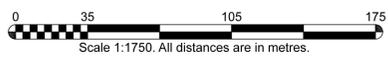


STONEBRIDGE ZONING CONSOLIDATION REFERENCE MAP

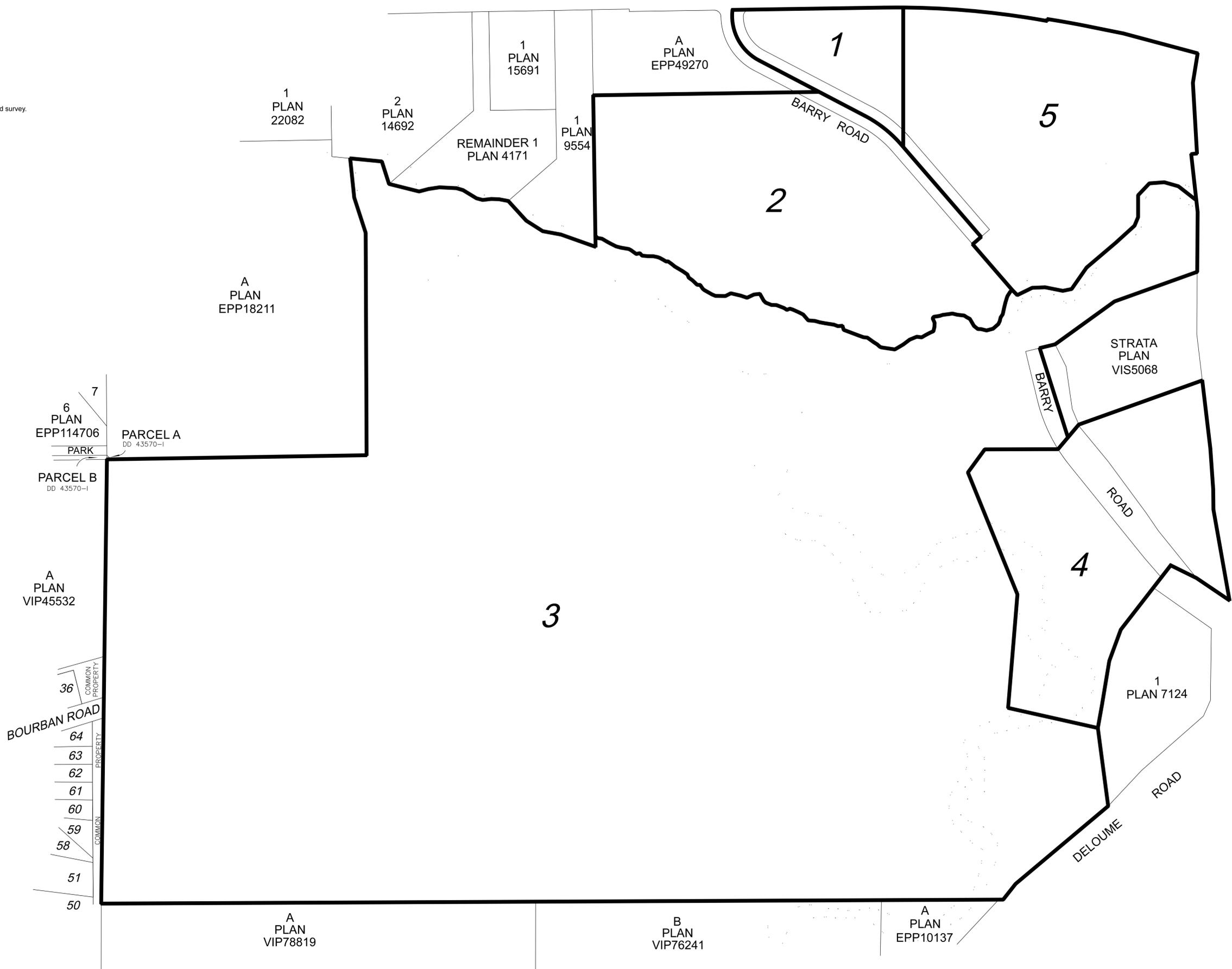
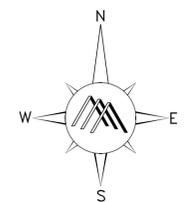
SHAWNIGAN - MILL BAY ROAD



NOTE: This plan is for discussion purposes only and has not been confirmed by field survey.
 Lot dimensions & areas shown are subject to vary upon completion of a legal survey.
 Existing structures or encumbrances are not shown.

