

THE CORPORATION OF THE CITY OF FERNIE
BYLAW NO. 2517

A Bylaw to amend Zoning Bylaw No. 1750

WHEREAS the Council of the City of Fernie has adopted the City of Fernie Zoning Bylaw No. 1750;

AND WHEREAS Council has deemed it desirable to amend the text of Bylaw No. 1750, as amended.

AND WHEREAS Council has deemed it desirable to amend the Zoning Map referred to as Schedule “A” of Zoning Bylaw No. 1750, as amended.

NOW THEREFORE, the Municipal Council of the Corporation of the City of Fernie in open meeting assembled enacts as follows:

1. This Bylaw may be cited as “*Zoning Bylaw No. 1750, Amendment Bylaw No. 276, Bylaw No. 2517, 2024*”.
2. That Zoning Bylaw No. 1750 be amended as follows:
 - i. Delete Section 2.4 - *Definitions* in its entirety and replace it with amended Section 2.4 – Definitions which is attached to and forming a part of this bylaw as SCHEDULE ‘A’.
 - ii. Except for the definition of *Manufactured Home*, throughout the Bylaw replace the term “Manufactured Home” with “Modular Home”.
 - iii. Throughout the Bylaw, replace the term “Mobile Home” with “Manufactured Home”.
 - iv. Delete Sections 4.2.1, 4.2.1.A, 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6 in their entirety and replace them with amended Section 4.2.1 which is attached to and forming a part of this permit as SCHEDULE ‘B’.
 - v. Delete Sections 4.2.23.3.2, 4.2.23.3.3 and 4.2.23.3.4 in their entirety and replace it with amended Sections 4.2.23.3.2 and 4.2.23.3.3 which are attached to and forming a part of this bylaw as SCHEDULE ‘C’.
 - vi. Delete Section 4.2.26 in its entirety and replace it with amended Section 4.2.26 which is attached to and forming a part of this bylaw as SCHEDULE ‘D’.
 - vii. Delete Part 5, Figure 6 in its entirety and replace it with amended Figure 6 which is attached to and forming a part of this bylaw as SCHEDULE ‘E’.
 - viii. Renumber the Sections in *Part 4 - Zones* accordingly.
 - ix. Amend Section 4.2 – *Zone Designations* accordingly.
 - x. Amend *Schedule A – Zoning Map* by redesignating all properties zoned R1 – Single Family Residential, R1SL – Single Family Residential Small Lot, R1B – Single Detached Plus Residential, R-WF – Low Density Residential – West Fernie, R-WF1 – Low Density Residential - West Fernie Steep Slope, R2 – Duplex Residential and R2RS – Duplex Residential - Riverside to RSS – Residential Small-Scale.

Zoning Bylaw No. 1750, Bylaw No. 2517, 2024

xi. Reformat Bylaw No. 1750, as required.

Notice given in accordance with the *Local Government Act* by way of posting on the Public Notice Posting Places on the 15th day of May 2024 and by publication in the Free Press on the 16th day of May 2024 and on the 23rd day of May 2024.

Read a first time on the 28th day of May, 2024.

Read a second time on the 28th day of May, 2024.

Read a third time on the 28th day of May, 2024.

Adopted this ____ day of ____ 2024.

MAYOR MILLIGAN

CORPORATE OFFICER

I hereby certify the foregoing to be the original
Bylaw No. 2517

THE CORPORATION OF THE CITY OF FERNIE

BYLAW NO. 2517

SCHEDULE 'A'

2.4 DEFINITIONS

In this Bylaw:

ACCESSORY TO means:

customarily incidental and subordinate to the permitted use of land, building or structures.

ACCESSORY BUILDING means:

- (a) detached building the use or intended use of which is accessory to that of the principal building situated on the same parcel; or
- (b) a building which is accessory to a principal use being made of the parcel upon which such building is (to be) located.

ACCESSORY USE means:

- (a) a use which is accessory to the principal building or to the use of the principal building on the same parcel;- or
- (b) a use which is accessory to the principal use being made of the parcel upon which such accessory use is carried on.

ACCOMMODATION UNIT means:

One or more habitable rooms together, that may or may not contain cooking facilities; has a private entrance either from the outside or from a common hall inside a building; provides commercial accommodation for periods of less than 30 days; and contains at least one bathroom. An Accommodation Unit is not a Dwelling Unit.

AERODOME means:

an Aerodrome as defined by Transport Canada and does not include an Airport as defined by Transport Canada.

AGRICULTURE means:

means the use of land, buildings, and structures for any of the following:

- 1) growing, producing, raising or keeping animals and plants, including apiculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets or operating a Kennel;
- 2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Minister responsible for Agriculture;
- 3) turf production with approval under the ALCA, if required;
- 4) raising or keeping of farmed game by a person licensed to do so under the Game Farm Act (GFA);
- 5) raising or keeping of furbearing animals by a person licensed to do so under the Fur Farm Act (FFA);
- 6) raising or keeping of exotic animals prescribed by the Minister responsible for Agriculture;
- 7) a British Columbia licensed winery or cidery, provided that the use is in accordance with all

conditions in the ALCA, as amended from time to time and all regulations or orders pursuant thereto;

- 8) the following farm activities to enable uses (1) to (7) above of the farm on that Lot:
- 9) clearing, draining, irrigating, or cultivating land;
- 10) using farm machinery, equipment, devices, materials, and structures;
- 11) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
- 12) storage of Agricultural Products and the products of On-farm Processing and On-farm Product Preparation.

ALLUVIAL FAN means:

the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary-stream with the main stream.

AMUSEMENT ARCADE means:

a facility having four or more mechanical or electrical games for the purpose of entertaining the public for a fee.

AMUSEMENT PARK means:

a commercial operation, including any carnival, circus, water slide, miniature golf course, playground, mechanical amusement device, or other similar amusement enterprises which are open to the public for admission to which a fee is charged but shall not include movie theatres, zoos or theatres for the performing arts.

ANIMAL UNIT consists of any of the following:

- 1 beef or dairy cow plus calf or bull;
- 1 horse (stallion, gelding or mare and foal), donkey, mule or hinny;
- 4 sheep plus lambs;
- 4 goats plus kids;
- 40 rabbits; and
- 125 chickens, turkeys, geese or ducks.

APARTMENT means:

a type of multiple family building containing five or more dwelling units which have shared exit facilities above the first or main storey.

ASSEMBLY USE means:

a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, recreational or educational purposes and includes churches, schools, auditoriums, youth centres, social halls, community halls and conference and convention facilities.

AWNING means:

a clothlike or lightweight shelter projecting from a building.

BARELAND STRATA LOT means:

a lot shown as such on a registered strata plan.

BASEMENT means:

a storey or storeys of a building located below the first storey.

BEEHIVE means:

an enclosed human-made structure in which no more than one colony of bees live and raise their young.

BREWERY means:

a facility for the brewing, bottling, marketing and retail sales of beers and ales, by either a company for retail sales or by an individual for personal consumption.

BUFFER means:

a visual barrier formed by any one or a combination of landscaping, fencing or berming that is intended to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land.

BUILDING means:

any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING INSPECTOR means:

the person from time to time appointed by Council.

CAMPGROUND means:

an area of land that has been designed and intended for the temporary placement of recreational vehicles and tents. A campground includes any parcel of land with any combination of 3 or more tents or recreational vehicles placed on it. A campground does not include a manufactured home park.

