

Table of Contents

	page
Section 1: Purpose	
<i>This section introduces readers to the Land Use Bylaw, establishes jurisdiction, enforcement and amendment regulations, and introduces the people and groups with the authority to exercise development powers in Town.</i>	
Jurisdiction	1
Bylaw Authorities	5
Bylaw Enforcement	7
Bylaw Amendments	9
Section 2: Development Process	
<i>This section outlines requirements, procedures and responsibilities related to the Town's Development Permit Process.</i>	
Requirements	11
Receive and Review	13
Decisions	16
Conditions	18
Appeals	19
Completion and Cancellation	20
Section 3: General Regulations	
<i>This section outlines general regulations that apply to development within Town.</i>	
Setbacks	24
Parcels	26
Landscaping	27
Buildings and Structures	30
Parking and Loading	33
Signage	39
Section 4: Specific Uses and Activities	
<i>This section outlines specific regulations that apply to particular types of development within Town.</i>	
Bed & Breakfast	43
Cannabis Processing (Micro & Standard)	44
Car Wash	44
Drive-Through	45
Gas Station	45
Home Office	45
Home-Based Business	46
Residential Conversion	47
Retail (Cannabis)	47

Retail (Liquor).....	48
Secondary Suites (External)	48
Secondary Suites (Internal).....	49
Solar Panels (Roof Top)	49
Solar Panels (Wall Mounted)	50
Solar Panels (Free Standing)	50
Surveillance Suites	50
Excavation, Stripping & Grading	51
Demolition or Removal of Buildings	51
Moved-In Principal Buildings.....	52

Section 5: Land Use Districts

This section outlines specific regulation that applies to the Town's Land Use Districts.

DC Direct Control Districts.....	55
R-ACG Residential, Acreage District	59
R-GEN Residential, General District	60
R-SML Residential, Small Parcel District.....	61
R-MLT Residential, Multiple Dwelling District.....	63
R-HID Residential, High Density District.....	64
R-TRN Residential, Transition District.....	65
R-MAN Residential, Manufactured Home Park District	67
C-GEN Commercial, General District.....	68
C-DWT Commercial, Downtown District.....	69
C-NHD Commercial, Neighbourhood District	70
C-HWY Commercial, Highway District.....	71
I-LHT Industrial, Light District.....	72
I-HVY Industrial, Heavy District.....	73
S-COM Special, Community Services District.....	74
S-PRK Special, Parks and Recreation District	75
S-NOS Special, Natural Open Space District	76
S-URB Special, Urban Reserve District.....	77

Section 6: Glossary

This section provides definitions for terms used within the Land Use Bylaw.

Schedule A: Recommended Tree Plantings

Schedule B: Land Use Map

Figures

Figure 1 – Corner Parcel Garage Setbacks	25
Figure 2 – Corner Visibility Triangle	25
Figure 3 – Determining Building Height.....	31
Figure 4 – Parking Stall Dimensions	35
Figure 5 – Landscaped Islands Within Parking Lots	36
Figure 6 – Permitted Bicycle Rack Designs.....	38

Tables

Table 1 – Minimum Specified Penalties.....	9
Table 2 – Development Not Requiring a Development Permit	11
Table 3 – Public Consultation Requirements	16
Table 4 – Maximum Fence Height*	26
Table 5 – Tree Planting Minimums	28
Table 6 – Parking Minimums.....	34
Table 7 – Minimum Parking Stall Dimensions.....	35
Table 8 – Minimum Loading Space Requirements	38
Table 9 – Land Use District Conversions.....	54