This plan is based upon compiled records only.
 Lot boundaries & natural boundaries of Shawnigan & Handysen Creek are subject to vary upon field survey.

The parcels are subject to:
 Covenants J67898, J67899, EM101114, EW64812 & CA5728036
 Statutory Rights of Way 267656G, EC1795, EC1798 & EN65107
 Easements EN111859, 261955G & CA3612490



TRANS CANADA HIGHWAY

PRELIMINARY STONEBRIDGE CONSOLIDATED ZONING BYLAW 2023 PROPOSAL

Subdivision Requirements

Parcels created by subdivision shall meet the following minimum requirements except where alternate requirements are stated specific to Areas 1 – 5 in this bylaw;

Single Family		
Minimum Parcel Area		300 m ²
Minimum Parcel Width		10 m
Duplex		
Minimum Parcel Area		500 m ²
Minimum Parcel Width		14 m
Multi-Family Residential, Residential Facility, Personal Care Facility & Seniors Congregate Care		
Minimum Lot Area		1000 m ²

Parcel Width Definition

For the purpose of calculation of parcel width in this zone, "Parcel Width" means the horizontal distance between side lot lines measured at right angles to the lot depth and ten metres from the front lot line.

Setback Requirements

The following minimum setbacks for buildings and structures apply to all Areas of this zone except where an Area provides setbacks specific to that Area;

Single Family		
Front parcel line (from Garage)		5.0 m
Front parcel line		4.5 m
Interior side parcel line		1.5 m
Exterior side parcel line		3.0 m
Rear parcel line		4.0 m
Duplex		
Front parcel line (from Garage)		5.0 m
Front parcel line		4.5 m
Interior side parcel line		1.5 m
Exterior side parcel line		3.0 m
Rear parcel line		4.0 m
Multi-Family Residential, Residential Facility, Personal Care Facility & Seniors Congregate Care		
Front parcel line		4.5 m
Interior side parcel line		3.0 m
Exterior side parcel line		4.5 m
Rear parcel line		4.0 m

Accessory Buildings	
Front parcel line	5.0 m
Interior side parcel line	1.0 m
Exterior side parcel line	3.0 m
Rear parcel line	1.0 m

Building Heights

The height of buildings and structures in this zone shall not exceed the following except where an Area provides a building height specific to that Area;

Single Family	10 m
Duplex	10 m
Multi-Family Residential, Residential Facility, Personal Care Facility & Seniors Congregate Care	22 m
Accessory Buildings	7.5 m

Parcel Coverage

The parcel coverage in this zone shall not exceed the following, except where an Area provides a parcel coverage specific to that Area;

Single Family	45%
Duplex	50%
Multi-Family Residential, Residential Facility, Personal Care Facility & Seniors Congregate Care	55%

Secondary Suite

Where an Area in this zone permits secondary suite as an accessory use, secondary suites will be permitted only on parcels with the following minimum area and minimum parcel width;

Single Family	
Minimum Parcel Area	450 m ²
Minimum Parcel Width	12 m
Duplex	
Minimum Parcel Area	600 m ²
Minimum Parcel Width	16 m

Servicing

All occupied buildings shall be serviced by a community water system and a community sewer system as a condition of use.