CAMPGROUND SPACE means:

an individual area in a campground used or intended to be used, leased or rented for occupancy by tents or recreational vehicles.

CANOPY means:

a non-retractable, solid projection which extends from the face of a building and is supported by posts or is a structural part of a building.

CARPORT means:

a partially enclosed structure used or intended for the shelter of one or more motor vehicles.

CHILD CARE SERVICES means:

development licensed by the Province to provide daytime personal care and education to children, but does not include overnight accommodation. Typical uses include daycare centres, day nurseries, kindergartens, nursery schools and play schools.

CLUB OR LODGE means:

a building or establishment used by a fraternal or service organization for meetings or social or recreational purposes, including incidental catering to the general public.

COMMERCIAL SCHOOL means:

a school conducted for gain, other than a private, academic, religious or philanthropic school and includes any specialized school, such as music, art or business.

COMMON STORAGE AREA means:

a portion of a mobile home park used or intended to be used for storage of automobiles, recreational vehicles, boats and other equipment and materials.

COMMON WALL means:

a continuous, unbroken vertical structure on either side of which is a separate dwelling unit.

COMMUNITY CARE FACILITIES means:

a building or buildings where care and assistance is provided for three or more persons who, on account of infirmity or mental or physical disability, require personal care or assistance.

COMMENCEMENT OF DEVELOPMENT means:

the application for a building permit or any excavation for construction of footings or foundations.

COMMUNITY SEWER SYSTEM means:

a common sanitary sewer or a system of sanitary sewage disposal serving two or more parcels which is owned, operated and maintained by the City of Fernie.

COMMUNITY WATER SYSTEM means:

a system of water works within the meaning of Section 21 of the Health Act, which is owned, operated and maintained by the City of Fernie.

CONDO HOTEL means:

a building or part of a building subdivided by way of a strata plan into lots containing two or more residential or commercial strata lots or both, wherein some or all strata units are Accommodation units; and where some or all strata units are dwelling units. Regardless of use as Accommodation Units or Dwelling Units a maximum of one set of individual cooking facilities is permitted in each Accommodation Unit or Dwelling Unit. Commercial and public areas including but not limited to a lobby, restaurant, assembly, entertainment and recreational facilities may be included within the building.

CONSERVATION AREA means:

an area that is considered to have special or sensitive environmental values that is desirable to preserve and protect in its natural state in perpetuity.

COUNCIL means:

the duly elected Municipal Council of the City of Fernie.

CONVENIENCE STORE means:

a building for the sale of convenience items including groceries, dry cleaning, videos and other items considered to be necessary on a daily basis, not to exceed 2,500 sq. ft.

CUL-DE-SAC means:

a street, one end of which is permanently closed by the pattern of subdivision.

CULTURAL ESTABLISHMENTS means:

buildings housing space for the pursuit of cultural activities, including arts, entertainment, crafts, historic and languages.

CONTROLLED ACCESS HIGHWAY means:

a highway or portions of a highway designed for through traffic and designated as such under Part 6 of the *Highway Act*, and includes Highway 3.

CORNER SITE means:

a site at the intersection or junction of two or more highways.

DISTILLERY means:

A building, or portion thereof, utilized for the manufacture, storage, distribution and sale of spirituous liquors produced on site which may include an area for the sale and consumption of alcohol and products promoting the sale or marketing of the spirituous liquors produced on site. The manufacturing component shall not exceed 140 square metres.

DWELLING, FOUR FAMILY means:

a dwelling containing four (4) dwelling units.

DWELLING, MULTI FAMILY means:

one building containing three or more dwelling units that can take the built form of town housing, stacked town housing or apartments.

DWELLING, DUPLEX means:

one building containing two (2) dwelling units that: (a) share a common roof and foundation (such as side by side units); or (b) that are separated by a common wall or floor (such as up down units); and (c) where no horizontal dimension of either dwelling unit, excluding a common wall or addition, is less than 5.5 m (18 ft).

DWELLING DENSITY means:

the number of dwelling units per hectare of land, which is calculated on the basis of the number of dwelling units divided by the area of land, excluding public streets, public parks and other outright public uses.

DWELLING UNIT means:

a building or portion thereof containing one or more habitable rooms used or intended to be used for living and sleeping purposes containing sleeping, sanitary facilities, and not more than one (1) set of cooking facilities. A Dwelling Unit is not an Accommodation Unit.

DWELLING UNIT, ACCESSORY means:

A building or part of a building that:

- a) is a self-contained dwelling unit,
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a primary dwelling unit located on the same property.

DWELLING, SINGLE DETACHED means:

a building, detached from all others containing a single dwelling unit. Single detached dwellings may also include secondary suite(s).

ECO-CLUSTERING means:

a method of creating and preserving natural open space in excess of required park dedication in new residential developments by concentrating residential density within a development polygon while maintaining zone specific gross density requirements for the overall site.

ELECTRIC SIGN means:

a transparent sign lighted from within by electricity and shall also include any sign having a border of electric illuminant.

ELECTRICAL INSPECTOR means:

the person from time to time appointed as such by the Provincial Government.

EMPLOYEE HOUSING means:

The use of a dwelling unit for occupation only by an employee or an individual related by blood, adoption, common-law marriage or foster parenthood to an employee or co-habiting with an employee in a spousal relationship.

EXTENSIVE RECREATION means

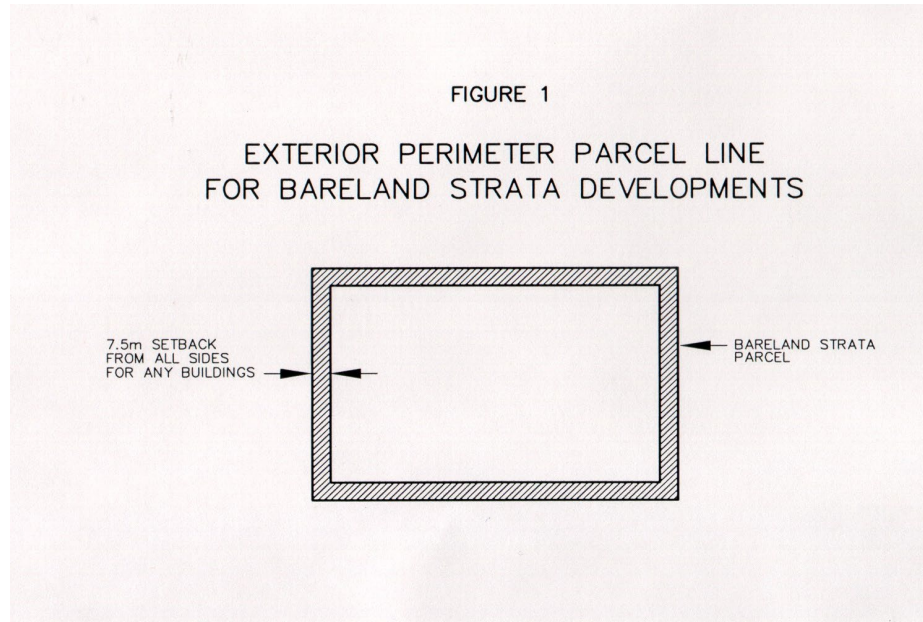
land and facilities, generally privately owned and operated, that require large parcels of land, are available for public use and may include, but is not limited to, golf course, go-cart, tennis and

mini golf.

