, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than uses specifically permitted in that Zone.

1.6.2 A use listed under “Accessory Uses” is only permitted if a use listed under the “Principal Uses” is lawfully established and ongoing in accordance with the general regulations applicable to the use, as identified in this Bylaw.

1.6.3 Where a Zone includes a “Minimum Lot Area”, then a Lot that does not satisfy all minimum requirements for the regulated use may not be used for that use, unless the Lot was created prior to the adoption of this Bylaw and no other permitted use is available for the Lot or a variance has been granted for a smaller lot area.

1.6.4 A use not specifically permitted in a Zone is prohibited from that Zone.

1.6.5 A use not specifically permitted in this Bylaw is prohibited from the Village.

1.6.6 Notwithstanding the other regulations of this section, the following uses are permitted in all Zones:

- (i) Parks, playgrounds, public recreation facilities, and open space conservation areas;
- (ii) Public service uses;
- (iii) Community garden;
- (iv) Roads, lanes and pathways;
- (v) Waterfront access facilities, which may include but are not limited to:
  - a. wharves, piers, floats, and boat launches under governance of a public agency for public use; and
  - b. wharves, floats, and walkways under private ownership that are necessary to gain access to otherwise inaccessible portions of private property abutting the foreshore.

1.6.7 Additional provisions regarding permitted and prohibited uses are found in Part 6 – Definitions of this Bylaw.

## 1.7 FENCING AND SCREENING

1.7.1 Subject to the additional restrictions on corner lots outlined in Section 1.8.2, within all residential zones, fencing and screening shall be restricted on all Lots as follows:

- (i) no screening or fencing shall be higher than 1.2 m (4 ft.) from ground level in a front yard; and
- (ii) no screening or fencing shall be higher than 1.8 m (6.0 ft.) from ground level in a required side yard or rear yard.

## 1.8 SETBACKS, SITES AND LOCATIONS FOR USES, BUILDINGS AND OTHER STRUCTURES

1.8.1 Where a Zone includes a regulation entitled “Minimum Setbacks”, no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the Lot line than the distance specified for the Zone in which the Building or Structure is located, and for certainty:

- (i) Setbacks may vary according to any combination of use, Building, Structure or location within a Zone or adjacent Zone or by Lot dimensions, or to specific Highway or Public Street, and the provisions of this Bylaw must be interpreted accordingly;
- (ii) Any portion of a Building or Structure located below grade is subject to all Setbacks for the Zone in which the Building or Structure is located.

1.8.2 In addition to Minimum Setback requirements of other parts of this Bylaw:

- (i) No Fence, wall, Building, or Structure will be erected to a height greater than 0.9 metres (3.0 ft.) in the area bounded by the intersecting Lot lines at the corner of any Public Street and a line extending 4.0 metres (13.12 ft.) along the Lot line from their point of intersection (see Figure 1 Visibility Corner Triangle).

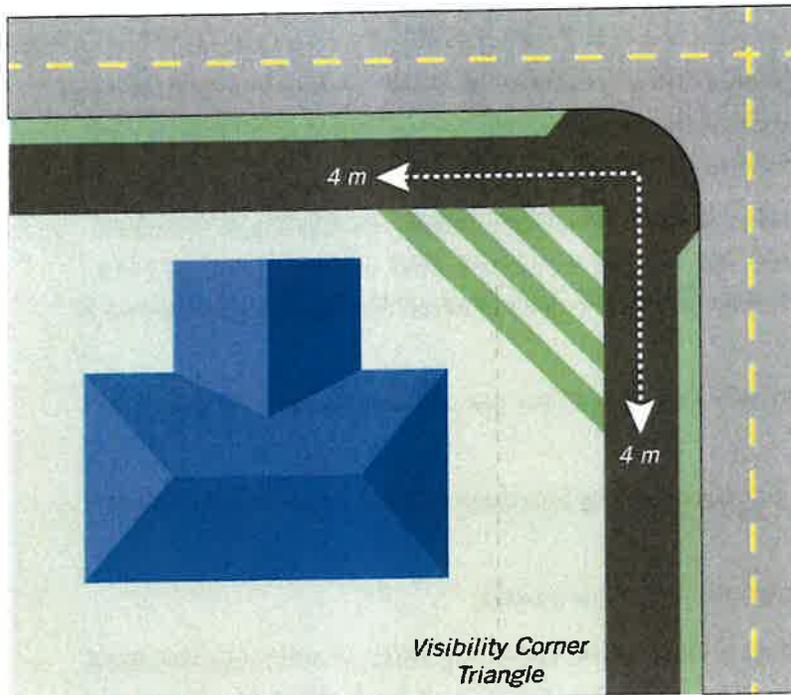


Figure 1: Visibility Corner Triangle

1.8.3 Notwithstanding Subsection 1.7.1 and 1.7.2, the following projections into the Setback are permitted despite minimum Setback requirements:

- (i) The Interior Side Setback requirements of this Bylaw do not apply where there is a party wall shared by two or more Dwelling Units.
- (ii) Any Accessory Building or Structure on a Lot having an area of less than 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) is exempt from the Interior Side and Rear Setback requirements as established by this Bylaw.
- (iii) Roof overhang, sills, cornices and eaves are permitted to project into the Setback to a maximum of 1.0 metres (3.28 ft.).
- (iv) Balconies, patios, awnings, uncovered steps, or wheelchair ramps are permitted to project into the Setback to a maximum of 1.5 metres (4.92 ft.) provided the Setback is greater than 1.0 metres (3.28 ft.).
- (v) Uncovered residential decks are permitted to project into the front Setback to a maximum projection of 2.0 metres (6.56 ft.).
- (vi) Privately owned floats or wharves identified in Section 1.5.6(v) shall not extend further from the shore than is necessary for boat access.

#### 1.9. BUILDINGS, STRUCTURES, AND DEVELOPMENTS

1.9.1 A maximum of one (1) Principal Building may be sited on one Lot, except as otherwise expressly specified in a definition or Zone.

1.9.2 Where a Zone includes a regulation entitled "Maximum Lot Coverage" the total area of the Lot covered by all Buildings and Structures on the Lot must not exceed the percentage

specified for the Lot.

- 1.9.3 Where a Zone includes a regulation entitled “Maximum Number” in relation to a Building or Structure, no Lot may contain more Buildings and Structures, combined, than the number specified for the Zone in which the Lot is located.
- 1.9.4 Where a Zone includes a regulation entitled “Maximum Height”, no Building or Structure may be placed, constructed, sunk into, erected on, moved, sited, altered or enlarged in a manner that exceeds the height specified for the Zone in which the Building or Structure is located.
- 1.9.5 Maximum Height in a Zone may vary according to the use of the Building or Structure, as specified in the Zone.
- 1.9.6 Notwithstanding Subsection 1.9.5, the following Structures are not subject to Maximum Height requirements:
- (i) Television or radio antennas, or cellular towers;
  - (ii) Chimneys, towers, spires, domes, water tanks, flag poles, or other non-occupied architectural features necessary for the operation of the building however these features shall not exceed 20% of the ground floor area of the building when viewed as a cross-sectional.
- 1.9.7 **Privately owned** floats or wharves identified in Section 1.5.6(v) shall not exceed 5m (16.4 ft.) in width.
- 1.10.1 Unless otherwise stated in this Bylaw, all dwelling units, shall be constructed to meet the minimum floor area requirements mandated by the *British Columbia Building Code*, as amended from time to time.
- 1.11.1 Where a Zone includes a regulation entitled “Minimum Lot Area”, no Lot may be created by subdivision that has an area less than the figure specified for the Zone in which the Lot is located.
- 1.11.2 Minimum Lot Area in a Zone may vary according to the use of the Building or Structure, as specified in the Zone.
- 1.11.3 Notwithstanding Subsection 1.11.1, Minimum Lot Area provisions of this Bylaw do not apply when the Lot is used for an uninhabited Building necessary for the operation of:
- (i) a community utility system for services (e.g. water, sewer, stormwater, natural gas);
  - (ii) a cell, radio, television or broadcasting antenna;

- (iii) a telecommunication relay station;
- (iv) an air or marine navigational aid;
- (v) an electrical substation or emergency power generating station; or
- (vi) a park or playground.

1.11.4 Where a Zone includes a regulation entitled "Minimum Lot Frontage", no Lot may be created by subdivision that has a frontage less than the figure specified in the Zone.

1.11.5 Minimum Lot Frontage in a Zone may vary according to the use of the Building or Structure, as specified in the Zone.

# 2

## Part 2 | Conditions of Use Regulations

### 2 Conditions of Use Regulations

#### 2.1 Temporary Use Permits

2.1.1 Temporary Use Permits will adhere to the following general conditions:

- (i) Uses must be clearly temporary or seasonal in nature;
- (ii) A Temporary Use Permit may be issued for a period of up to three years and may be eligible for renewal once for up to three years;
- (iii) Permit holders must undertake appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use and must remove all structures, goods and materials associated with the temporary use upon expiration of the permit;
- (iv) Applications for Temporary Use Permits for a Lot that fronts onto a provincially controlled Highway must be reviewed and approved by the Ministry of Transportation Infrastructure.

2.1.2 Applications for Temporary Use Permits will be considered in all zones.

2.1.3 Temporary Use Permits may be considered for the purpose of holding short-term events or public or private assemblies.

**HBB**

A Home-Based Business means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident(s) of the dwelling unit, where such occupation or profession is accessory in nature to the residential use of the dwelling unit. Typical Home-Based Businesses may include, but not limited to: accountants, financial advisors, computer consultants, daycare/dayhome, hair stylist, bed & breakfast, registered massage therapists, and music teachers.

2.2.1 A Home-Based Business use, where permitted in a Zone of this Bylaw, must:

- (i) not interfere with the enjoyment or use of neighbouring properties;
- (ii) not change the character of the Dwelling Unit or the neighbourhood in which it is located;
- (iii) not give any exterior indication of its existence, except by one (1) non-illuminated / non-electronic sign not exceeding 0.74m<sup>2</sup> (8 ft<sup>2</sup>) in total area shall be permitted;
- (iv) be enclosed either within the Principal Building or Structure, or within an Accessory Building, or both, including the storage or display of materials or finished goods;
- (v) be accessory in nature to the Principal Residential Use of the property;
- (vi) not discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise, radiation, or ground vibrations; and
- (vii) not result in traffic congestion, electrical interference, fire hazard or other hazards.

2.2.2 The maximum number of non-resident employees on-site shall be two (2).

2.2.3 A Home-Based Business maximum floor area of Buildings and Structures in which the Home Based Business must be contained shall not exceed 30% of the primary dwelling unit.

2.2.4 The following additional conditions of use apply to Home-Based Businesses:

Table 2.2.4: Home-Based Business - Additional Conditions of Use

Use	Conditions of Use
Bed & Breakfast	<ul style="list-style-type: none"> <li>• No more than four (4) bedrooms shall be accommodated within the Bed and Breakfast Operation</li> <li>• No cooking facilities shall be provided within the bedrooms intended for the Bed and Breakfast Operation</li> <li>• Must obtain all required provincial approvals</li> </ul>

Daycare / Adult or child supervision / preschool / before-after school care

- Limited to no more than seven (7) children at a time
- Must obtain all required provincial approvals

Personal Services (hair stylist, registered massage therapy, aesthetician, music lessons, etc.)

- No additional conditions
- Must obtain all required provincial approvals



**Purpose:** Accessory dwelling units (ADUs) are encouraged in Port Alice to assist with creating a variety of housing types for the Village's existing and future residents. ADUs are an affordable housing form that encourages infill and redevelopment on existing lots as well as promoting tourism and additional short-term overnight accommodations through local business.

