

Agricultural & Resource

A-3 Agricultural and Resource

This zone provides for agricultural and resource uses as well as limited residential use on large acreage lots. Provision is made for the keeping of animals.

Residential

RS-1 One-Family Residential

This zone provides exclusively for the development of low density single family lots with a minimum lot size of 650m², with limited appropriate accessory uses.

RS-2 One-Family Suburban Residential

This zone provides for the development of low density single family housing on large acreage lots of minimum 4000m² which may or may not have water services. Agricultural uses are also permitted.

RS-3 One-Family Residential

This zone provides for the development of low density single family lots with a minimum lot size of 555m², with limited appropriate accessory uses.

RS-4 One-Family Compact Residential

This zone provides for the development of low density single family lots with a minimum lot size of 375m², with limited appropriate accessory facilities.

RS-5 One-Family Compact (Strata Lot) Residential

This zone provides for low density bare land strata single family lots with a minimum lot size of 375m², with limited appropriate accessory uses.

RS-6 One-Family (Strata Lot) Residential

This zone provides for low density bare land strata single family lots with a minimum lot size of 555m², with limited appropriate accessory uses.

RS-7 Small Village Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 340 square metres, with limited appropriate accessory uses.

RS-8 Large Village Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 400 square metres, with limited appropriate accessory uses.

RS-9 Large Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 650 square metres, with limited appropriate accessory uses.

RS-10 Executive Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 650 square metres, with limited appropriate accessory uses.

RS-11 Estate Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 1000 square metres, with limited appropriate accessory uses.

RT-1 Two-Family Residential

This zone provides for the development of low density single family and two-family dwellings in semi-detached form, each of which has an exclusive entrance and may have separate title.

RT-2 Townhouse Residential

This zone provides for townhouse developments in appropriately zoned residential areas.

RTM-1 Street-Oriented Village Home Residential

This zone provides for the development of street-oriented multiple-unit residential development with a minimum lot size of 210 square metre, with limited appropriate accessory uses.

RM-1 Two Storey Low Density Apartment Residential

This zone provides for two storey apartment and townhouse developments at a low density.

RM-2 Three Storey Medium Density Apartment Residential

This zone provides for three storey apartment and townhouse developments at medium density.

RM-3 Multi-Storey Medium Density Apartment Residential

This zone provides for apartment developments between 4 and 8 storeys at a medium density.

RM-4 Multi-Storey High Density Apartment Residential

This zone provides for apartment developments between 8 and 12 storeys at high density.

RM-5 Multi-Storey High Density Apartment Residential

This zone provides for apartment developments between 8 and 20 storeys at high density with a significant density bonus for larger dwelling units and is intended for use in high activity areas.

RM-6 Multi-Storey High Density Apartment Residential

This zone provides for apartment developments between 2 and 20 storeys at high density and is intended for use in the Town Centre and other high activity areas.

RMH-1 Mobile Home Park

This zone provides for the placement of mobile homes, within a mobile home park, on spaces which are leased or owned.

Commercial

C-1 Local Commercial

This zone provides for appropriate land either within or abutting residential areas for the retailing of goods to satisfy the daily household or personal needs of the occupants of those residential areas. Limited residential use located within the commercial structure is permitted.

C-2 General Commercial

This zone provides for a wide range of general commercial uses including offices, entertainment, and tourist accommodation facilities at medium density, and includes both small shopping plazas and larger neighbourhood shopping facilities. Provision is made for limited apartment use.

C-3 Medical Commercial

This zone provides for medical and professional uses abutting or within residential areas but does not permit residential use.

C-4 City Centre Commercial

This zone provides for mixed use development at high density in town centres of regional significance. It is intended to provide for a wide variety of commercial and other employment-generating uses, which can occupy an entire tower or the lower levels of a building with residential uses above. This zone emphasizes ground level activity with employment-related uses located along the 'pedestrian spine', 'retail-fronting streets', and 'secondary-active streets' as well as residential units oriented to the other streets, all as established by the Citywide Official Community Plan.

C-5 Community Commercial

This zone provides for the development of a mixed use, medium and high density Neighbourhood Centre that accommodates residential uses, retail, commercial, professional services and a range of public amenities. The emphasis of this zone is to provide safe and convenient pedestrian and bicycle environments throughout the neighbourhood.