EXTERIOR PERIMETER PARCEL LINE means:

the parcel line which forms the outside boundary of a parcel containing bareland strata lots created by a bare land strata plan pursuant to the Condominium Act.

FIGURE 1



FACIA SIGN means:

a flat sign, plain or illuminated, running parallel for its whole length to the face of the building to which it is attached.

FAMILY means:

an individual, or two or more persons related by blood, marriage, common law, adoption, or foster parenthood, or no more than five (5) unrelated persons sharing one dwelling unit.

FARM ANIMALS, KEEPING OF means:

the keeping or rearing of poultry and livestock, other than swine or mink, provided the number of animal units of livestock does not exceed one (1) animal unit per hectare in total and the number of animal units of poultry does not exceed one-half (1/2) animal unit per hectare in total. In all cases the number of livestock or poultry permitted shall be rounded down to the nearest whole number.

FENCE means:

a man-made structure intended to prevent intrusion onto a parcel or to separate a parcel from adjacent parcels or part of - a parcel from an adjacent part of a parcel and includes a wall or trellis.

FINISHED GRADE means:

the average level of finished ground adjoining a building at all exterior walls.

FIRST STOREY means:

the storey having its floor level not more than 2.0 m (6.6 ft) above finished grade.

FLOOR AREA, GROSS means:

the sum of the total horizontal area of all floors of a building, excluding basement floor areas used exclusively for storage, heating or laundry facilities, any portion used for parking, swimming pools, open sun decks, balconies and any portion of a penthouse containing elevators or ventilating equipment.

FLOOR AREA, NET means:

the total of the usable floor area of all floors of a building measured from the glassline or the interior wall dimensions, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, malls and non-rentable common corridors, lobbies, washrooms, internal garbage storage and internal vehicular areas.

FLOOR AREA RATIO means:

the ratio between the total floor space of a building and the total area of the parcel upon which the building is situated.

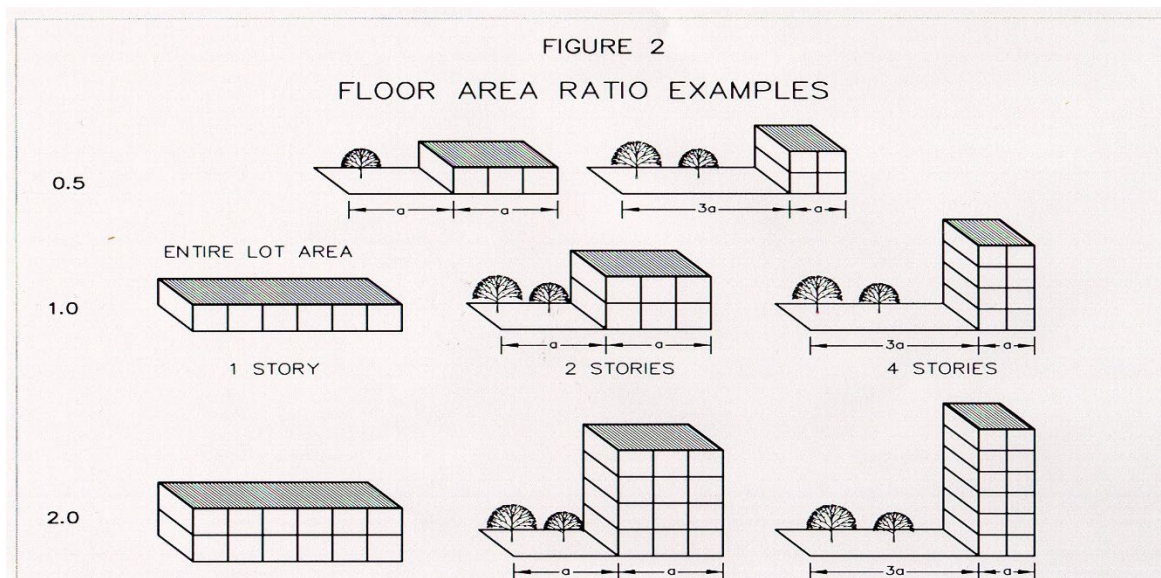


FIGURE 2

FORESTRY INDUSTRY means:

the harvesting and silviculture of the forested land and related activities, which do not include production of pulp.

FRONTAGE means:

that portion of the boundary of a parcel which is in common with the boundary of a highway

other than a lane.

FRONTAGE ROAD means:

that length of a highway which one side adjoins a highway designated as a controlled access highway and over which access is permitted to parcels on the other side.

GARAGE means:

a building or part thereof used or intended to be used for the shelter or storage of motor vehicles but shall not mean a Gasoline Service Station.

GAS BAR means:

any building or land, the use of which shall be the retail sale of motor fuels and lubricants and may include automotive car wash, but may not include automotive repairs, sales and accessories.

GROSS HECTARE means:

a hectare of land including areas given over to development of private streets, lanes and open spaces.

GROUP HOME means:

a dwelling for the accommodation of three (3) to ten (10) persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well being, and

- (a) such facility is supervised and the members of the group are referred by a hospital or government agency;
- (b) such facility is licensed or approved under Provincial statute and does not include any use otherwise classified or defined in this Bylaw, and
- (c) includes small scale institutional and group homes.

HABITABLE AREA means:

any space or room within a building or structure, including a Manufactured Home or Unit and a modular home or unit, which is used or capable of being used for human occupancy, industrial, business, or commercial use, or storage of goods, including equipment, (including furnaces) which could be subject to damage by floodwater.

HABITABLE ROOM means:

a room designed for living or sleeping but does not include a bathroom, kitchen, storage room, laundry room, utility room or closet.

HEIGHT means:

the vertical distance from the finished grade to the highest point of a building or structure.

HIGHWAY includes:

a street, road, lane, bridge, viaduct and any other way open to public use but does not include a

private right-of-way on private property, walkways, or common parcel accesses as defined by the Condominium Act.

HIGHWAY COMMERCIAL means:

commercial uses which rely on automobile or truck traffic and the tourist population.

HOME OCCUPATION means:

an occupation, service, profession or craft which is clearly incidental to the use of a Dwelling Unit for residential purposes or to the residential use of a parcel occupied by a Dwelling Unit, including, but not limited to, Short Term Rentals.

HORIZONTAL SIGN means:

a sign whose maximum horizontal dimension is greater than its maximum vertical dimension.

HORTICULTURE means:

the growing of flowers, fruits, vegetables and, for the purpose of this Bylaw, forages and grains, nurseries and greenhouses but does not include commercial mushroom growing.

HOSTEL means:

a building used as a temporary place of lodging containing one or more dormitories and includes common area and facilities for washing, cooking, dining and socializing.

HOTEL means:

a building or part wherein accommodation is provided for transient lodgers. Entrance and exit ways are shared and the building may include public areas such as a lobby, restaurant, assembly, entertainment and recreation facilities.

INDEPENDENT SCHOOL means:

an Independent School as defined in the Independent School Act, R.S.B.C., 1996, Chapter 216 (as amended).

INDOOR AMENITY SPACE means:

an unobstructed area or areas within a building accessible and available for the use of the residents of the dwelling units that it serves. No dimension shall be less than 3 m (9.8 ft). This space may be located in the principal building or in an accessory building located on the same parcel as the principal building. Indoor amenity space may include, but is not limited to: an exercise room, workshop, common meeting room, or children's play area.

INDUSTRY LIGHT includes:

such uses as assembly, fabricating, light manufacturing, warehousing, wholesaling and food processing.