2.4.1 The following regulations apply to Detached Accessory Dwelling Units where permitted as a use in the Bylaw:

- (i) The minimum **floor area** of a Detached Accessory Dwelling Units shall be 37.0 m<sup>2</sup> (400 ft<sup>2</sup>).
- (ii) The maximum **floor area** of a Detached Accessory Dwelling Units shall not exceed 70.0 m<sup>2</sup> (753 ft<sup>2</sup>).
- (iii) When a Detached Accessory Dwelling Units is located on a second storey of an Accessory Building the maximum height shall be 6.0 m (19.68 ft.).
- (iv) The minimum separation between a principal Dwelling Unit and a Detached Accessory Dwelling Units shall be 3.0 metres.
- (v) All Detached Accessory Dwelling Units shall be connected to the municipal sanitary sewer and water distribution system.
- (vi) One (1) additional off-street parking space per Detached Accessory Dwelling Unit is required in addition to those required for the principal Dwelling Unit.

## 2.5 ATTACHED ACCESSORY DWELLING UNITS

- 2.5.1 The following regulations apply to Attached Accessory Dwelling Units (ADU) where permitted as a use in the Bylaw:
- (i) An Attached Accessory Dwelling Unit shall be located in one (1) Principal Single Detached Dwelling Unit.
  - (ii) No more than one (1) Attached Accessory Dwelling Unit is permitted in a principal Single Detached Dwelling Unit.
  - (iii) The maximum floor area of an Attached Accessory Dwelling Unit shall not exceed:
    - a. the lesser of 75.0 m<sup>2</sup> (807 ft<sup>2</sup>) or 40% of the Gross Floor Area of the main floor of the principal dwelling unit, or
    - b. where it is located within a basement it may be 100% of the basement area.
  - (iv) Attached Accessory Dwelling Units shall be connected to the municipal sanitary sewer and water distribution system.

- 2.6.1 A Fabric Covered Structure is considered to be an Accessory Building and shall comply with the following regulations:

- (i) the maximum number of Fabric Covered Structures on a Lot shall not exceed one (1).

## 2.7 SHIPPING CONTAINERS USED AS DWELLINGS

- 2.7.1 The following regulations apply to a Shipping Container used for storage. Shipping containers used as a dwelling, or as a building material for dwellings are regulated elsewhere in this Bylaw.

- 2.7.2 A Shipping Container used for storage is considered an Accessory Building which must:

- (i) Only be used for temporary or permanent storage;
- (ii) Adhere to the BC Building Code and to all enactments applicable to electrical and fire safety;
- (iii) Not be used for the housing of animals, storage of refuse, contaminated or hazardous material;
- (iv) Not be used as fencing, screening, or for advertising;
- (v) Not be stacked;
- (vi) Not occupy required Off-Street Parking and Loading Spaces or interfere with the circulation of vehicle or pedestrians; and
- (vii) Not exceed 2.5 m in width, 2.6 m in height, and 6.1 m in length, with the exception Of M-1 where the maximum length will be 12.19 m in length.

2.7.3 The maximum number of shipping containers per lot shall be in accordance with the following table:

Zone		Maximum # of Shipping Containers Per Lot*
<b>R</b>	Resource	Unrestricted
<b>M-1</b>	Industrial	Unrestricted
<b>FD</b>	Future Development	Unrestricted
<b>R-1, R-2, R-3</b>	Residential	1 with the approval of Council
<b>C-1</b>	Core Commercial	1
<b>C-2</b>	Mixed Use	1
<b>P</b>	Public Institutional	Unrestricted
<b>P, M, M-R</b>	Park, Marina, Marine – Recreation	Unrestricted

*\*Additional bylaw regulations (e.g. site coverage maximum) may further restrict the maximum number of shipping containers.*

2.7.4 The placement of Shipping Containers is subject to all zoning regulations; in development permit areas, development permit guidelines apply.

2.7.5 Notwithstanding Subsection 2.7.3, Shipping Containers used as temporary storage for building materials or construction equipment are exempt from zoning regulations during the construction period provided all required Building and Development permits have been obtained.

# 3

## Part 3 | Parking & Loading

### 3 Parking & Loading

Space for Off-Street Parking and Loading in respect to a Building, Structure, or use under this Bylaw will be provided and maintained in accordance with the regulations of this Part.

#### 3.1 GENERAL PROVISIONS

- 3.1.1 In respect of a use permitted under this Bylaw but that is not specifically listed in [Table 2: Minimum Parking Stall Design Standards](#) or [Table 3: Off-Street Parking](#), the number of Off-Street Parking and Loading Spaces shall be calculated based on the provisions listed for a similar Building, Structure, or use.
- 3.1.2 Where the calculation of the required Off-Street Parking or Loading Spaces results in a fraction, the required number of Parking Spaces or Loading Spaces shall be equal to the nearest whole number.
- 3.1.3 Where more than one Building, Structure, or use is located on the same Lot, the total number of required Off-Street Parking and Loading Spaces must be the sum of the requirements for each Building, Structure, or use.
- 3.1.4 Each Off-Street Parking and Loading Space must have access to a Public Street.
- 3.1.5 Off-Street Loading Spaces must not be utilized as Off-Street Parking Spaces.

#### 3.2 OFF-STREET PARKING

- 3.2.1 Off-Street Parking Areas should provide signage for pedestrians indicating the safest and most efficient route through the Parking Area.
- 3.2.2 Off-Street Parking and Loading Areas should be illuminated. When illuminated Light fixtures shall be:
  - (i) designed to minimize the amount of light falling onto abutting properties; and
  - (ii) located along primary pedestrian corridors to promote the safety of those utilizing the parking facilities.
- 3.2.3 All Parking Areas comprised of five (5) or more Parking Spaces, and every access road to the required Parking Area, must be hard surfaced with paving materials and drained such that all water is managed on the Lot or is directed to a municipal drainage system or to a natural drainage course.
- 3.2.4 All loading areas must be hard surfaced and drained such that all water is contained on the

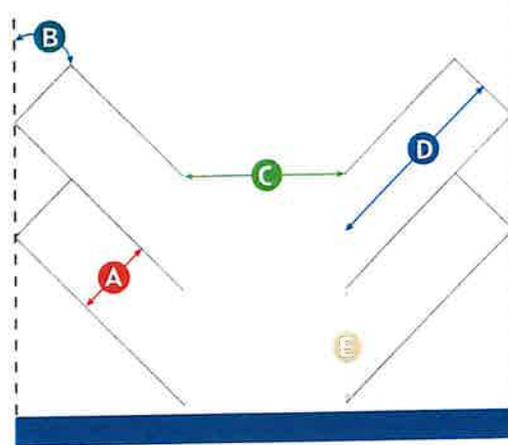
Lot or is directed to a municipal drainage system or to a natural drainage course.

3.2.5 All parking stalls shall meet or exceed the requirements identified in Table 2: Minimum Parking Stall Design Standards and Figure 2: Parking Stall Design Standards Diagram.

Table 2: Minimum Parking Stall Design Standards

<div style="display: flex; justify-content: space-around; font-size: 2em; font-weight: bold;"> <span style="color: red;">A</span> <span style="color: blue;">B</span> <span style="color: green;">C</span> <span style="color: blue;">D</span> <span style="color: orange;">E</span> </div>				
Min. Width of Stall (metres)	Angle of Parking (degrees)	Min. Width of Aisle (metres)	Min. Depth of Stall (metres)	Min. Width of Stall Parallel to Aisle (metres)
2.7	30	3.2	6.0	4.9
2.7	45	3.5	6.0	3.4
2.7	60	5.9	6.0	2.8
2.7	90	7.8	6.0	3.0
2.7	30	3.1	6.0	5.2
2.7	45	3.2	6.0	3.6
2.7	60	5.7	6.0	3.0
2.7	90	7.5	6.0	2.5
2.7	30	3.0	6.0	5.5
2.7	45	3.0	6.0	3.9
2.7	60	5.5	6.0	3.1
2.7	90	7.2	6.0	2.7
2.8	30	2.9	6.0	5.7
2.8	45	3.1	6.0	4.0
2.8	60	5.3	6.0	3.2
2.8	90	6.9	6.0	2.8
3.0	30	2.9	6.0	6.0
3.0	45	2.9	6.0	4.3
3.0	60	5.0	6.0	3.4
3.0	90	6.6	6.0	3.0
3.0	PARALLEL	---	7.3	---

Figure 2: Parking Stall Design Standards Diagram



3.3.1 Off-Street Parking and Loading Spaces for each Building, Structure, or use must be provided in accordance with Table 3: Off-Street Parking and Table 4: Off-Street Loading:

Table 3: Off-Street Parking

Use	Minimum Parking Space Requirements
<b>Residential (R) Uses</b>	
(i) Dwelling, Single-Detached; Dwelling, Two-Unit Dwelling, Multi-Unit Dwelling, Accessory Unit Dwelling, Accessory Use in Commercial or Industrial zone	1 per Dwelling Unit
(ii) Senior Citizen Home	1 per 3 Dwelling Units
<b>Commercial (C) Uses</b>	
(i) Tourist Accommodation	1 per guestroom
(ii) Service Station	1 per service bay
(iii) All other Commercial Uses	An amount which is necessary to meet the demands of the business as determined by the owner / operator.

(Table continued on next page)

Use	Minimum Parking Space Requirements
<b>Industrial (I) Uses</b>	
(i) Warehousing and storage buildings	1 per each 190 m <sup>2</sup> of gross floor area + 1 per each 90 m <sup>2</sup> of retail sale floor area
(ii) All other Industrial uses	1 per each 90 m <sup>2</sup> (968 ft <sup>2</sup> ) of gross floor area; <i>plus</i> 1 per each 90 m <sup>2</sup> (968 ft <sup>2</sup> ) of display, rental, or retail floor area

Table 4: Off-Street Loading

Use	Minimum Loading Space Requirements
<b>All Commercial and Community uses</b>	
(i) less than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	0 spaces required <i>(1 space recommended)</i>
(ii) Greater than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> ) and less than 2700 m <sup>2</sup> (29,062 ft <sup>2</sup> )	1 space
(iii) more than 2700 m <sup>2</sup> (29,062 ft <sup>2</sup> )	2 spaces
<b>All industrial warehousing, manufacturing, and storage with a gross floor area of:</b>	
(i) less than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	1 space
(ii) more than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	2 spaces

3.3.2 At minimum, Accessible Parking Spaces shall be provided in accordance with [Table 5](#); **Accessible Parking:**

Table 5: Accessible Parking

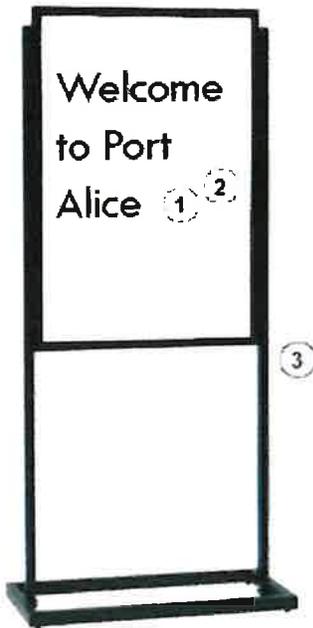
Total Parking Spaces Required	# of stalls Accessible Parking Spaces Required
1-20	1
21-40	2
41-60	3
>60	1 per 25 spaces - rounding up to the nearest whole number

# 4

## Part 4 | Signs

### 4 Signs

#### UNDERSTANDING SIGN REGULATIONS



### Easy as 1-2-3

- 1. Sign Content**, often referred to as sign 'copy' and means the wording/lettering, message, graphics or other content displayed on a sign.
- 2. Sign Projection Style**, means the method by which the content is conveyed to the viewer (e.g. lettering, animation, electronic, changeable letters).
- 3. Sign Structure or Type**, means the structure used to display or hold the sign content (e.g. freestanding, fascia, canopy).