C-6 Casino Commercial

This zone provides for entertainment facilities containing casino gaming operations and complementary uses.

C-7 Transit Village Commercial

This zone is intended to promote the optimum use of rapid transit service by encouraging mixed use, high density development in Neighbourhood Centres that accommodates residential uses, commercial, civic/assembly uses, professional services and a range of amenities and quality-of-life attributes that contribute to the self-sufficiency of the neighbourhood. The emphasis of this zone is to minimize the necessity for automobile transportation by providing integrated access to public transit and safe and convenient pedestrian and bicycle routes throughout the neighbourhood.

CS-1 Service Commercial

This zone provides for auto oriented commercial uses on large lots which require a location along a major transportation route for both easy access and visibility.

CS-2 Limited Commercial

This zone provides for commercial uses which may benefit from exposure to a major transportation route but are retail oriented rather than service oriented.

CS-3 Tourist Commercial

This zone provides for spaces for the use of tents, campers and trailers with accessory retail and dining facilities.

CS-4 Cabaret Commercial

This zone provides for entertainment facilities such as nightclubs and cabarets.

SS-1 Service Station Residential

This zone provides for service stations abutting residential areas which are limited to dispensing fuels and the sale of related products.

SS-2 Service Station Commercial

This zone provides for service stations which provide more extensive services than dispensing fuels, for example, car washes.

SS-3 Service Station Repair

This zone provides for service stations which provide a full range of automotive services including body repairs.

Industrial

M-1 General Industrial

This zone provides for a wide range of heavy and light industrial uses and limited commercial uses including manufacturing, distributing and limited office use. Large transportation facilities such as railway yards and truck terminals are excluded.

M-2 Service Industrial

This zone provides for service oriented industrial uses such as transportation and distributing facilities as well as mechanical and body repair of vehicles over a specified weight. Commercial uses similar to those in the M-1 zone are permitted.

M-3 Special Industrial

This zone provides for light industrial uses whose main focus is distributing, storing or wholesaling goods. Furniture manufacturing and commercial office uses limited to professional and research facilities are also permitted.

M-4 Asphalt and Concrete Plant Industrial

This zone provides for industrial uses limited to concrete and asphalt production and the maintenance of vehicles utilized in those uses. Limited commercial and office use accessory to a principal use is permitted.

M-5 Recycling and Salvage Industrial

This zone provides for commercial and industrial uses directly related to the salvage and recycling industry.

M-6 Retail Industrial

This zone provides for a wide range of industrial uses similar to those permitted in the M-1 zone but also for the retail sale of goods manufactured on-site. Limited commercial activities are also permitted. This zone also provides for a separate set of uses in the Schoolhouse Street Area.

M-7 Restaurant Industrial

This zone provides for restaurant uses which primarily serve the surrounding industrial area.

M-8 Retail and Light Industrial

This zone provides for a wide range of commercial uses which are considered to be "big box" due to their size. Office uses, mini-warehouses, e.g. distributing, storing and wholesaling of goods are also permitted.

M-9 Light Industrial

This zone provides for commercial office space for uses such as drafting services, Engineering consultants, publishing and similar services. General industrial and warehousing are also permitted.

Institutional

P-1 Civic Institutional

This zone provides for uses of an educational, governmental or institutional nature which provide services to the public. Commercial activities which are accessory to the principal use are also permitted.

P-2 Special Institutional

This zone provides for facilities or structures which are utility related or provide health or community care services. Provision is also made for recreational, cultural and religious uses.

P-3 Special Recreational

This zone provides for extensive open air recreation facilities and open space with limited buildings such as golf courses.

P-4 Special Care Institutional

This zone provides for services directly related to the care of children in residential neighbourhoods. These facilities are subject to residential standards of exterior appearance.

P-5 Special Park

This zone provides for open space of varying sizes such as parks and playgrounds, waterways, and utility related structures such as pumphouses.

Comprehensive Development Zones

CD-1 Comprehensive Development Zone - 1

This zone provides for a comprehensive mixed use development as described in the Waterfront Village Neighbourhood Plan in the Citywide Official Community Plan. The zone emphasizes medium to high density residential development in combination with a variety of employment generating business uses and institutional uses, including public parks and open space.

Amended January, 2009