INFILL DEVELOPMENT generally means:

development or redevelopment on parcels which can often be re-subdivided parcels, located in existing residential or commercial districts.

JUNK YARD means:

an open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to metals, paper, rags, rubber tires and bottles. A junk yard includes an automobile wrecking or dismantling yard but does not include uses established entirely within enclosed buildings.

KENNEL means:

any compound, group of pens or cages or property in which four or more dogs or cats are, or intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever. Kennels do not include commercial boarding kennels. A dog or cat means a member of the canine or feline species which is two or more months in age.

KENNEL, COMMERCIAL BOARDING means:

any compound, group of pens or cages or property in which four (4) or more dogs or cats, other than those belonging to a resident of the property on which the commercial boarding kennel is located are, or are intended to be cared for or boarded for profit or gain. A dog or cat means a member of the canine or feline species which is two or more months in age.

LAND means:

the surface of water, but does not include improvements, mines or minerals belonging to the Crown, or mines or minerals for which title in fee simple has been registered in the land title office, but for the purposes of assessment and taxation, "land" has the same meaning in the Assessment Act.

LANE means:

a highway not less than 3.0 m (9.8 ft) nor more than 10.0 m (32.8 ft) in width which provides secondary access to any abutting parcel.

LOT see "Parcel".

MANUFACTURED HOME means:

a Single Detached Dwelling that is constructed under Canadian Standards Association (CSA) standard Z240MH with the MH meaning Manufactured Home. Z240MH is a stand-alone building code. Manufactured housing is subject to 3rd party inspection to ensure compliance with the standard.

MANUFACTURED HOME SUBDIVISION means:

that part of comprehensively designed manufactured home community used primarily for installed manufactured and mobile homes, including permissible additions and which is not used for buffer area, roadways, owner's residential plot, the procuring and treatment of water, collective sewage treatment, effluent disposal from a collective sewage treatment, effluent disposal from a collective sewage treatment plant, garbage disposal, or accessory buildings or structures.

MANUFACTURED HOME PARK means:

land used or occupied by any person for the purpose of providing space for the accommodation of two (2) or more manufactured or modular homes and for imposing a charge or rental for the use of such spaces, except where two (2) or more manufactured or modular homes are permitted on a parcel.

MANUFACTURED HOME SPACE means:

an area of land for the installation of one manufactured or modular home with permissible additions and situated within a manufactured home park.

MANUFACTURING means:

the use of land or buildings for the purpose of manufacturing, assembly, finishing, treating, altering, repairing, warehousing for sale of any goods or service, including value added fabrication for the production of specialty goods derived from raw or natural resources, including, but not limited to, furniture makers, log home builders, art and sculpture studios, craft shops and bakeries.

MICRO BREWERY WITH TOURISM AMENITY FACILITIES means:

a facility of less than a 1,000 square metre footprint for the brewing, bottling and marketing of beers, ales and ciders by a company for retail and wholesale sales which shall include a tour reception area, a retail store and an area for beer, ale and cider tasting and food consumption; and whereby, no more than five tractor-trailer type vehicles shall be allowed for pick-up or delivery to the facility within any 24 hour period.

MAJOR STREET NETWORK means:

the arterial planned arterial transportation network, prepared in coordination with the Ministry of Transportation and Highways.

MINIMUM USABLE SITE AREA means:

a contiguous area of land with an average slope not exceeding 15%, no portion of which is subject to land slip, avalanche, rockfall, flooding or high water table hazard.

MINI-STORAGE WAREHOUSE means:

a building containing separate, individual self storage units designed to be rented / leased to the general public for private storage of personal goods and equipment.

MIXED USE DEVELOPMENT means:

a building or comprehensively planned site that combines two or more complementary land uses.

MODULAR HOME means:

A single detached dwelling that is constructed under CSA standard A277 which is a “plant standard” meaning the factory knows how to build the home in full compliance with the current BC Building Code. While the majority of modular homes are built on engineered floor systems designed for placement on foundations, they can be constructed on steel frames similar to

manufactured homes. Modular homes are subject to 3rd party inspection to ensure compliance with the respective building code.

MOTEL means:

a building or group of buildings divided into two or more Accommodation Units, each with a separate entrance, for the primary purpose of accommodating transient motorists. This use may include a motor court, resort, cottages, bungalows or cabins but does not include a hotel or other residential premises. A motel may include a dining establishment primarily engaged in the service of food to persons in temporary residence in the motel but may not include establishments primarily engaged - in providing entertainment or in serving beverages.

Motels may also include park model RVs (CSAZ241 – Park Model RV) operated as accommodation units where no more than 50% of all accommodation units for the motel are Park Model RVs. Park model RVs used as accommodation unit shall not be located closer than 1.5m from all buildings and shall be subject to the minimum setbacks required in a zone to the exterior parcel lines

NATURAL BOUNDARY means:

the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in the nature of the soil itself.

NATURAL GROUND ELEVATION means:

the undisturbed ground elevation prior to site preparation.

NEIGHBOURHOOD COMMERCIAL means:

a commercial operation that serves the convenience needs of the adjacent neighborhood and includes food, drug, variety and personal grooming types of operations.

OFF-STREET LOADING SPACE means:

an area of land other than a highway used to provide access to a loading door, platform or bay for the purpose of loading and unloading of vehicles.

OFF-STREET PARKING SPACE means:

an area of land other than a highway used for the temporary storage of vehicles.

OUTDOOR STORAGE means:

an area outside an enclosed building where material and equipment used by or associated with the principal use of the same or an adjoining parcel are kept.

PAD means:

a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a Manufactured Home or Unit, a concrete Pad for supporting a Habitable Area, or a poured in place concrete perimeter foundation for the purpose of supporting a Habitable Area or Manufactured Home.

PANHANDLE PARCEL means:

any parcel, the building area of which is serviced and gains frontage through the use of a relatively narrow strip of land which is an integral part of the parcel and is referred to as an access strip.

PARCEL means:

the smallest unit which land is designated under the Land Title Act or the Condominium Act as a separate and distinct parcel on a legally recorded plan or description deposited in the Land Title Office, but does not include a highway right-of-way or portion thereof and includes a strata parcel pursuant to the Condominium Act and registered in the Land Title Office.

PARCEL COVERAGE means:

the total horizontal area within the outermost walls of buildings and structures on a parcel including all attached porches or decks or verandas but excluding open and enclosed terraces at grade; swimming pools, steps, cornices, eaves and similar projections, and solar energy collectors, expressed as a percentage of parcel area.

PARCEL LINE means:

a legal boundary of a parcel as shown or described on the records of the Land Title office.

PARCEL LINE, FRONT means:

the parcel line common to a parcel and an abutting highway other than a lane. Where there is more than one such line the shortest such line shall be considered the front parcel line, or where the front and rear parcel lines both adjoin a highway the front parcel line shall be that to which the majority of adjacent buildings face. The front parcel line of a panhandle parcel shall be the parcel line closest to the highway from which access is obtained but excludes the access strip.

PARCEL LINE, REAR means:

the parcel line or parcel lines opposite to and most distant from the front parcel line or where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection.

PARCEL LINE, SIDE means:

the parcel line or parcel lines other than the front or rear parcel line and common to another parcel or parcels or to a highway.

PARK means:

open space set aside for recreational purposes or maintained for the use and enjoyment of the public and includes ecological, archaeological and historical sites. A park may also include privately owned land for use of which no charge is made but does not include a commercial amusement park.