*(For a full list of sign terms, refer to Section 4.6)*

- 4.1.1 No sign shall be constructed, placed or illuminated in a way which is likely to block, obstruct or interfere with a motorist's view of other traffic, pedestrians, or traffic control devices.
- 4.1.2 A sign requiring electrical power shall:
  - (i) be installed and maintained in conformance with all applicable statutes;
  - (ii) Obtain all required approvals; and
  - (iii) all electrical wiring must be installed underground (overhead wiring is prohibited).
- 4.1.3 All signs shall comply with the applicable provisions of the *British Columbia Building Code* and the *British Columbia Electrical Code* and shall be maintained in compliance with these codes at all times.
- 4.1.4 All signs shall be compliant with the *Village of Port Alice Official Community Plan* and any applicable Development Permit Area requirements.

## 4.2 EXEMPT SIGNAGE

4.2.1 Signage for the following uses are exempt from the regulations of this section:

- (i) Public Safety;
- (ii) Traffic management;
- (iii) Hazardous conditions; and
- (iv) Local, regional, provincial, or federal emergency management.

## 4.3 PROHIBITED SIGNS

4.3.1 The following **sign types**, and/or **sign projection styles** are prohibited:

Table 5: Prohibited Signs

### Prohibited *Sign Types*

- a) Billboards
- b) Balloon Signs
- c) Rotating or Moving Signs
- d) Rooftop

### Prohibited *Sign Projection Styles*

- a) Rotating or moving signs
- b) Animated signs
- c) Flashing signs
- d) Signs emitting sound

4.4.1 The following **sign types**, **sign content** and/or **sign projection styles** are permitted, subject to provisions outlined in this Zoning Bylaw and provided the sign complies with all other applicable regulations contained in this Bylaw:

Table 7: Permitted Signs

Description	Zone					
	C-1	C-2	R-1, R-2, R-3	M-1	R	P, P-I
<b>Temporary Signs</b>						
a) Banner	YES	YES	NO	YES	YES	YES
b) Sandwich Board	YES	YES	YES	YES	YES	YES
<b>Permanent Signs</b>						
a) Awning / Canopy / Fascia	YES	YES	NO	YES	YES	YES
b) Freestanding	YES	YES	NO <sup>1</sup>	YES	YES	YES
c) Projecting & Hanging	YES	YES	NO	YES	YES	YES
<b>Sign Content Type</b>						
a) On-Premise	YES	YES	YES <sup>1</sup>	YES	YES	YES <sup>1</sup>
<b>Sign Projection Style</b>						
a) Lettering	YES	YES	YES	YES	YES	YES
b) Changeable Content	YES	YES	YES	YES	YES	YES
c) Electronic message	YES	YES	NO	YES	YES	YES

<sup>1</sup> Freestanding signs are only allowable in residential zones as **Residential Development Entrance Signs** to identify a residential community, multi-unit residential development or other type of residential development area.

## 15 ALLOWABLE SIGNS

4.5.1 The following **sign types, sign content** and/or **sign projection styles** are allowable subject to the provisions outlined in this section, and provided the sign complies with all other applicable regulations contained within this Bylaw:

Table 3: Allowable Signs

Description	Max. Sign Area	Max. Height	Min. Clearance	Other Regulations
<b>Temporary Signs</b>				
a) Banner	25% of total area of the façade (or business frontage for multi-occupant buildings)	-	-	- Shall be limited to 30 days of display
b) Balloon/Inflatable	25% of total area of the façade	-	-	- Cannot be roof-mounted
c) Sandwich Board	Max sign area of 1.5m <sup>2</sup> (16 ft <sup>2</sup> )	1.2m (3.9 ft.)	-	- Shall be removed daily
<b>Permanent Signs</b>				
a) Awning / Canopy	Max sign area of 1.5m <sup>2</sup> (16 ft <sup>2</sup> )	---	2.5m (8.2 ft.)	- awning shall be no higher than the first storey - sign may not extend beyond the limits of the awning to which it is attached. - may be illuminated - awning sign containing more than one side shall have its total sign area calculated by summing the sign areas on each side.
b) Fascia	15% of the total area of the façade to which it is attached	---	2.5m (8.2 ft.)	- Shall not extend beyond façade or roof line of the building to which it is installed; Shall not be erected within 0.6m of any window, building exit or fire escape; May be illuminated.
c) Freestanding	Max sign area of 8m <sup>2</sup>	max. height of an accessory structure in the zone	2.5m (8.2 ft.)	- shall be situated entirely on the subject property and shall not project over any public right-of-way. - may be illuminated - May include electronic or manual changeable content
d) Projecting	3.0 m <sup>2</sup> (32.2 ft <sup>2</sup> )	6.0m (19.68 ft.)	2.5m (8.2 ft.)	- Shall not extend beyond façade or roof line of the building to which it is installed;
e) Rooftop				<b>Prohibited</b>
f) Hanging	0.4 m <sup>2</sup> (4.31 ft <sup>2</sup> )	4.5m (14.76 ft.)	2.5m (8.2 ft.)	

## 2.01 SIGN DEFINITIONS

TERM	DEFINITION
<b>Abandoned Sign</b>	means a sign or sign support structure that directs attention to an activity, business, product, or service no longer conducted or available on the lot on which the sign is located or at the location stated on the sign.
<b>Animated Sign</b>	means illuminated sign which exhibits changing or moving colour effects maintained at a constant intensity of illumination.
<b>Awning Sign</b>	means a sign painted or affixed flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.
<b>Balloon Sign</b>	an air inflated structure in the general form of a hot air balloon or other similar style that is attached to the ground or other structure.
<b>Banner Sign</b>	means a sign composed of lightweight material including cloth, canvas or similar fabric.
<b>Billboard</b>	means a free-standing or fascia sign of a permanent or semi-permanent nature with an area exceeding 10 m <sup>2</sup> used or intended to be used for the display of material advertising a business, occupation, products or services. The message may be painted, pasted, or otherwise fixed to the face of the sign.
<b>Canopy</b>	means a non-retractable, solid horizontal projection which extends from the wall of a building, but does not include normal architectural features such as eaves, lintels, sills, and mouldings.
<b>Canopy sign</b>	means a sign attached to or constructed in or on the face of a canopy.
<b>Changeable Content / Copy</b>	means signs that allow for changes to be made to the sign content, either electronically by means of electronic switching of lamps or illuminated tubes or manually through the use of attachable letters, numbers and/or graphics. Switching or display of electronic content shall not be distracting to vehicular traffic.
<b>Clearance</b>	means the vertical distance from the lowest point of the sign to the average elevation of the finished grade immediately below the sign.
<b>Community Information Sign</b>	means a means a permanent sign used to display educational material, community events or notices.
<b>Content</b>	means the graphic content of a sign surface, including letters, pictures, logos, symbols, and other things comprising the visual message. Also referred to as 'copy'.
<b>Content / Copy Area</b>	means the entire area of the sign which content can be placed within a single square or rectangle or a combination of squares or rectangles which enclose the content / copy.
<b>Copy</b>	See <b>Content</b> .
<b>Development Sign</b>	means a temporary sign advertising a new commercial, industrial, institutional, or multiple unit residential development or a group of lots for sale within a new subdivision. It may include, but will not be limited to, the name, nature, and particulars of a new development project, the names of the owners, the contractors, the sub-contractors, and professional advisors and logos or symbols identifying the project. It may be a free standing, or fascia sign.
<b>Directory Sign</b>	means a sign listing four (4) or more businesses located on the same parcel or at four (4) or more adjoining parcels.
<b>Electronic Message Sign</b>	means a sign where graphic and/ or text display can be changed electronically or digitally by manual or automatic means.
<b>Externally-lit</b>	means a sign illuminated from an external source.

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<b>Façade</b>	means the entire outer side of a building that is exposed to public view.
<b>Fascia Sign</b>	means a sign mounted or displayed parallel to the face of the building on which it is located and does not extend 40 cm from the surface of the building.
<b>Flashing Sign</b>	means an artificially illuminated sign: a) any part of which contains an intermittent or flashing light source; b) any illuminated part of which moves or is intended to move, and/ or c) any illuminated part of which is operated by varying either the intensity or colour of light.
<b>Freestanding Sign</b>	means a sign permanently anchored to the ground by a base, pole, or other supports which is not attached to or dependent on support from any building.
<b>Grade</b>	means the average elevation of the nearest surface of sidewalk, roadway or landscaping immediately below the sign.
<b>Hanging Sign</b>	means a sign suspended entirely underneath an awning, canopy or other similar structure.
<b>Highway</b>	means a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property.
<b>Home Based Business Sign</b>	means a sign only indicating the name or address of a home occupation.
<b>Inflatable Sign</b>	see <b>Balloon sign</b> .
<b>Internally-lit</b>	means a sign illuminated from an internal source.
<b>Maximum Height</b>	means the vertical distance measured from the highest point of the sign or sign structure to the average elevation of the finished grade immediately below to the sign.
<b>Official Sign</b>	means a sign required by, or erected pursuant to the provisions of federal, provincial, or local government legislation, regulation, or bylaw.
<b>Off-Premise Sign</b>	means a sign that advertises goods, products, services, or facilities on a parcel or premises other than the parcel or premises on which the sign is located. Also commonly referred to as a <b>Third Party Sign</b> .
<b>Permanent Sign</b>	means signs that are entirely constructed out of durable materials and are intended to exist for the duration of time that the use or occupant is located in the premises.
<b>Public Information Sign</b>	means any sign erected for or at the direction of any government authority, agency, board or committee for the purpose of providing information to the public concerning such authority, agency, board or committee, or any proceedings thereof, and shall include signs that advertise applications for official community plan or zoning by-law amendments.
<b>Revolving Sign</b>	means a sign that has the ability to turn up to 360 degrees.
<b>Roof Line</b>	means the top edge of the roof or the top of the building face, whichever forms the top line of the building silhouette. In the case of buildings with pitched roofs, the roof line shall be at the eaves level.
<b>Rooftop Sign</b>	means a sign erected or kept “wholly” or partially above the roof line, in the air space above a roof or mounted on a parapet of a building.
<b>Safety Compliance Officer</b>	means that person so appointed by the Council of the Village of Port Alice.
<b>Sandwich Board Sign</b>	means a sign that is not permanently affixed to a building or base and stands on the ground without any additional support.

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<b>Sign</b>	means a structure, device or visual display visible from the street which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information. It does not include: <ul style="list-style-type: none"> <li>i. Displays of goods placed inside a window;</li> <li>ii. Gravestones or other markers placed for historical or memorial purposes;</li> <li>iii. Private celebratory or seasonal decorations;</li> <li>iv. Murals containing no commercial text or logo;</li> <li>v. Satellite dish; and</li> <li>vi. Traffic control devices.</li> </ul>
<b>Sign Area</b>	means the total area within which the face, or faces, of a sign could be completely contained. The area of a free-standing sign shall be exclusive of any supporting structure but shall include the sum of all faces visible to the public.
<b>Sign Structure</b>	means any wall, pole, framework, or other structure method used to provide support for a sign.
<b>Residential Development Entrance Sign</b>	means a permanent sign that contains no advertising message and is limited to the name and logo of a residential development.
<b>Suspended Sign</b>	see <b>Hanging Sign</b> .
<b>Third Party Sign</b>	see <b>Off-Premise Sign</b> .
<b>Traffic Control Device</b>	means a sign, stop sign, signal line, parking space, barrier, traffic control signal, traffic control flashing signal, or device placed or erected for the purpose of regulating and controlling vehicular and pedestrian traffic.
<b>Window Sign</b>	means a sign that is painted on and/ or a decal attached to a window and is intended to be viewed from the exterior of the building.