AREA 1

(For reference - includes a portion of the former CD-6 zone)

1. Permitted Uses

The following principal uses and no others are permitted in Area 1 of this zone:

- Residential Facility
- Personal Care Facility
- Seniors Congregate Care

The following accessory uses are permitted in Area 1 of this zone:

- Community service facility
- Office

2. Parking

Notwithstanding the off-street parking and loading requirements in Part 7 of this bylaw, in Area 1 of this zone, the following parking and loading space requirements apply:

Residential facility

- 1 space for every 3.3 residential units
- 1 loading space, or 0 spaces if loading is shared with Personal care facility loading

Personal care facility

- 1 space for every 5 residential units
- 1 loading space

AREA 2

(For reference - includes all of former CD-9A & parts of CD-9B that are located north of Shawnigan Creek)

1. Permitted Uses

The following principal uses and no others are permitted in Area 2 of this zone:

- Single family dwelling
- Duplex dwelling
- Multiple family dwelling
- Residential facility
- Seniors congregate care

The following accessory uses are permitted in Area 2 of this zone:

- Secondary suite
- Home based business
- Community service facility
- Unlicensed daycare
- Group daycare

2. Density Regulations

No less than 150 multiple family, residential facility, or seniors congregate care units.

3. Group Daycare

Group daycare as an accessory use is only permitted where the group daycare is accessory to a Multiple family dwelling or a Residential facility.

AREA 3

(For reference - includes all of former CD-8 & parts of CD-9B located south of Shawnigan Creek)

1. Permitted Uses

The following principal uses and no others are permitted in Area 3 of this zone:

- Single family dwelling
- Duplex dwelling
- Multiple family dwelling

The following accessory uses are permitted in Area 3 of this zone:

- Secondary suite
- Home based business
- Community service facility
- Unlicensed daycare
- Group daycare

2. Group daycare as an accessory use is only permitted where the group daycare is accessory to a Multiple family dwelling or a Residential facility.

AREA 4

(For reference - formerly RM-3)

1. Permitted Uses

The following principal uses and no others are permitted in Area 4 of this zone:

- Multiple Family Residential
- The uses permitted in C-5 zone

The following accessory uses are permitted in Area 4 of this zone:

- Workforce housing units (tenure under 30 days but not less than 5 days)
- Home based business
- Group daycare
- Drive-thru

2. Parcel Coverage

Parcel coverage for parcels that contain only uses permitted in the C-5 zone, or a mixed use of C-5 uses on the main floor with Multiple Family Residential or Workforce Housing above, the parcel coverage shall not exceed 50%.

3. Group Daycare

Group daycare as an accessory use is only permitted when the group daycare is accessory to a Multiple family dwelling.

4. Drive-thru as an accessory use

Drive-thru accessory use shall be limited to any portion of a parcel that is located east of Barry Road and no further than 120 m from intersect of the most southern property line with the Highway and Deloume.

5. Height

Notwithstanding the building heights stated in this bylaw, where a building or structure is constructed on a parcel with no multiple family residential above the commercial use, the commercial use only building, or any portion thereof, shall be limited to 10 m in height.

AREA 5

(For reference - includes all of former Pioneer Square C-5 zone and a portion of the CD-6 parcel)

1. Permitted Uses

The following principal uses and no others are permitted in Area 5 of this zone:

- All permitted uses in the C-5 zone

The following accessory uses are permitted in Area 5 of this zone:

- Multiple family Residential including multiple family residential above the ground floor of any building.

2. Parcel Coverage Limit

The parcel coverage in Area 5 of this zone shall not exceed 45%.

3. Building Height

The height of all buildings and structures in Area 5 of this zone shall not exceed:

- Buildings and structures with C-5 uses only the height shall be no more than 10 m.
- Buildings and structures with C-5 uses on the main floor and multiple family residential uses above shall be no more than 20 m.

4. Minimum Parcel Size

The minimum parcel size in Area 5 of this zone is 1000 m².

5. Multiple Family Dwelling Special Regulations

The following regulations apply to multiple family residential uses within Area 5 of this zone:

- Dwelling unit density shall not exceed 20 dwelling units per hectare of land.
- Residential use must be located above commercial use except for an entrance, lobby or amenities that are for the exclusive use of the residential use.

6. Setbacks

The following minimum setbacks apply to Area 5 of this zone:

- Shawnigan-Mill Bay Road parcel line 1.0 m
- Interior side parcel line 3.0 m
- Island Highway parcel line 1.0 m
- Barry Road parcel line 4.5 m