PENSION means:

A building used for temporary lodging by visitors that includes accommodation units and a common area including a dining room intended for use of guests.

PERMANENT FOUNDATION means:

a foundation constructed of permanent materials such as concrete or preserved wood in accordance with the provisions of the British Columbia Building Code, or a system of double blocking under a mobile home provided an anchorage system as required by the British Columbia Building Code is provided.

PERSON means:

any individual, association, partnership, corporation, agent or trustee and their heirs, executors or other legal representatives.

PERSONAL SERVICES means:

a variety of services provided for a charge, to individuals, including but not limited to, personal grooming, physical fitness, therapeutic massage and counseling.

PRINCIPAL BUILDING means:

an existing or proposed building in which or in relation to which the permitted principal uses are concentrated.

PRINCIPAL USE means:

the main purpose for which land, buildings or structures are ordinarily used.

PROJECTING SIGN means:

a sign fastened directly to the wall of a building and projecting out from the wall.

PUBLIC BUILDING means:

any building owned by the government of Canada, the Provincial Government, Crown Corporations, the Regional District of East Kootenay, the School District No. 5, or the City of Fernie used in the service of the public and includes a fire hall and police station.

PUBLIC SCHOOL means:

a place of instruction maintained at public expense pursuant to the School Act.

PUBLIC UTILITY USE means:

a use, including buildings and structures, providing water supply, sewage collection and disposal, electricity, natural gas, telephone, radio and television broadcasting, transmitting and receiving and similar services where such use is established by the Municipality, by another government body, or by a company regulated by government legislation.

RECREATION FACILITIES means:

Indoor or outdoor facilities for the purposes of passive recreational uses including but not limited to tennis courts, swimming pools, hot tubs, sitting areas, playgrounds, play rooms, health clubs or spas.

RECYCLING DEPOT means:

an establishment involved in the recycling primarily of post consumer refuse such as glass, paper, cardboard and containers, with most activities carried out in a building but also including outdoor processing and storage. A salvage yard is not a recycling depot.

RESIDENTIAL RENTAL TENURE means, in relation to a dwelling unit in a residential building:

- a) a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act or, in the event that the Act is repealed and not replaced, that contains the standard terms set out in the Residential Tenancy Regulation B.C. Reg. 477/2003; or
- b) a tenancy in which the landlord is the City of Fernie, the B.C. Housing Management Commission, a non-profit society or association incorporated under the Societies Act or the Cooperative Association Act whose objects include the provision of affordable rental housing, or a partnership between any two or more such entities.

In either instance Residential Rental Tenure must be secured in perpetuity through a covenant on title to the satisfaction of the City of Fernie.

RESORT ORIENTED RETAIL means:

A commercial use ancillary to the Golf Course.

RESOURCE EXTRACTION USE means:

the extraction of primary minerals and other resources and includes the preliminary grading, working and crushing of such materials, but excludes all other processing or manufacturing.

REST HOME means:

a building where care or assistance is provided to persons who because of age, infirmity, or physical or mental disability require personal care or assistance, including nursing homes, convalescent homes and senior citizen homes.

RIDING STABLE means:

a facility for the boarding and rental of horses.

ROOF SIGN means:

any sign on, over or above any roof.

SALVAGE YARD means:

an open area where waste or scrap material, primarily metals, are stored, processed, exchanged or sold.

SANITARY LANDFILL SITE means:

a site approved and regulated by the B.C. Waste Management Branch for the disposal of waste material.

SCREENING means:

a fence or an evergreen hedge or combination thereof that obstructs certain views of the property which it encloses and is broken only by access drives, lanes and walkways.

SEASONAL PRODUCE STANDS means:

a vehicle or structure with a gross floor area not exceeding 30 m² (322.9 ft²) which is used part of the year for the sale of horticultural and agricultural products to the public.

SECONDARY SUITE means:

an accessory dwelling unit that is located in and forms part of a principal dwelling unit.

SETBACK means:

the required minimum distance between a building, structure, watercourse, lake or use and each of the respective parcel lines.

SERVICE COMMERCIAL means:

uses generally requiring a larger parcel of land for operation, good road access and may include sales, manufacturing and storage businesses.

SERVICE STATION means:

any building or land, the use of which shall be the retail sale of motor fuels and lubricants and may include automobile diagnostic centres, the servicing and minor repairing of motor vehicles, the sale of automotive accessories; excludes all other sales and services, auto body shops, and painting.

SHIPPING CONTAINER means:

a standardized container, typically constructed of steel, designed to facilitate the transport of goods by one or more modes of transport without intermediate reloading (commonly referred to as an intermodal shipping container, sea can or ISO container).

SHOPPING CENTRE means:

a group of retail stores in one or more buildings designed as an integral unit.

SHORT-TERM RENTAL means:

the rental of all or a portion of a Dwelling Unit for periods of less than 30 days for valuable consideration in accordance with a valid and subsisting business license issued for that use in that building, excluding Secondary Suites and Secondary Dwelling Units.

SIGN means:

any structure or device which is used or intended to be used to identify or advertise any object, product, place, activity, person, institution, organization or business and which is placed so as to be seen by the public.

SLEEPING UNIT means:

A room used for sleeping accommodation for one person.

SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) means:

A range of Dwelling Unit configurations, not including Manufactured Homes, that can provide affordable and attainable housing. Examples of small-scale multi-unit housing include, but are not limited to combinations of:

- single detached dwellings
- secondary suites
- detached accessory dwelling units
- duplexes
- triplexes
- fourplexes
- townhomes

SOLAR ENERGY COLLECTOR means:

a device or structure, part of a device or structure, or a combination of the foregoing that transforms direct or indirect solar energy into thermal, chemical or electrical energy.

SPECIAL TOURISM DEVELOPMENTS means:

any establishment or clustering of establishments operated to provide services and accommodation for the use of the travelling public engaged in tourism and recreational activities.

SPRAY PARK means:

A recreation area, for water play, that has spraying water apparatus and little or no standing water.

STACKED TOWNHOUSING means:

a residential building consisting of three or more dwelling units, attached in some manner which have individual entrances to each dwelling.

STORAGE YARD means:

an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment, or machinery are stored, baled, piled, handled, sold or distributed. A storage yard shall not be constructed to include an automobile wrecking yard, or a junk yard.

STOREY means:

that portion of a building which is between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and ceiling above it.

STRUCTURE means:

any construction which is fixed to, supported by or sunk into land or water, excluding paving or surfacing material such as asphalt or concrete.

TENT means:

a portable shelter of canvas or other materials supported by one or more poles which may be extended by ropes fastened to pegs in the ground.

URBAN FRINGE means:

lands identified as having joint interest between two adjacent municipalities.

TOWNHOUSING means:

a residential building consisting of three or more dwelling units, attached side by side, which have individual entrances to each dwelling unit.

TOURIST ACCOMMODATION means:

a building containing one or more accommodation units that provide accommodation primarily for visitors based on a daily or weekly rental period. The building may include public area such as a lobby, restaurant, assembly, entertainment and recreational facilities.

TRAILER, PARK MODEL means:

A vehicle constructed under CSA standard Z241. Park models are intended for seasonal use and do not necessarily meet all requirements of the BC Building Code. Park Model is subject to 3rd party inspection. CSA Standard Z241 is also a stand-alone building code covering all construction requirements for Park Model Trailers. A park model trailer is not a Dwelling Unit.