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# 5

## Part 5 | Zones

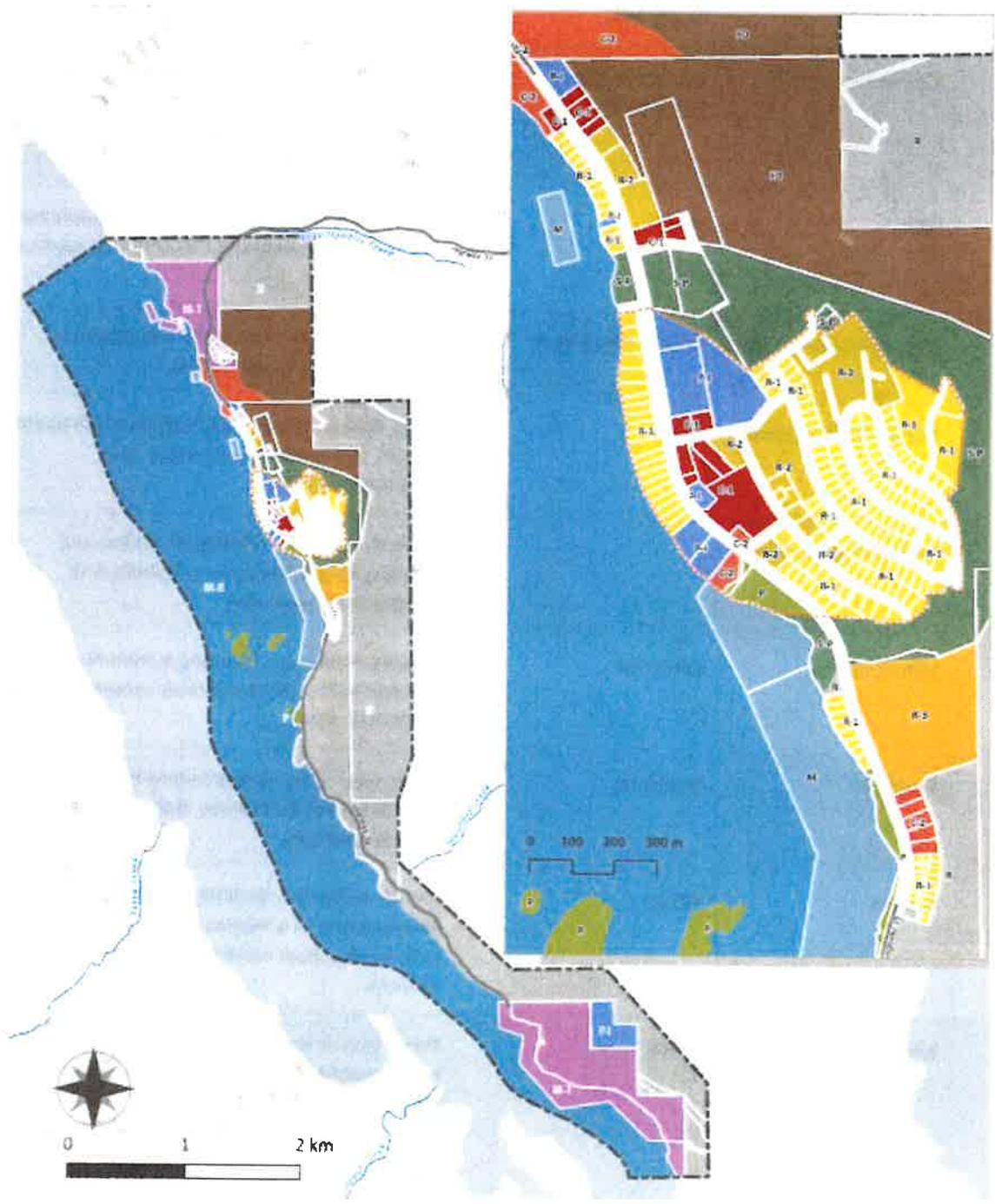
### 5 Zones

#### 5.1 ESTABLISHMENT OF ZONES

- 5.1.1 The location of the Zones established by this Bylaw are as shown on the signed and dated copy of the Zoning Map of the Village of Port Alice, which is attached to and forms part of this Bylaw.
- 5.1.2 Where a Lot is divided by a Zone boundary, the areas created by such divisions are deemed to be separate Lots for the purpose of determining the regulations and requirements of this Bylaw, except that Setbacks between Zones are not required unless the Lot is capable of being subdivided along that Zone boundary.
- 5.1.3 Except as shown on the Zoning Map:
- (i) Where a Zone boundary is designated as following a Highway or watercourse, the centerline of the Highway or watercourse is the Zone boundary; and
  - (ii) Where a Zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary is determined by the Zoning Map to the centre of each zoning line.
- 5.1.4 For the purposes of this Bylaw, the Village of Port Alice is hereby divided into the following zones:

Short Title	Zone Title	Category	Purpose
R-1	Residential – Detached	Residential	Fully serviced residential lots allowing for a range of housing types and compatible non-residential uses.
R-2	Residential – Multi-Unit	Residential	Fully serviced residential lots allowing a range of higher density residential buildings
R-3	Residential – Manufactured Home	Residential	To accommodate manufactured homes as a dwelling option in suitable locations in the Village.
C-1	Core Commercial	Commercial &	A wide variety of residential and commercial

		Residential	land uses to create a vibrant Village Centre.
C-2	Commercial Tourist	Commercial & Residential	To beautify the gateway to the Village while enhancing the tourist experience and providing opportunities for larger scale developments that do not fit within C-1.
P	Park	Public	To accommodate a diversity of park amenities and facilities to meet the recreational needs of residents.
S-P	Slide Protection Area	Hazard Protection	To reduce risk to human life and property damage caused by landslides.
P -I	Public / Institutional	Public	Public land uses including hospitals and health centers, fire and police services, and government centres.
FD	Future Development		Lands that require additional studies and planning to determine its suitability and development potential.
M-1	Industrial	Industrial	employment uses, including economic developments not considered compatible with residential areas.
R	Resource	Industrial	Lands supporting resource-based economic activities, such as forestry, and compatible recreational uses.
M	Marina	Water	Private and Public facilities related to the development of a marina including wharves, boardwalks, boat services and commercial services.
M – R	Marina – Recreation	Water	Protection of the foreshore and adjacent water while enabling new recreation and tourism opportunities.



**ZONES**

- |                                     |                           |                     |
|-------------------------------------|---------------------------|---------------------|
| R-1 Residential - Detached          | P Park                    | Resource            |
| R-2 Residential - Multi-Unit        | SP Slide Protection Area  | Marina              |
| R-3 Residential - Manufactured Home | PI Public / Institutional | Marina - Recreation |
| C-1 Core Commercial                 | FD Future Development     | Village Core        |
| C-2 Commercial Tourist              | I Industrial              | Signed: _____       |



Date: \_\_\_\_\_



## R-1 Residential – Detached

### 5.2.1 Purpose

To accommodate residential development on fully serviced parcels of land in a way that maintains its existing small village charm and character while evolving to meet new citizen needs.

### 5.2.2 Permitted Uses

Within the R-1 Zone, the following uses only shall be permitted:

- (a) Dwelling, Single detached
- (b) Dwelling, Two-unit
- (c) Dwelling, Three-unit
- (d) Educational Facility
- (e) Outdoor Recreation
- (f) Public Uses
- (g) Public Works

### 5.2.3 Accessory Uses

- (a) Dwelling, Detached Accessory Unit
- (b) Dwelling, Attached Accessory Unit
- (c) Home Based Business
- (d) Other uses, buildings and structures accessory to a permitted use

### 5.2.4 Maximum Density Regulation

- (a) No more than three (3) dwelling units shall be permitted on one parcel in the R-1 zone.
- (b) A maximum of three (3) dwelling units on one parcel are permitted in the following configurations:
  - i. One single-detached dwelling
  - ii. One two-unit dwelling

- iii. One three-unit dwelling
- iv. One single-detached dwelling with one accessory dwelling unit
- v. One single-detached dwelling with two accessory dwelling units
- vi. One two-unit dwelling with one accessory dwelling unit
- vii. Where a two-unit dwelling is split by a property line then each dwelling are permitted to have an accessory unit.

#### 5.2.5 Parcel Servicing Requirements

- (a) No parcel shall be created in the R-1 zone which is not fully serviced with municipal piped water and sewer servicing.

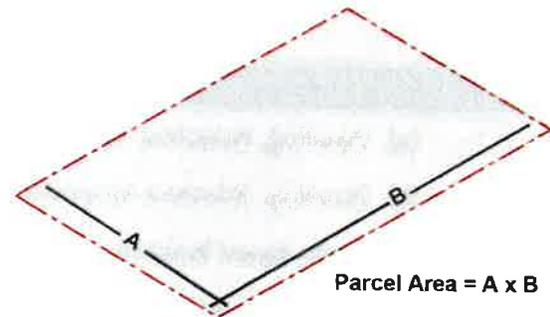
#### 5.2.6 Lot Dimensions

The following minimum lot dimensions shall apply in the R-1 zone:

Lot Dimension	Minimum Dimension
(a) Minimum Lot Width (Frontage)	9.14m (30.0 ft.)
(b) Minimum Lot Length	30.48m (100 ft.)

#### 5.2.7 Minimum Parcel Area Regulation

- (a) No parcel shall be created in the R-1 zone which is less than 278.71 m<sup>2</sup> (3,000 ft<sup>2</sup>).



#### 5.2.8 Minimum Setbacks

The following minimum setbacks apply to buildings in the R-1 zone:

Setback	Principal Building	Accessory Building
(a) Front	6.0m minimum	Equal to or greater than principal building
(b) Rear	6.0m minimum	2.0m minimum
(c) Interior side lot line	1.5m minimum	1.5m minimum
(d) Exterior side lot line	3.0m minimum	3.0m minimum

### 5.2.9 Maximum Height

The following maximum height shall apply to buildings in the R-1 zone:

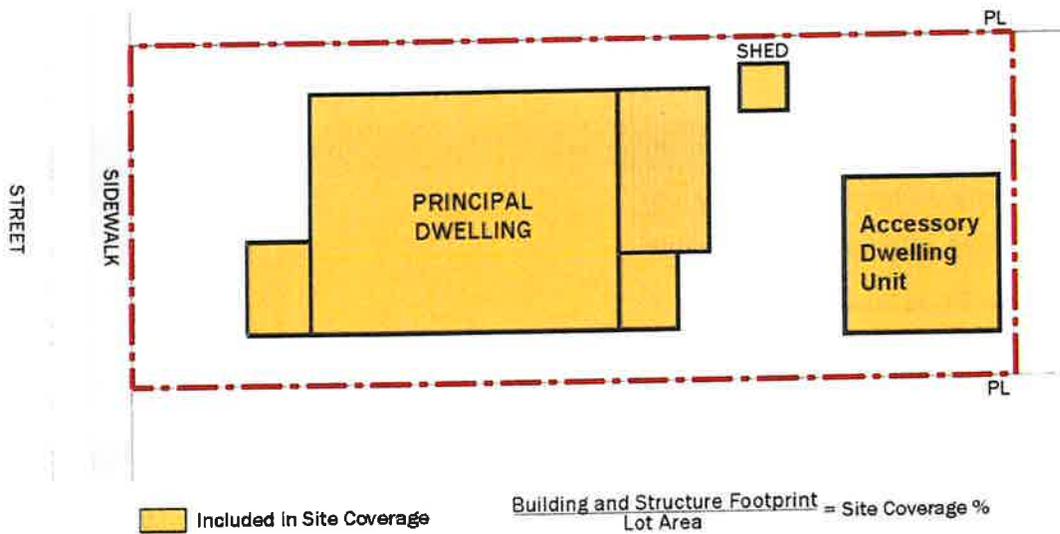
	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	10.5m (35 ft.)	4.5m (15 ft.)

