

Electoral Area E Zoning Bylaw No. 841 Excerpts

The following excerpts are from the [Electoral Area E Zoning Bylaw No. 841](#) are applicable to this application.

Section 2 Definitions

2.1 Definitions

The following words and phrases wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

C

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or parcels. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and is approved and operated under the Environmental Management Act;

COMMUNITY WATER SYSTEM means a waterworks system, serving 50 or more connections or *parcels*, and is approved and operated under the Drinking Water Protection Act;

D

DENSITY is the number of residential *dwelling units* or *camping spaces* on a *parcel*, expressed in units per hectare or units per *parcel*;

DWELLING UNIT means one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*. *Dwelling unit* does not include *camping unit*, *park model*, or a *commercial lodging sleeping unit*;

O

ONSITE SEWAGE DISPOSAL means the onsite disposal of sewage effluent, that serves up to two *dwelling units* located on the same *parcel*, approved pursuant to the *Public Health Act*.

ONSITE WATER SYSTEM means a *domestic water system* that serves up to 2 *residential dwelling units* located on the same *parcel*.

Section 4 Zones

4.1 Establishment of Zones

The Electoral Area E Zoning Bylaw is divided into *zones* with the titles and symbols stated in Table 4.

Table 4. Zone Titles and Symbols

ZONE TITLE	ZONE SYMBOL
Rural and Resource Zone	RSC
Agriculture 1 Zone	AG1
Medium Holdings Zone	MH
Rural Residential 1 Zone	RR1
Remote Waterfront Residential Zone	RWR
Multiple-Dwelling 1 Zone	RM1
Cluster Housing 1 Zone	CH1
Village Centre Zone	VC
Manufactured Home Park 1 Zone	MHP1
Vacation Rental Zone	VR
Resort Commercial 1 Zone	RC1
Resort Commercial 2 Zone	RC2
Resort Commercial 3 Zone	RC3
Resort Commercial 4 Zone	RC4
Resort Commercial 5 Zone	RC5
Comprehensive Development Zone E1 (CDE1 – Hyde Mountain Golf Course)	CDE1
Comprehensive Development Zone E2 (CDE2 – Hummingbird Beach Resort)	CDE2
Comprehensive Development Zone E3 (CDE3 - Shandy Cove)	CDE3
Comprehensive Development Zone E4 (CDE4 – Crazy Creek Resort)	CDE4
Comprehensive Development Zone E5 (CDE5 – Mara Lake Properties)	CDE5
Comprehensive Development Zone E6 (CDE6 – The Enchanted Forest/Sky Trek)	CDE6

Highway Commercial Zone	HC
Industrial 1 Zone	ID1
Industrial 2 Zone	ID2
Industrial 3 Zone	ID3
Public and Institutional Zone	PI
Park Zone	PK
Foreshore and Water Zone	FW
Foreshore Residential 2 Zone	FR2
Foreshore General 2 Zone	FG2
Foreshore Commercial Zone	FC

4.2 Location and Extent of Zones

The location and extent of each *zone* is shown in **Schedule B** of this *Bylaw*.

4.3 Zone Boundaries

- .1 The *zone* boundaries on the maps in **Schedule B** of this *Bylaw* and shall be interpreted as follows:
- (a) where a *zone* boundary is shown following a *highway*, the centerline of the *highway* is the *zone* boundary;
 - (b) where a *zone* boundary does not follow a legally defined line, and where distances are not specifically stated, the *zone* boundary shall be determined by scaling to the centre of the *zone* boundary line as shown on the maps in Schedule B.

4.4 Zone Regulations

- .1 Only the *uses* stated in each *zone* are permitted, except other *uses* as stated in Section 3 (General Regulations) of this *Bylaw*.
- .2 No land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in each *zone*, except as stated in Part 3 (General Regulations) and Part 5 (Parking and Loading Regulations).

4.10 RM1

Multiple-Dwelling 1 Residential Zone

.1 Purpose

To accommodate medium density and multiple-dwelling housing in the Malakwa area.

.2 Permitted Principal Uses

assisted living housing
duplex
multiple-dwelling
single detached dwelling

.3 Permitted Secondary Uses

accessory use
bed and breakfast (only in single detached dwellings)
home occupation
secondary dwelling unit

.4 Regulations Table

MATTER REGULATED	REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i> <ul style="list-style-type: none">▪ where a <i>parcel</i> is serviced by a <i>community water</i> and <i>community sewer system</i>	<ul style="list-style-type: none">▪ 500 m²
(b) Maximum <i>parcel</i> size created by <i>subdivision</i>	<ul style="list-style-type: none">▪ 2000 m²
(c) Minimum <i>parcel width</i> created by <i>subdivision</i>	15 m
(d) Maximum <i>parcel coverage</i>	50%
(e) Maximum number of <i>single detached dwellings</i> or <i>duplexes</i> or <i>multiple-dwellings</i> per <i>parcel</i> .	One
(f) Maximum number* of <i>dwelling units</i> per hectare <ul style="list-style-type: none">▪ where a <i>parcel</i> is serviced by a <i>community water</i> and <i>community sewer system</i>▪ where <i>parcel</i> is served by an <i>onsite sewerage system</i> and <i>onsite water supply</i> (*The total number of <i>dwelling units</i> is the sum of both principal and <i>secondary dwelling units</i>)	<ul style="list-style-type: none">▪ 40 per ha▪ 2 per ha

(g) Maximum <i>floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> ▪ 150 m² on <i>parcels</i> less than or equal to 0.4 ha ▪ 200 m² on <i>parcels</i> greater than 0.4 ha, but less than or equal to 2 ha
(h) Maximum <i>floor area</i> of a <i>home occupation</i>	Shall be in accordance with Section 3.16 of this <i>Bylaw</i> .
(i) Maximum <i>floor area</i> of a <i>secondary dwelling unit</i>	90 m ²
(j) Maximum <i>height</i> for: <i>principal buildings and structures</i> <i>accessory buildings</i>	11.5 m 6 m
(k) Minimum <i>setback</i> from: <i>front parcel boundary</i> <i>interior side parcel boundary</i> <i>exterior side parcel boundary</i> <i>rear parcel boundary</i>	5 m 2 m 5 m 5 m
(l) Servicing standard for <i>subdivisions</i>	<ul style="list-style-type: none"> ▪ <i>community water system</i> ▪ <i>community sewer system</i>