VEHICLE means:

a mechanical device which is designed to transport people or things across the surface of land or upon a highway, but excludes a device designed to be moved by human power or used exclusively on stationary rails or tracks.

VEHICLE, DERELICT means:

any vehicle pursuant to the Motor Vehicle Act and amendments thereto which is inoperable and/or not licensed for the current year. This does not include vehicles stored in buildings or farm vehicles or other vehicles used only on the property for specific purposes.

VEHICLE, RECREATIONAL means:

a vehicle built to the CSA Z240 RV Series of Standard, or such other certification as may replace or modify this standard as approved by the Standards Council of Canada primarily designed as temporary living quarters for recreational, camping, or seasonal use which:

1. Has its own motive power or is mounted on or towed behind another vehicle; and
2. Does not require a special permission to operate or transport on highways; and
3. Can be easily transported and set up on a daily basis.

For the purposes of this bylaw a Recreational Vehicle is mutually exclusive from a Park Model

Trailer.

VEHICLE SPACE, RECREATIONAL means:

an area in a recreational vehicle park allotted for the parking of recreational vehicles or for the placement of tents.

VERTICAL SIGN means:

a sign where the vertical dimension is greater than its maximum horizontal dimension.

VETERINARY CLINIC means:

a facility offering and designed for the care and treatment of animals under the supervision of a Doctor of Veterinary Medicine.

WAREHOUSE SALES means:

a building or part thereof which is used for the retail sale of warehouse goods, wares and merchandise.

WAREHOUSING means:

a building or part thereof which is used primarily for the housing, storage, adapting for sale, package or wholesale distribution of goods, ware and merchandise.

WATERCOURSE means:

any natural or man-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 km² (494.2 acres) or more, or as designated by The Minister responsible for the Environment, or his designated official.

WRECKING AND REPAIR OF VEHICLES means:

the disassembly of vehicles, derelict or otherwise, into component parts and the construction, care and maintenance of ordinary or special status vehicles, other than in an enclosed building. This definition does not include the repair and maintenance of vehicles regularly used by the family residing on the parcel, nor does it include a commercial activity which is in compliance with the definitions of home occupation.

YARD means:

the outdoor area of a parcel adjacent to a building or structure extending from an exterior wall of the building or structure to a parcel line.

YARD, FRONT means:

a yard extending across the full width of the parcel from the front parcel line to the nearest projection of a building or structure, measured at right angles to the front parcel line.

YARD, REAR means:

a yard extending across the full width of the parcel from the rear parcel line to the nearest projection of a building or structure, measured at right angles to the rear parcel line.

YARD, SIDE means:

a yard extending from the front yard to the rear yard and lying between the side parcel line and the nearest projection of a building or structure measured at right angles to the side parcel line.

YURT means:

a circular tent supported by a wood lattice structure on the sides, with an air circulation exit hole on top and covered with a fabric exterior covering.

ZONE means:

an area of the municipality with specific land uses and regulations, as allowed under the Municipal Act.

THE CORPORATION OF THE CITY OF FERNIE

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SCHEDULE 'B'

4.2.1 R-SS - RESIDENTIAL – SMALL-SCALE

.1 Purpose

The purpose of the R-SS zone is to provide for a variety of housing types including low-density and small-scale multi-unit housing options.

.2 Permitted Uses

The following uses, and no other, are permitted in the R-SS zone.

- .1 Single Detached Dwelling, except Manufactured Home
- .2 Small-Scale Multi-Unit Housing, except Manufactured Home
- .3 uses permitted under Section 3.3 of this Bylaw.

.3 Accessory Uses

- .1 home occupation;
- .2 buildings and structures accessory to a permitted use.

.4 Regulations

- .1 On a parcel located in an area designated as R-SS, no building, or structure shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out below in which Column 1 sets out the matter to be regulated and Columns 2 and 3 set out the regulations.

MATTER TO BE REGULATED	REGULATION	
	Parcels Less Than 280 sq. m.	Parcels Greater Than or Equal to 280 sq. m.
Minimum Parcel Area	250 m ²	280m ²
Minimum Parcel Frontage		
All Parcels, Except in the Bulb of a Cul-de-Sac	9.14 m.	9.14 m.
Parcels in the Bulb of a Cul-de-Sac	6.1 m.	6.1 m.
Maximum Density	3 Dwelling Units per Parcel	4 Dwelling Units per Parcel
Maximum Parcel Coverage		
1 Dwelling Unit	35%	35%
2 Dwelling Units	40%	40%
3 Dwelling Units	50%	45%
4 Dwelling Units	N/A	50%
Maximum Building Height		
Dwelling Unit(s) (for a building or portion thereof that is greater than 6.0 m. from the rear property line)	10.0 m.	10.0 m.
Dwelling Unit(s) (for a building or portion thereof that is within 6.0 m. of the rear property line)	8.0 m.	8.0 m.
Accessory Building (non-Dwelling Unit)	5.0 m.	5.0 m.
Minimum Setbacks		
Front Yard - One Dwelling Unit on a Parcel	3.0 m.	6.0 m.
Front Yard - Two or more Dwelling Units on a Parcel	3.0 m.	3.0 m.
Rear Yard	1.5 m.	1.5 m.
Side Yard	1.5 m.	1.5 m.

.5 Special Regulations

- .1 All dwelling units in the RSS zone must provide year-round unimpeded emergency access from the front yard, or in the case of a corner parcel, the front or side yard. Fences and gates shall not be constructed in a manner that may impede this emergency access.
- .2 Where a driveway is utilized for off-street parking, the length of that driveway shall be a minimum of 5.8 metres measured from the property line perpendicular to the driveway.
- .3 Setbacks along the common wall(s) of Small-Scale Multi-Unit housing developments shall be 0.0 metres.
- .4 Section 3.7.7(a) pertaining to the exterior perimeter parcel line setbacks for a bareland strata developments shall not apply in the RSS zone.

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SCHEDULE 'C'

.2 Conditions of Use

- a) Parks and open space owned by the City of Fernie, Province or Federal Government and intended for the use and enjoyment of the general public, shall be developed in accordance with the requirements of the P2-Parks and Open Space Zone.

.3 DR1 – Detached Residential One Sub-Area

.1 Purpose

The purpose of the DR1 sub-area is to provide for a range of ground-oriented housing types including detached, semi-detached and multi-unit residential housing. Detached homes may include secondary suites or secondary dwelling units. .

.2 Permitted Uses

The following uses, and no other, shall be permitted in the DR1 sub area:

- .1 Small-Scale Multi-Unit Housing, except Manufactured or Modular Homes
- .2 Single Detached Dwelling, except Manufactured or Modular Homes

.3. Accessory Uses

- .1 home occupation;
- .2 uses, buildings and structures accessory to a permitted use; and
- .3 not more than two (2) beehives.

.4. Regulations

- .1 A parcel within the DR1 Sub-Area may not exceed the following densities:
 - i. No more than 3 dwelling units are permitted on any parcel that is 280 square metres or smaller; and
 - ii. 4 or more units are permitted on any parcel larger than 280 square meters.
- .2 On a parcel located in the DR1 sub-area, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out below in Column 1, which sets out the matter to be regulated and Column 2 which sets out the regulations.