### 5.2.10 Maximum Site Coverage

The following maximum site coverage shall apply in the R-1 zone:

<b>Lot Coverage</b>	<b>Maximum Site Coverage</b>
(a) Total site coverage of all dwellings, buildings, and structures on a lot	60%

#### Site Coverage





## R-2 Residential Multi-Unit

### 5.3.1 Purpose

To diversify the housing choice available in on fully serviced parcels of land within Port Alice, through the provision of comprehensively planned residential developments.

### 5.3.2 Permitted Uses

Within the R-2 Residential Multi-Unit Zone, the following uses only shall be permitted:

- (a) Dwelling, Two Unit
- (b) Dwelling, Three Unit
- (c) Public Uses
- (d) Public Works

### 5.3.3 Accessory Uses

- (a) Dwelling, Detached Accessory Unit
- (b) Dwelling, Attached Accessory Unit
- (c) Home Based Business
- (d) Other uses, buildings and structures accessory to a permitted use

### 5.3.4 Conditional Uses

- (a) Senior Citizen Housing Facility
  - The minimum parcel size shall be 929m<sup>2</sup> (10,000 ft<sup>2</sup>)
- (b) Dwelling, Apartment
  - The minimum parcel size shall be 929m<sup>2</sup> (10,000 ft<sup>2</sup>)
- Dwelling, Multi-unit (4 or more units in a rowhouse or townhouse)

### 5.3.5 Maximum Density Regulation

A maximum of 20 dwelling units per acre (UPA) (49.3 units per hectare) shall be permitted for all developments within the R-2 zone.

### 5.3.6 Parcel Servicing Requirements

- (b) No parcel shall be created in the R-2 zone which is not fully serviced with municipal piped water and sewer servicing.

### 5.3.7 Minimum Parcel Area Regulation

The following minimum lot dimensions shall apply in the R-2 zone:

<b>Lot Dimension</b>	<b>Minimum Dimension</b>
(a) Minimum Lot Width, Dwelling Two-Unit	21 m (70 ft.)
(b) Minimum Lot Width, Dwelling Rowhouse	6.1 m (20 ft) per Unit
(c) Minimum Lot Length	30 m (9 m)
(d) Minimum Parcel Area	555 m <sup>2</sup> (5974.2 ft <sup>2</sup> )

### 5.3.8 Minimum Setbacks

The following minimum setbacks apply to buildings in the R-2 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Front	6.0m minimum and consistent with adjacent existing structures	Equal to or greater than principal building
(b) Rear	6.0m minimum	2.0m minimum
(c) Interior side lot line	3.0m minimum	2.0m minimum
(d) Exterior side lot line	3.0m minimum	3.0m minimum

### 5.3.9 Maximum Height

The following maximum height shall apply to buildings in the R-2 zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	11.0 m (36.1 ft.)	4.5 m (15 ft.)

### 5.3.10 Maximum Lot Coverage

The following maximum lot coverage shall apply in the R-2 zone:

<b>Lot Coverage</b>	<b>Maximum Lot Coverage</b>
(a) Maximum coverage of all buildings and structures	60%



## R-3 Residential Manufactured

### 5.4.1 Purpose

The intent of the R3 - Residential Manufactured is to provide housing choice through manufactured homes in suitable locations in the Village.

### 5.4.2 Permitted Uses

Within the R-3 Zone, the following uses only shall be permitted

- (a) Dwelling, Manufactured

### 5.4.3 Accessory Uses

- (a) Dwelling, Single detached (limited to home park owner or operator suite) accessory the permitted use of a Mobile Home Park
- (b) Home Based Business
- (c) Storage Area
- (d) Other uses, buildings and structures accessory to a permitted use

### 5.4.4 Parcel Area

No parcel shall be created in the R-3 zone which is less than the following minimum parcel area:

Use	Minimum Parcel Area
(a) Manufactured Home Park	2.02 hectares (5.0 acres)
(b) Space per Manufactured Dwelling Unit	297 m <sup>2</sup> (3200 ft <sup>2</sup> )

### 5.4.5 Minimum Setbacks

The following minimum setbacks apply to all buildings in the R-3 zone:

Setback	All structures
(a) Minimum setbacks from all boundaries of the mobile home park to any structure:	4.6m (15.1 ft.)

The following additional setbacks apply to all mobile homes in the R-3 zone:

Setback	Minimum Setback
(b) Distance to any other mobile home, addition, or accessory building	3.0m (9.8 ft.)
(c) Distance to an internal access road, right-of-way, or common area (parking area, playground, etc.).	3.0m (9.8 ft.)
(d) Distance from adjacent <u>mobile home area</u> :	Rear: 3.0m Side: 1.5m

#### 5.4.6 Maximum Height

The following maximum height shall apply to buildings in the R-3 zone:

	Principal Building	Accessory Building
(a) Maximum Height	7.6m (24.6 ft.)	5.0m (16.4 ft.)

#### 5.4.7 Maximum Lot Coverage

The following maximum lot coverage shall apply in the R-3 zone:

	Maximum Lot Coverage
(a) Manufactured Home Park	35%

#### 5.4.8 Installation of Manufactured Homes

- (a) Within sixty (60) days of the installation of a mobile home on blocking systems skirtings shall be installed.

#### 5.4.9 Signs

- (a) Subject to the *Motor Vehicle Act*, only one sign not exceeding 2.5 m<sup>2</sup> in area, facing each street abutting the site, is permitted for each Manufactured Home Park.



## C-1 Core Commercial

### 5.5.1 Purpose:

To create a vibrant Village Centre by supporting a unique blend of complementary land uses include a mix of commercial, residential and institutional uses.

### 5.5.2 Permitted Uses

Within the C-1 Core Commercial, the following uses only shall be permitted:

- |   |   |
|---|---|
| (a) Assembly Facility   | (n) Indoor Recreation and Entertainment       |
| (b) Breweries and Distillers – Minor                              | (o) Market Garden                             |
| (c) Boarding, Rooming, or Lodging Home                            | (p) Mixed Use Development                     |
| (d) Business and Professional Office                              | (q) Museum                                    |
| (e) Daycare Centre  | (r) Personal Service Establishments           |
| (f) Dwelling, Multi-unit  | (s) Public Uses                               |
| (g) Education Facility  | (t) Public Works                              |
| (h) Farmers Market  | (u) Retail Liquor Sales Establishment         |
| (i) Financial Institution   | (v) Retail Store                              |
| (j) Food and Beverage Service – Liquor Primary                    | (w) Service Station                           |
| (k) Food and Beverage Service – Food Primary (including catering) | (x) Senior Citizen Housing Facility           |
| (l) Funeral Home  | (y) Tourist Accommodation – Minor (<12 units) |
| (m) Health and Medical Service                                    | (z) Tourist Accommodation – Major (>12 units) |

5.5.3 Accessory Uses

- (a) Dwelling, Accessory to a permitted use
- (b) Home Based Business
- (c) Other uses, buildings and structures accessory to a permitted use

5.5.4 Conditional Uses

**Retail Cannabis Sales Establishment:**

Federally licensed Retail Cannabis Sales Establishments are conditionally permitted in accordance with provincial and federal requirements and Village approval, including the following conditions:

1. The maximum retail floor area is 40 m<sup>2</sup>.
2. The location of Retail Cannabis Sales Establishments is restricted to Marine Drive.

**a) Exceptions: Uses**

- (a) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (b) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

5.5.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-1 zone which is less than:

<b>Use</b>	<b>Minimum Parcel Area</b>
(a) Service Station	930m <sup>2</sup> (10,000 ft <sup>2</sup> )
(b) Tourist Accommodation – Major (>12 units)	930m <sup>2</sup> (10,000 ft <sup>2</sup> )
(c) All other uses	650m <sup>2</sup> (7,000 ft <sup>2</sup> )

### 5.5.6 Minimum Setbacks

The following minimum setbacks apply to buildings in the C-1 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Front	0.0m minimum	Equal to or greater than principal building
(b) Rear	1.5m minimum	1.5m minimum
(c) Interior side lot line	1.5m minimum	1.5m minimum
(d) Exterior side lot line	1.5m minimum	1.5m minimum

### 5.5.7 Maximum Height

The following maximum height shall apply to buildings in the C-1 zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	12.0m (39.37 ft.)	4.5m (14.76 ft.)

### 5.5.8 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-1 zone:

<b>Use</b>	<b>Maximum Lot Coverage</b>
(a) All buildings and structures combined	75%



## C-2 Commercial Tourist

5.6.1 Purpose:

To create appropriate areas for commercial ventures and attract tourism to the Village through the support of appropriately scaled commercial land uses.

5.6.2 Permitted Uses

Within the C-2– Commercial Tourist, the following uses only shall be permitted:

- |   |  |
|---|--|
| (a) Animal Service  | (p) Light Manufacturing                        |
| (b) Assembly Facility   | (q) Market Garden                              |
| (c) Breweries and Distillers – Minor                              | (r) Mixed Use Development                      |
| (d) Boarding, Rooming, or Lodging Home                            | (s) Museum                                     |
| (e) Business and Professional Office                              | (t) Outdoor Recreation                         |
| (f) Daycare Centre  | (u) Personal Service Establishments            |
| (g) Dwelling, Multi-unit  | (v) Public Uses                                |
| (h) Education Facility  | (w) Public Works                               |
| (i) Farmers Market  | (x) Retail Liquor Sales Establishment          |
| (j) Financial Institution   | (y) Retail Store                               |
| (k) Food and Beverage Service – Liquor Primary                    | (z) Service Station                            |
| (l) Food and Beverage Service – Food Primary (including catering) | (aa) Senior Citizen Housing Facility           |
| (m) Funeral Home  | (bb) Tourist Services (including campgrounds)  |
| (n) Health and Medical Service                                    | (cc) Tourist Accommodation – Minor (<12 units) |
| (o) Indoor Recreation and Entertainment                           | (dd) Tourist Accommodation – Major (>12 units) |

### 5.6.3 Accessory Uses

- (a) Dwelling, Accessory to a permitted use
- (b) Home Based Business
- (c) Other uses, buildings and structures accessory to a permitted use

### 5.6.4 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-2 zone which is less than 930m<sup>2</sup> (10,000 ft<sup>2</sup>).

### 5.6.5 Minimum Setbacks

The following minimum setbacks shall apply to buildings in the C-2 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
<b>(a) Front</b>	6.0m minimum	Equal to or greater than principal building
<b>(b) Rear</b>	6.0m minimum	1.5m minimum
<b>(c) Interior side lot line</b>	1.5m minimum	1.5m minimum
<b>(d) Exterior side lot line</b>	1.5m minimum	1.5m minimum

### 5.6.6 Maximum Height

The following maximum height shall apply to buildings in the C-2 zone:

- (a) All Buildings or structures 12.0m (39.37 ft.)