MATTER TO BE REGULATED	REGULATION
Stratified Parcels	
Minimum Parcel Area	
Parent Strata Parcel	3,000 sq.m (0.75 ac)
Individual Strata Lot	93 sq.m (1,001sq.ft)
Minimum Parcel Depth	18.0m (59 ft)
Minimum Parcel Frontage	
Bare land strata parcel	15.0m (49.2ft)
Cottage strata lot	9.0m (29.5ft)
Minimum Setbacks	
Principal Building	
Any strata parcel line	2.0m (6.6ft)
Strata lot front yard	2.0m (6.6ft)
Strata lot rear yard	4.5m (14.8ft)
Strata lot side yard	1.5m (4.9ft)
Accessory Building or Structure	
Any strata parcel line	2.0m (6.6ft)
Strata lot front yard	1.5m (4.9ft)
Strata lot rear yard	1.5m (4.9ft)
Strata lot side yard	1.5m (4.9ft)
Maximum Building Height	
Principal Buildings	11.0 m (36.1ft)
Accessory Buildings	5.0 m (16.4ft)
Minimum Dwelling Unit Size	
Principal Dwelling Unit	56 sq.m (603sq.ft)
Accessory Dwelling Unit or Secondary Suite	

MATTER TO BE REGULATED	REGULATION
Fee-Simple Parcels	
Maximum Parcel Size	4,050 sq.m (43,593.8sq.ft)
Minimum Parcel Frontage	9.0m (29.5ft)
Minimum Setbacks	
Principal Building	
Front Yard - Single Detached Dwelling	6.0 m. (19.7 ft.)
Front Yard - Small-Scale Multi-Unit Housing	2.0m (6.6ft)
Rear Yard	6.0m (19.7ft)
Side Yard	1.5m (4.9ft)
Side Yard, adjacent to a highway right-of-way other than a lane	3.0m (9.84ft)
Accessory Building or Structure	
Front Yard	4.5m (14.8ft)
Rear Yard, rear lane-access	1.5m (4.9ft)
Rear Yard	1.5m (4.9ft)
Side Yard	1.5m (4.9ft) or 10% of the length of the front parcel line, whichever is greater
Side Yard, adjacent to a highway right-of-way other than a lane	3.0m (9.84ft)
Maximum Parcel Coverage, all buildings and structures	
Parcels smaller than or equal to 1215sq.m (13,078.2 sq.ft)	50%
Parcels larger than 1215sq.m (13,078.2 sq.ft) but smaller 4,050 sq.m (45,593.8 sq.ft)	40%
Maximum Building Height	
Principal Buildings	11.0 m (36.1ft)
Accessory Buildings	5.0 m (16.4ft)

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SCHEDULE 'D'

4.2.26 COMPREHENSIVE DEVELOPMENT FOUR ZONE

.1 PURPOSE

The purpose of the CD4 zone is to provide for the development of residential units in the form of single detached residential or small-scale multi-unit housing that include one or more land use sub-areas and the dedication of a significant amount of natural open space based on a comprehensive development plan.

.2 PERMITTED USES

The principal uses in this zone are:

- (a) Single Detached Dwelling (except manufactured home);
- (b) Small-Scale Multi-Unit Housing (except manufactured home);
- (c) multi family dwelling;
- (d) open space, parks and tot-lots;
- (e) walkways and trails;
- (f) uses permitted under Section 3.3 of this Bylaw.

.3 ACCESSORY USES

The secondary uses in this zone are:

- (a) uses, buildings and structures accessory to a permitted use;
- (b) home occupation;

.4 SUBDIVISION REGULATIONS

- (a) The minimum gross site area within this zone is 20,235 m².

.5 DEVELOPMENT REGULATIONS

- (a) Within the CD4 Zone, single detached dwellings shall be developed within the “RR Rural Residential” sub-area as shown on CD-4 Map 1 in accordance with the requirements of the RR zone.
- (b) Within the CD-4 Zone, dwelling units shall be developed within the “R-SS – Residential Small-Scale” sub-area as shown on CD-4 Map 1 in accordance with the regulations set out in Section 4.2.1.4.1 of this bylaw.
- (c) Within the CD-4 Zone, multi-family dwellings shall be developed within the “R4 Multiple Family Residential (High Density)” sub-area as shown on CD-4 Map 1 in accordance with the requirements of the R4 zone.

- (d) Within the CD-4 Zone, lands designated as 'OS1 Open Space' as shown on CD-4 Map 1 on the comprehensive development plan shall be developed in accordance with the following requirements:

(i) Permitted Uses

The following uses, and no other, are permitted within lands designated as OS1 Open Space:

- a) Conservation areas, recreation reserves, ecological reserves, managed forests and wildlife sanctuaries;
- b) Open space and parks;
- c) Walkways and trails;

(ii) Accessory Uses

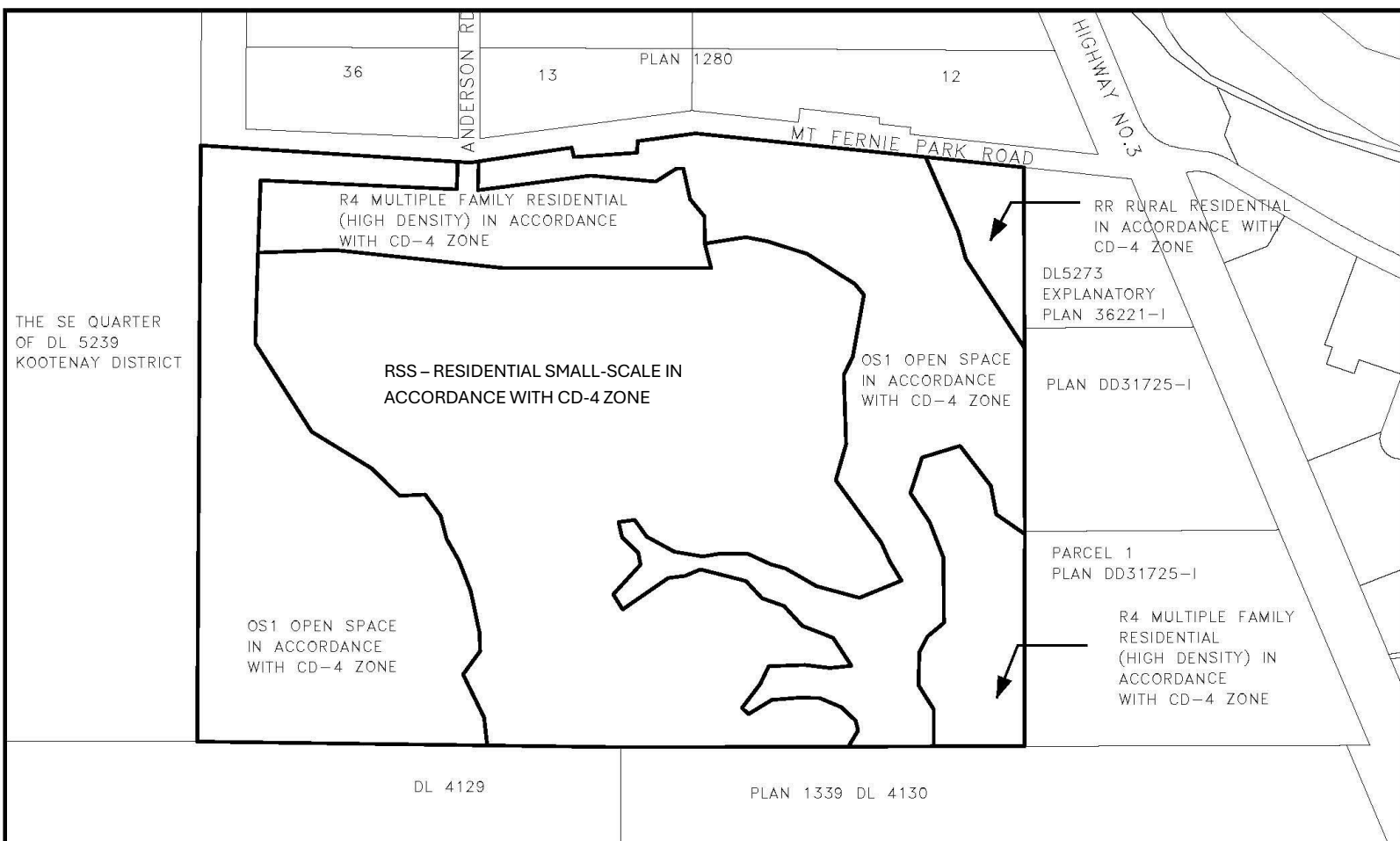
- a) Uses, buildings and structures accessory to a permitted use, including, but not limited to, washrooms, change rooms, warming shelters, information kiosks, signage and park maintenance buildings;
- b) Buildings accessory to a permitted use that are operated by a not for profit organization.

(iii) Regulations

- a) No person shall use or permit the use of any portion of a parcel zoned as OS1 Open Space for the wrecking or repair of vehicles;
- b) No person shall locate a dwelling unit on any parcel within lands zoned as OS1 Open Space;
- c) All storage areas shall be screened in accordance with Section 3.11(f).

.6 OTHER REGULATIONS

- (a) Within the CD-4 Zone, land uses shall be permitted in accordance with the comprehensive development plan referred to as "*CD-4 Map 1*", attached to this bylaw.
- (b) Fencing shall not be permitted within the front yard setback of residential uses within the CD-4 zone.



CD-4 MAP 1

THAT PART OF DISTRICT LOT 5237 KOOTENAY DISTRICT LYING SOUTH OF THE PORTION SUBDIVIDED BY PLAN 1280 AND THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF LOT 36 PLAN 1280 AND WEST OF PARCEL B (SEE 24330I) OF LOT 36 EXCEPT (1) PARTS SHOWN OUTLINED IN RED ON PLANS 31725I AND 34821I (2) PART INCLUDED IN EXPLANATORY PLAN 36221I (3) PART INCLUDED IN 4201 AND (4) PART INCLUDED IN PLAN R368



0 35 70 140 210 280 Meters

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SCHEDULE 'E'

FIGURE 6

REQUIRED OFFSTREET PARKING SPACES

CLASS OF BUILDING	REQUIRED NUMBER OF SPACES
assembly halls, auditoriums community halls, lodges	1 for each 10 seats
automobile parts and supply	1 for each 70 m ² (753 sq. ft.) of gross floor area or portion thereof.
banks, financial and insurance institutions	1 for each 46 m ² (495 sq. ft.) of gross floor area
billiard and pool halls	2 per table
bowling alley	2 per alley
building materials supply	1 per 186 m ² (2,002 sq. ft.) of covered storage, sales and office floor area, or portion thereof
bus depot	1 for each 10 m ² (108 sq. ft.) of waiting room, or portion thereof
cabaret, night club, neighbourhood pub	1 for each 3 seats for patrons
car wash	2 spaces per bay
church	1 for each 10 seats
coin laundry	1 for each 3 washing machine
Condo Hotel and Apartment Buildings _studio and one bedroom units -two bedroom units -three bedrooms or greater	1 for each unit 1.5 for each unit 2 for each unit plus spaces for any additional uses as specified elsewhere in this section
day care, nursery	3 spaces
driving range	1 space per tee box
dry cleaning and laundry establishments	1 for each 23 m ² (248 sq. ft.) of gross floor area

dwelling units:	
- single detached dwelling, modular or manufactured home	2 spaces
- Small-Scale Multi-Unit Housing, 2 Dwelling Units	2 Spaces
-Small-Scale Multi-Unit Housing, 3 Dwelling Units	3 Spaces
-Small-Scale Multi-Unit Housing, 4 Dwelling Units	4 Spaces
- multiple family, including apartment	2 for each dwelling
funeral homes	1 for each 4 seats in chapel
golf course - 9 holes	32 spaces
- 18 holes	64 spaces
grocery store	1 for each 23 m ² (248 sq. ft.) of gross floor area
gymnasium, reducing salon, masseur, health spa and similar uses	1 for each 10 m ² (108 sq. ft.) of gross floor area or portion thereof
hospital	2 for each 3 patient beds
hostel	.25 space per sleeping unit
hotel, motel, lodge	1 for each accommodation unit plus spaces for any additional uses as specified elsewhere in this section
Independent school	2 spaces for every classroom, grades K-9 4 spaces for every classroom, grades 10-12
industrial uses, storage, warehouses	1 for each 23 m ² (248 sq. ft.) of office area plus 1 per 186 m ² (2002 sq. ft.) of covered industrial, storage or warehouse area or portions thereof
kennels	3 spaces
library	1 for each 46 m ² (495 sq. ft.) of gross floor area or portions thereof
medical and dental offices, clinics and laboratories	4 for each doctor's office

manufactured home and recreational vehicle sales, service, rental and repair	1 for each 450 m ² (484 sq. ft.) of floor display and yard or portion thereof
museum	1 for each 23 m ² (248 sq. ft.) of floor area or portion thereof
offices, other than medical or dental	1 for each 46 m ² (495 sq. ft.) of gross floor area or portion thereof
pension	1 space per guest unit
police stations	1 for each 23 m ² (248 sq. ft.) of gross floor area or portion thereof
post office or sub-post office	1 for each 23 m ² (248 sq. ft.) of gross floor area or portion thereof
recreation centre, indoor recreation facility	1 for every 10 users, where users means number of persons the centre or facility is designed or intended to accommodate plus 1 for every 10 spectator seats
restaurant	1 for each 3 seats for patrons
rest homes, senior's assisted or independent living complexes	0.5 spaces for each rest home bed unit, or dwelling unit, plus 1.5 staff parking spaces for every 10 rest home bed units
retail store	1 for each 46 m ² (495 sq. ft.) of gross floor area or portion thereof
school	2 for every classroom
secondary dwelling unit	1 space per unit
service station	2 for each service bay
short-term rental	2 spaces Where the dwelling unit in which the Short-Term Rental is located has existing space(s) provided in accordance with this bylaw, the calculation of the number of required spaces for Short Term Rental use shall include the existing spaces.
studio for art, music, dancing, theatrical work, radio or television	1 for each 46 m ² (495 sq. ft.) of gross floor area or portion thereof

take-out food services	2 for each 23 m ² (248 sq. ft.) of gross floor area or portion thereof
taxi office	2 for each 23 m ² (248 sq. ft.) of gross floor area or portion thereof
tourist accommodation	1 space per unit area of 55 m ² (592 sq. ft.) or less, plus 0.5 space for every additional 40 m ² (430.5 sq. ft) of additional gross floor area, to a maximum of 2 spaces per unit
theatre and cinema	1 for each 10 seats
all other commercial and industrial and establishment not provided for herein	1 per 46 m ² (495 sq. ft.) of gross floor area or portion thereof