### 5.6.7 Maximum Lot Coverage

The following maximum lot coverage shall apply to the C-2 zone:

- (a) All buildings and structures combined 60%



# PI Public & Institutional

**5.7.1 Purpose:**

To accommodate public and institutional land uses within the appropriate zone in the Village.

**5.7.2 Permitted Uses:**

Within the P – Public & Institutional, the following uses only shall be permitted:

- |                                |   |
|--------------------------------|---|
| (a) Assembly Facility          | (k) Indoor Recreation and Entertainment |
| (b) Boat Launch                | (l) Museum                              |
| (c) Cemetery and Columbarium   | (m) Outdoor Recreation                  |
| (d) Daycare Centre             | (n) Public Uses                         |
| (e) Education Facility         | (o) Public Works                        |
| (f) Farmers Market             | (p) Recycling Depot                     |
| (g) Health and Medical Service | (q) Senior Citizen Housing Facility     |
| (h) Hospital                   | (r) Tourist Services                    |

**5.7.3 Accessory Uses**

- (a) Other uses, buildings and structures accessory to a permitted use

**5.7.4 Minimum Setbacks**

- |   |              |
|---|--------------|
| (a) Front Yard Setback – all buildings and structures | 6.0m minimum |
| (b) Rear Yard Setback – all buildings and structures  | 6.0m minimum |
| (c) Side Yard Setbacks – all buildings and structures | 6.0m minimum |

 **P Park**

5.8.1 Purpose:

To accommodate parks and recreation land uses within the appropriate zone in the Village.

5.8.2 Permitted Uses:

Within the P – Park, the following uses only shall be permitted:

- (a) Boat Launch
- (b) Cemetery and Columbarium
- (c) Farmers Market
- (d) Outdoor Recreation
- (e) Public Works

5.8.3 Accessory Uses

- (b) Other uses, buildings and structures accessory to a permitted use



# SP Slide Protection Area

## 5.9.1 Purpose

To limit human development and activities within lands that are at-risk from a land slide.

## 5.9.2 Permitted Uses

Within the SP – Zone, the following uses only shall be permitted:

- a) Agricultural Use
- b) Cemetery and Columbarium
- c) Debris flow structures
- d) Outdoor recreation
- e) Public Works

## 5.9.3 Conditions of Use

Within the SP – Zone, the following conditions of use shall be met:

- |                             |  |
|-----------------------------|--|
| a) Agricultural Use         | Activities must not have any permanent buildings                               |
| b) Cemetery and Columbarium | Must be existing at the time of the adoption of this bylaw                     |
| c) Outdoor recreation       | Subject to use only in periods of low rainfall without any permanent buildings |



## FD – Future Development

### 5.10.1 Purpose:

To identify lands that have potential for future development and ensure limited development activities on these lands prior to being rezoned to an appropriate zone and developed.

### 5.10.2 Permitted Uses:

Within the P – Public & Institutional, the following uses only shall be permitted:

- |                      |                        |
|----------------------|------------------------|
| (a) Agricultural Use | (d) Outdoor Recreation |
| (b) Farmers Market   | (e) Public Works       |

### 5.10.3 Accessory Uses

- (c) Other uses, buildings and structures accessory to a permitted use

### 5.10.4 Siting Regulations

- |   |                           |
|---|---------------------------|
| (a) Minimum Parcel Area                               | 2.0 hectares (4.94 acres) |
| (b) Front Yard Setback – all buildings and structures | 10.0m minimum             |
| (c) Rear Yard Setback – all buildings and structures  | 10.0m minimum             |
| (d) Side Yard Setbacks – all buildings and structures | 10.0m minimum             |



# M1 Industrial

### 5.11.1 Purpose

To accommodate large industrial parcels that provide employment and economic activity in locations that are safe and contribute to the viability and life of the Village.

### 5.11.2 Permitted Uses

Within the M-1 Industrial zone, the following uses only shall be permitted:

- |   |                               |
|---|-------------------------------|
| (a) Breweries and Distillers – Minor                              | (i) Outdoor Recreation        |
| (b) Breweries and Distillers – Major                              | (j) Public Works              |
| (c) Business and Professional Office                              | (k) Recycling Depot           |
| (d) Food processing, storage and sales                            | (l) Retail store              |
| (e) Food and Beverage Service – Liquor Primary                    | (m) Storage Area              |
| (f) Food and Beverage Service – Food Primary (including catering) | (n) Service Station           |
| (g) Light Manufacturing   | (o) Towing Service            |
| (h) Log Storage, Log dumping & sorting                            | (p) Vehicle Sales and Service |

### 5.11.3 Accessory Uses

- (a) Other uses, buildings and structures accessory to a permitted use

### 5.11.4 Conditional Uses

- (a) Heavy Manufacturing,
- (b) Saw mill

Applicant must prepare a Risk Assessment & Emergency Management Plan to ensure the proposed facility presents little to no health or environmental risk to Village residents/ occupants or that the level of risk is acceptable to the Village.

### 5.11.5 Parcel Area

No parcel shall be created in the M-1- zone which is less than 2.0 ha (4.94 acres).

### 5.11.6 Minimum Setbacks

The following minimum setbacks apply to buildings in the M-1- zone:

<b>Setback</b>	<b>All Buildings</b>
(a) Front	10.0m minimum
(b) Rear	10.0m minimum
(c) Interior side lot line	10.0m minimum
(d) Exterior side lot line	10.0m minimum



# R Resource

## 5.12.1 Purpose

To accommodate resource development (e.g. forestry and related uses) that is safely away from the residential and community use areas of the Village.

## 5.12.2 Permitted Uses

Within the R - Resource zone, the following uses only shall be permitted:

- |  |                        |
|--|------------------------|
| (a) Light Manufacturing                | (d) Public Works       |
| (b) Heavy Manufacturing                | (e) Saw mill           |
| (c) Logging                            | (f) Outdoor Recreation |
| (d) Log Storage, Log dumping & sorting |                        |

## 5.12.3 Accessory Uses

- (a) Other uses, buildings and structures accessory to a permitted use

## 5.12.4 Conditional Uses

- |                          |   |
|--------------------------|---|
| (a) Heavy Manufacturing, | Applicant must prepare a Risk Assessment & Emergency Management Plan to ensure the proposed facility presents little to no health or environmental risk to Village residents/ occupants or that the level of risk is acceptable to the Village. |
| (b) Saw mill             |   |

## 5.12.5 Parcel Area

No parcel shall be created in the R - Resource zone which is less than 2.0 ha (4.94 acres).

## 5.12.6 Minimum Setbacks

The following minimum setbacks apply to all buildings in the R - Resource zone:

<b>Setback</b>	<b>All Buildings</b>
(a) All setbacks	30.0m minimum



## M Marina

### 5.13.1 Purpose

To permit marina and related water activities in and around the Village.

### 5.13.2 Permitted Uses

Within the M – Marina Zone, the following uses only shall be permitted:

- a) Food and Beverage Service – Food primary
- b) Marina
- c) Outdoor recreation
- d) Public Works
- e) Recreation Water Activities
- f) Retail store

### 5.13.3 Accessory Uses

- a) Other uses, buildings and structures accessory to a permitted use.

### 5.13.4 Other Regulations



## **M Marina Recreation**

### 5.14.1 Purpose:

To permit marine based recreation activities around water resources in and around the Village.

### 5.14.2 Permitted Uses

- a) Recreation Water Activities
- b) Outdoor Recreation
- c) Public Works

### 5.14.3 Other Regulations

- a) None

## 6 Definitions

# 6 PART 6 | Definitions

TERM	DEFINITION
<b>ACCESSORY BUILDING</b>	means a non-residential building or structure that is secondary to a principal building or structure and whose use is exclusively devoted to the principal use of the lot.
<b>ACCESSORY USE</b>	means a permitted non-principal use that is secondary to the existing permitted principal use.
<b>AGRICULTURAL USE</b>	means the use of a parcel for the growing, rearing, producing or harvesting of agricultural or food products, including: apiculture, horticulture, silviculture, dairying, rearing of livestock, fowl, and fur-bearing animals, intensive agriculture, preliminary grading and processing for shipment of those products which are grown or raised on the parcel or farm and sale of produce grown on the parcel or farm.
<b>ANIMAL SERVICE</b>	means any supervisory, physical, and health care provided to domestic pets and farm animals, including veterinary clinics, animal hospitals, and kennels.
<b>ANIMAL SHELTER</b>	means a building or structure used for the rearing or accommodation of farm animals, or for mushroom growing, including structures for the storage or handling of manures and structures related to feedlots and swine, poultry or mink farms.
<b>ASSEMBLY FACILITY</b>	means a building or structure use dedicated to the gathering of persons for religious, educational, entertainment, philanthropic, or cultural purposes and includes but is not limited to churches, art galleries, auditoriums, youth centres, halls, schools, and senior citizen centres.
<b>ATTACHED ACCESSORY DWELLING UNIT</b>	means a room or set of rooms that: <ul style="list-style-type: none"><li>(i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and</li><li>(ii) is attached to or located within the lot's principal building; and</li><li>(iii) is a secondary use to the lot's principal building, structure, and use.</li></ul>
<b>AUCTION SALES</b>	means land, buildings and structures used for the storage and sale of goods by auction.
<b>BED AND BREAKFAST OPERATION</b>	means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling

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	public and includes the provision of a morning meal for those persons using the sleeping accommodations.
<b>BOARDING, ROOMING OR LODGING HOME</b>	means a residential building, other than a hotel or motel, containing two or more sleeping rooms for the accommodation of boarders with or without meals. The preparation of meals within the rented units is specifically prohibited.
<b>BREWERIES AND DISTILLERS, MAJOR</b>	means the brewing or distilling of alcoholic beverages or alcohol products with alcoholic content exceeding one (1) percent by volume. This product must be licensed under the Liquor Control and Licensing Act. The public tasting and retail sales of alcohol product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must be contained indoors, and are limited to the production activities which are deemed not to be noxious or offensive to adjacent properties or the general public.
<b>BREWERIES AND DISTILLERS, MINOR</b>	means the brewing or distilling of alcoholic beverages or alcohol products with alcoholic content exceeding one (1) percent by volume. This product must be licensed under the Liquor Control and Licensing Act. The public tasting and retail sales of alcohol product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must be contained indoors. The total area for production must be limited to a maximum gross floor area of 5000 m <sup>2</sup> .
<b>BOAT LAUNCH</b>	Facility to launch and retrieve recreational boats from a trailer. Some are limited to hand launching of canoes. Most ramps have breakwater protection from large waves, parking lots, a courtesy dock to assist in launching, toilets, refuse containers, lighting, and telephones.
<b>BUILDING</b>	means a roofed structure with solid exterior walls and which is used or intended to be used as shelter for persons, animals, equipment, or goods and services.
<b>BUILDING INSPECTOR</b>	means the person appointed from time to time by Council as the Building Inspector for the Village of Port Alice or that appointed person's designate.
<b>BUSINESS AND PROFESSIONAL OFFICE</b>	means a professional, management, administrative, clerical, and consulting service, but excludes health and medical services, veterinary services, the sale, rental, servicing, or repair of goods, and the manufacture or processing of a product.
<b>BYLAW ENFORCEMENT OFFICER</b>	means the person appointed by Council as the Bylaw Enforcement Officer for the Village of Port Alice or that appointed person's designate.
<b>CANNABIS PRODUCTS</b>	means items that may include, but are not limited to, apparel, edibles, topical lotions, and oils that are infused with or designed around cannabis and its derivations.
<b>CEMETERY AND COLUMBARIUM</b>	Means land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities. Mortuaries shall be included when operated within the boundary of such cemetery.
<b>COMMUNITY GARDEN</b>	means a communal area for the growing of vegetables, plants, flowers and fruits to be used for household consumption.

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<b>DAYCARE CENTRE</b>	means a centre providing group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare in accordance with the provisions of the Community Care and Assisted Living Act or any subsequent Act or Acts which may be enacted in substitution thereof.
<b>DEBRIS FLOW STRUCTURES</b>	Means a structure whose main purpose is to control possible debris flows and landslides, and/or to maintain slide protection works.
<b>DOCK, RECREATIONAL</b>	means a platform, either floating or fixed, below the natural boundary of the water body, which is designed to accommodate non-commercial parking and temporary water storage of watercraft and pedestrian access to and from watercraft.
<b>DWELLING UNIT</b>	means one or more rooms for or designed for residential use by one or more individuals, with cooking, living, sleeping, and sanitary facilities, and specifically excludes accommodation for tourists.
<b>DWELLING, APARTMENT</b>	means a building designed for residential use that is divided into multiple dwelling units with a shared or common entrance.
<b>DWELLING, DETACHED ACCESSORY UNIT</b>	means a residential building or structure that: <ul style="list-style-type: none"> <li>(i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and</li> <li>(ii) is unattached to the lot's principal building; and</li> <li>(iii) is a secondary use to the lot's principal building, structure, and use</li> </ul>
<b>DWELLING, SINGLE-DETACHED</b>	means a detached building located on a single lot consisting of one dwelling unit.
<b>DWELLING, TWO-UNIT</b>	means a detached building divided into two dwelling units.
<b>DWELLING, THREE-UNIT</b>	means a detached building divided into three dwelling units.
<b>DWELLING, MANUFACTURED HOME</b>	means a single-wide or double-wide single unit dwelling, constructed in a factory to CSA Z240MH standards, transported on its own chassis and placed on a permanent foundation complying with the BC Building Code, or on a temporary foundation complying with "CSA Z240.10.1 Site Preparation, Foundation, and Anchoring of Manufactured Homes", and does not include a Recreation Vehicle.
<b>DWELLING, MODULAR HOME</b>	means a single unit dwelling constructed in a factory to CSA A277 standards, transported to a building site on a flat-deck trailer and placed on a permanent foundation complying with the BC Building Code, and does not include a Mobile Home or Recreational Vehicle.
<b>DWELLING, MULTI-UNIT</b>	means a building consisting of four (4) or more dwelling units, each of which has an individual entrance to the outdoors. This includes townhouses, rowhouses, and

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	four-plexes.
<b>EDUCATION FACILITY</b>	A facility where classes are taught to students for educational purposes and may include public or for-profit private classes. Examples include: dance studios, music studios, art studios, and public or private elementary, secondary or post-secondary institutions.
<b>EXTERIOR SIDE LOT LINE</b>	means a lot line that marks the boundary between a highway or public street.
<b>EXTERIOR SIDE SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the boundary between a highway or public street.
<b>FARMER’S MARKET</b>	The offering for sale of fresh food, crafts, art, and related artisan products directly to the consumer at an open air market.
<b>FENCE</b>	means a physical or visual barrier formed by a trellis, louver, solid hedge of trees or shrubs, a wooden or masonry structure, or a combination thereof.
<b>FINANCIAL INSTITUTION</b>	Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines.
<b>FINISHED GRADE</b>	means the grade on a lot after construction, taking into account any proposed changes to natural grade including any addition of fill or removal of soil, but excluding localized depressions.
<b>FINISHED GRADE – AVERAGE</b>	means the average elevation of the finished grade around the perimeter of a building or structure, measured at each of the four outermost exterior corners of the building, or projections thereof. In the case of an apartment dwelling, the average finished grade shall be the average of the four elevations measured where either of the outermost face of the side wall or party wall separations, or projections thereof, intersect with the front-most and rearmost walls of the building or structure, or projections thereof.
<b>FLOOR AREA RATIO (FAR)</b>	means the ratio between the gross floor area of all the buildings or structures on the lot and the total area of the lot upon which all the buildings or structures are situated.
<b>FOOD AND BEVERAGE SERVICE – FOOD PRIMARY</b>	means establishments chiefly engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.
<b>FOOD AND BEVERAGE SERVICE – LIQUOR PRIMARY</b>	means licensed establishments chiefly engaged in selling alcoholic beverages, to customer order, for immediate consumption on the premises, with a secondary focus of preparing meals and snacks, to customer order, for immediate consumption on and off the premises, including a neighbourhood pub, tavern, cocktail bar, and wine bar.
<b>FOOD PROCESSING, STORAGE, AND SALES</b>	means a facility in which raw farm products combined with other consumable ingredients to produce marketable products for consumption that can be easily prepared and served by the consumer, and where raw farm products may be

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	warehoused prior to being sold either directly to consumers or for wholesale, and the selling of raw farm products either directly to consumers or for wholesale.
<b>FORESHORE</b>	means the Crown land between the high and low water levels of a lake.
<b>FRONT LOT LINE</b>	means a lot line marking the boundary between a lot and a public street or highway which it abuts. Where a lot has lot lines abutting two or more public streets or highways, the shorter lot line is deemed to be the front lot line.
<b>FRONT SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the front lot line.
<b>FRONTAGE</b>	is the distance along the property line adjacent to a highway or public street.
<b>FUNERAL HOME</b>	A building used for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation.
<b>GROSS FLOOR AREA</b>	means total floor area contained within the building measured to the external face of the external walls and excluding the roof.
<b>HEALTH AND MEDICAL SERVICES</b>	means physical or mental health care provided on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature.
<b>HEAVY MANUFACTURING</b>	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the lot, and may include supplementary warehouse and staging facilities.
<b>HEIGHT</b>	means the vertical distance between the average finished grade and the highest point of a building or structure having a flat or sloping roof.
<b>HIGHWAY</b>	means a numbered roadway or thoroughfare intended for vehicular use and governed by the rules of the Province of British Columbia.
<b>HOME-BASED BUSINESS</b>	means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident(s) of the dwelling unit, where such occupation or profession is accessory in nature to the residential use of the dwelling unit. Typical businesses may include, but not limited to: accountants, financial advisors, computer consultants, daycare/dayhome, hair stylist, bed & breakfast, registered massage therapists, and music teachers.
<b>HOSPITAL</b>	An institution providing health services primarily for human inpatient or medical or surgical care for the sick or injured, and may include the related facilities such laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are integral parts of the facilities.
<b>IMPERVIOUS SURFACE</b>	means ground, covered ground, buildings, or structures which water cannot infiltrate.
<b>INDOOR RECREATION AND</b>	means the use of buildings or structures for recreation, amusement, or entertainment, and includes billiard halls, bowling alleys, arcades, fitness centres,

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<b>ENTERTAINMENT</b>	sport facilities, theatres, cinemas, auditoria, concert halls, and galleries.
<b>INTERIOR SIDE LOT LINE</b>	means a lot line that marks the boundary between two lots.
<b>INTERIOR SIDE SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the boundary between two lots.
<b>KENNEL</b>	means the use of a lot on which four or more dogs are trained, bred, or boarded, either for remuneration or for the purpose of sale.
<b>LIGHT MANUFACTURING</b>	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard or nuisance factors beyond the boundary of the lot.
<b>LODGE, GUIDING OR TOURISM</b>	means a building associated with guide-outfitting, guest ranch tourism or other tourism activities that provides temporary accommodation for paying guests of the guide or tourism outfitter and may include sleeping facilities, communal dining facilities, sanitary facilities, assembly and recreation facilities for the exclusive use of guests of the guide or tourism outfitter.
<b>LOGGING</b>	means the activity or business of felling trees and cutting and preparing the timber.
<b>LOG STORAGE, LOG DUMPING &amp; SORTING</b>	means areas to which wood is stored, sorted, or hauled by skidder or other extraction equipment for sorting and/or storage.
<b>LOT</b>	means a measured parcel of land having fixed boundaries and designated on a plot or survey.
<b>LOT COVERAGE</b>	means the ground floor area covered by all buildings and structures on a lot, and is expressed as a percentage of the lot area.
<b>LOT LINE</b>	means the boundary of a lot of land.
<b>MARINA</b>	means a use of land involved in the operation of a facility for the mooring, berthing, storing, or securing watercraft, including structures and activities normally integral to the operation such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment.
<b>MARKET GARDEN</b>	means a garden grown in any lot where the produce will be sold at a farmer's market or other venue, including a seasonal front yard stand not exceeding 5 m <sup>2</sup> .
<b>MIXED USE DEVELOPMENT</b>	means a development which integrates a mixture of residential and commercial land uses either on one site or within one building.
<b>MOBILE HOME</b>	<i>See Dwelling, Mobile Home</i>
<b>MODULAR HOME</b>	<i>See Dwelling, Modular Home</i>
<b>MUSEUM</b>	means a room or building for exhibiting, or an institution in charge of, a collection of books, or artistic, historical, or scientific objects.

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<b>NATURAL BOUNDARY</b>	means the visible high water mark where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of a lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.
<b>OFF-STREET LOADING AREA</b>	means an area designed for the loading and unloading of goods from motor vehicles located on the same lot as the building, structure, or use that requires an off-street loading area.
<b>OFF-STREET LOADING SPACE</b>	means a space within an off-street parking area for the loading and unloading of goods from motor vehicles, excluding driveways, ramps, columns, offices and work areas.
<b>OFF-STREET PARKING AREA</b>	means an area designed for the parking of motor vehicles within, beneath, adjacent to, or separate from a building located on the same lot as the building, structure, or use that requires an off-street parking area and may include, but is not limited to, garages, driveways, parking pads, surface parking lots.
<b>OFF-STREET PARKING SPACE</b>	means a space within an off-street parking area for the parking of one vehicle, excluding driveways, ramps, columns, offices and work areas.
<b>OUTDOOR RECREATION</b>	means buildings, structures, or land that are available to the public for sports and active or passive recreation conducted outdoors. Typical uses include green spaces, sports fields, outdoor tennis courts, athletic fields, bowling greens, horseshoe pits, skateboard parks, playgrounds, volleyball courts, and includes accessory uses such as park maintenance and service facilities.
<b>PARTY WALL</b>	means a wall common to two dwelling units joining the abutting units across a common interior lot line.
<b>PERSONAL PROPERTY</b>	means material goods owned, used, and maintained by an individual, or individuals, and does not include merchandise which was obtained on consignment.
<b>PERSONAL SERVICE ESTABLISHMENT</b>	means barbershop, beauty parlour, dry cleaning establishment, optical or watch repair shop, shoe repair shop, tailor shop, dressmaking shop, electrical appliance repair shop, laundromat (automatic self-service only), massage studio, physiotherapy establishment, or any combination of these.
<b>PRINCIPAL BUILDING</b>	means the building(s) or structure(s) that host(s) the main use(s) on the lot.
<b>PRINCIPAL USE</b>	means the main permitted purpose for which land, buildings and structures on a lot are intended for.
<b>PUBLIC STREET</b>	means a street, lane, alley, or, other thoroughfare intended for vehicular use and governed by the rules of the Village of Port Alice
<b>PUBLIC USES</b>	Means the use of land and/or buildings for public uses, including government offices, libraries, playgrounds, parks, police stations, or fire stations.
<b>PUBLIC WORKS</b>	means a system, work, building, plant or equipment owned or operated by a

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	government, a government agency or by a company regulated by a government commission for the essential provision of water, sewer, drainage, gas, electricity, traffic control, fire and emergency services, or communication services and any related storage facilities.
<b>REAR LOT LINE</b>	means a lot line opposite to the front lot line.
<b>REAR SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the rear lot line.
<b>RECREATIONAL VEHICLE</b>	means only a motor vehicle or trailer equipped with living space and amenities found in a home but not a mobile home.
<b>RECREATIONAL WATER ACTIVITIES</b>	means activities that are conducted on or beneath the surface of a water body and includes, but are not limited to, activities such as boating, swimming, fishing and wind surfing. Recreational water activities do not include facilities.
<b>RECYCLING DEPOT</b>	means a facility that receives recyclable materials for the purpose of storing, handling, batching and baling, or sorting prior to transferring to another facility.
<b>RETAIL STORE</b>	means a commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.
<b>RETAIL CANNABIS SALES ESTABLISHMENT</b>	means the offer for purchase of items that may include, but are not limited to, apparel, edibles, topical lotions, and oils, that are made with or designed around cannabis and its derivations.
<b>RETAIL LIQUOR SALES ESTABLISHMENT</b>	means the offer for purchase of wine, beer, spirits, and other alcoholic beverages. Typical uses include provincially operated or licensee liquor stores and winery or brewery store-fronts.
<b>SAW MILL</b>	means a facility where logs or partially processed cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products.
<b>SENIOR CITIZEN HOUSING FACILITY</b>	means a building providing the short or long-term care of elderly people which may include the provision of meals or nursing care and supervision, and includes rest homes, assisted living, activity centres, and congregate care facility.
<b>SERVICE STATION</b>	means the commercial selling of fuel for vehicles including petroleum products, propane, and electricity; and minor vehicle maintenance and repair services, including vehicle washing.
<b>SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and a specified lot line.
<b>SHIPPING CONTAINER</b>	means a prefabricated container designed, constructed and used for the transportation of goods by rail, ship, or truck, whether or not it is intended to continue to be used for this purpose.
<b>SITE</b>	means one or more lots or a portion thereof on which a building, structure, or use is constructed or located.

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<b>STORAGE AREA</b>	means an area where materials and/or equipment is stored within a screened area or within a building.
<b>STOREY</b>	means any horizontal level part of a building with a floor comprising all the rooms that could be used by people (for living, work, storage, recreation, etc.).
<b>STRUCTURE</b>	means any construction fixed to, supported by or sunk into land or water other than a fence or retaining wall.
<b>SWIMMING RAFT</b>	means a floating platform, not greater than 16m <sup>2</sup> in size, which is anchored to the bed of the water body.
<b>TOURIST ACCOMMODATION - Major</b>	means temporary (maximum stay of 14 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels with greater than 12 units.
<b>TOURIST ACCOMMODATION - Minor</b>	means temporary (maximum stay of 14 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels with 12 or less units.
<b>TOURIST SERVICES</b>	means the provision of land for accommodating the travelling public who provide their own shelter, including campgrounds and travel trailer courts.
<b>TOWING SERVICE</b>	means an establishment that provides for the removal and temporary storage of disabled vehicles.
<b>USEABLE OPEN SPACE</b>	means any part of a lot which is not occupied or obstructed by any hard-surfaced off-street parking or buildings or any structures except underground structures.
<b>VEHICLE, DERELICT</b>	means any vehicle no longer in road worthy condition, in a state of disrepair, wrecked or being dismantled but does not include vehicles stored in buildings, commercial or farm vehicles or vehicles used for commercial or industrial purposes on land zoned for commercial or industrial use in this Bylaw.
<b>VEHICLE SALES AND SERVICE</b>	means an establishment where a person may purchase a new or used automobile, truck, motorcycle, or RV (recreational vehicle) and/or vehicle maintenance and servicing.
<b>WATERCOURSE</b>	means any natural or human-made depression with well-defined banks and a bed 0.6 m (2.0 ft) or more below the surrounding land, serving to give direction to a current of water at least six months of the year, or having a drainage area of 2 km <sup>2</sup> (494.2 acres) or more, or as designated by the Minister responsible for Environment, or his designated official.

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# Bylaw Graphics

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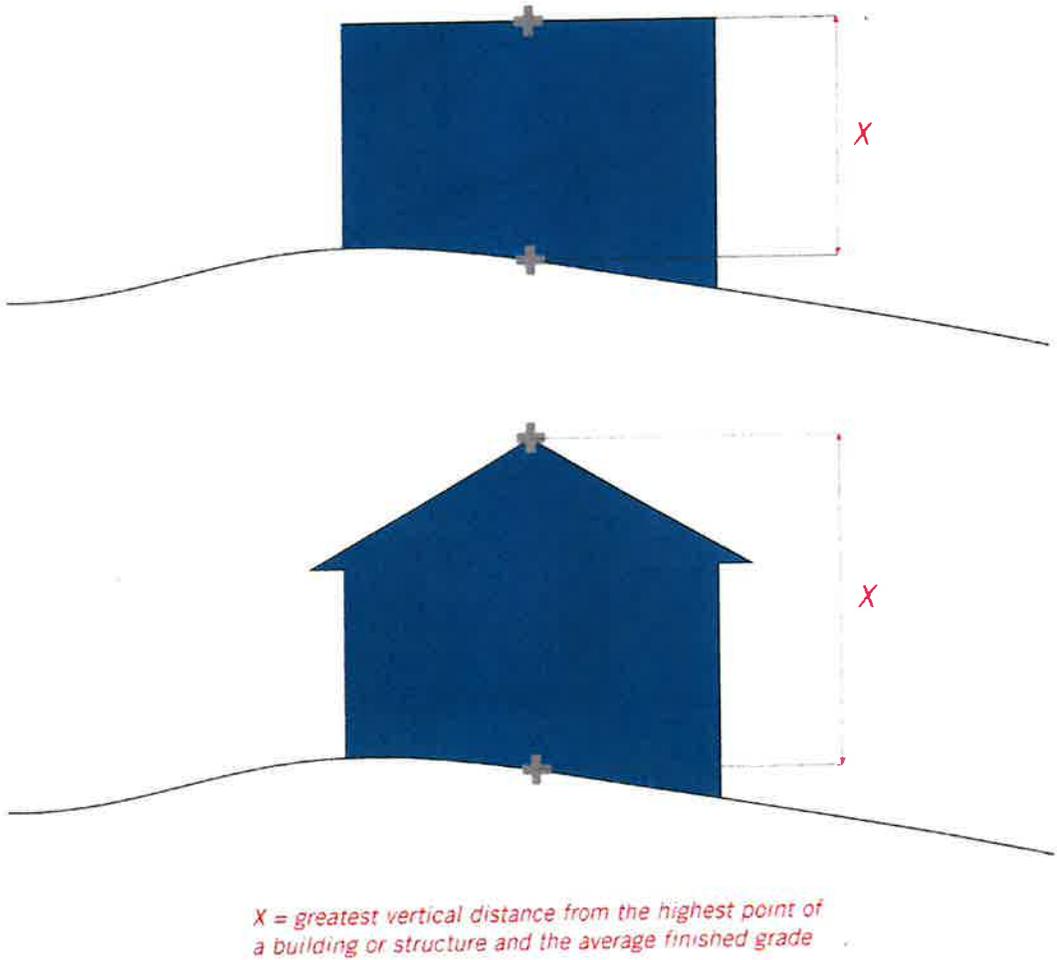


Figure 3 | Building Height

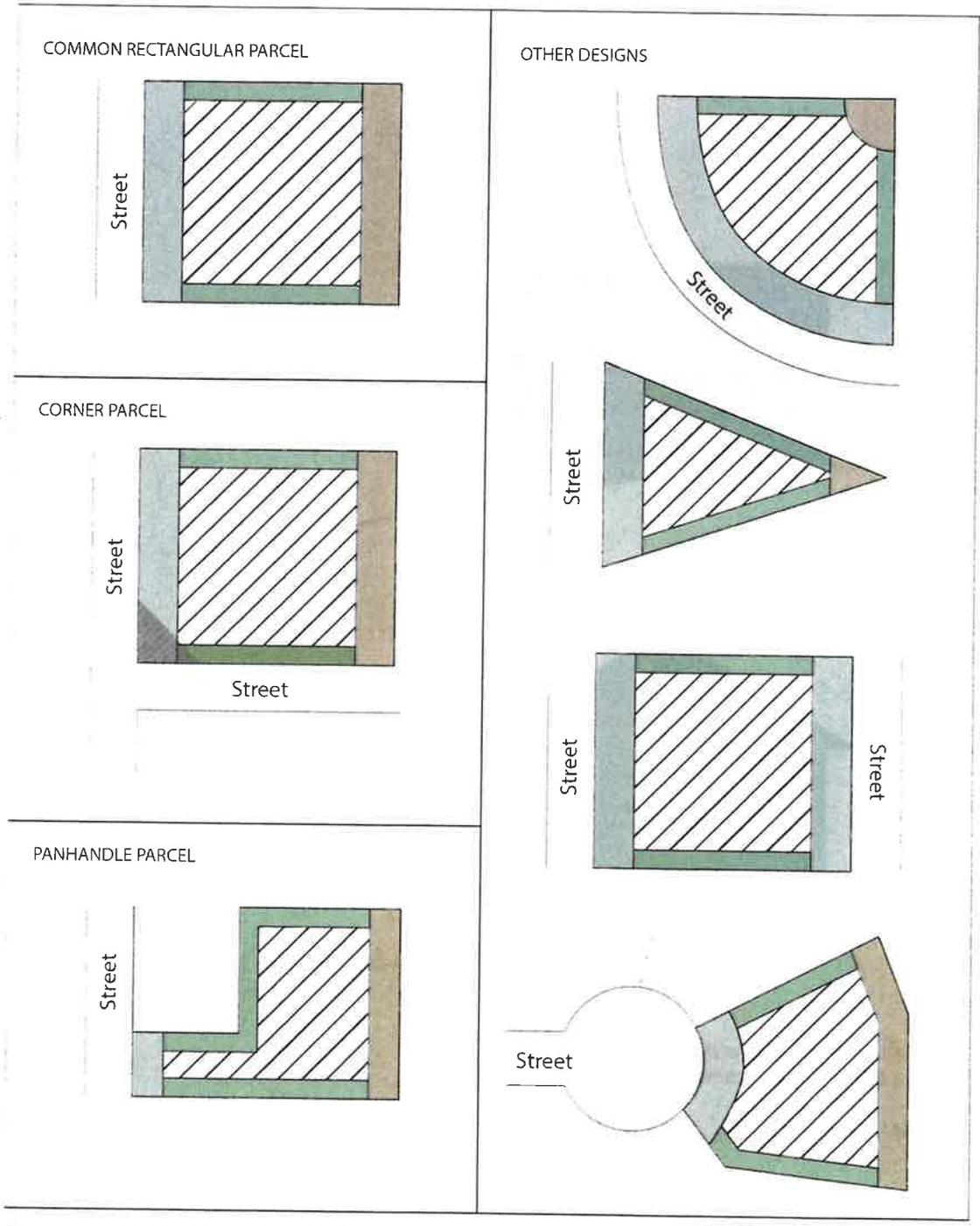


Figure 4 | Parcel Types and Setback Locations