

5 ZONING DISTRICTS AND ZONING MAPS

5.1 ZONING DISTRICTS

For the purpose of this Bylaw, the Resort Village of Glen Harbour is divided into several Zoning Districts that may be referred to by the appropriate symbols.

FUD	Future Urban Development	CS	Community Service
R1	Residential		

5.2 THE ZONING DISTRICT MAP

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. 22-2013" adopted by the Resort Village of Glen Harbour, signed by the Mayor and by the Resort Village Administrator under the seal of the Resort Village, shall be known as the "Zoning District" map, and such map is hereby declared to be an integral part of this Bylaw.

5.3 BOUNDARIES OF ZONING DISTRICTS

- 5.3.1 The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the map entitled, Zoning District Map.
- 5.3.2 Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.
- 5.3.3 Where a boundary of a District crosses a parcel, the boundaries of the Districts shall be determined by the use of the scale shown on the map.
- 5.3.4 Where the boundary of a District is also a parcel boundary and the parcel boundary moves by the process of subdivision, the District boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the Bylaw.

5.4 HOLDING DESIGNATION

- a) Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol "H"; any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The Planning and Development Act, 2007*.
- b) Any lands subject to a holding provision shall only be used for the following uses:
 - i. Those uses existing on the land when the "H" is applied; and Public works.

5.5 FUTURE URBAN DEVELOPMENT DISTRICT

FUD

No person shall within any FUD District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

5.5.1 Permitted Uses

- a) Agricultural crop production and horticultural uses and buildings and structures accessory to the use including the application of manure on agricultural land;
- b) Uses, buildings and structures accessory to the foregoing permitted uses;
- c) Recreational uses and sports grounds;
- d) Public works;
- e) Natural Area's
- f) Uses in existence when this Bylaw comes into force.

5.5.2 Discretionary Uses

The following uses may be permitted in the FUD- Future Urban Development District only by resolution of Council and only in locations specified by Council:

- a) One single detached dwelling and buildings accessory thereto;
- b) Home occupations;
- c) Large accessory buildings.

5.5.3 Site Development Regulations

Minimum site area	Existing - no subdivision Agricultural – 8.1 hectares (20 acres) Public Services – no minimum except municipal storage building 1000 m2 (10764 ft2)
Minimum site frontage	Existing site frontages permitted.
Maximum site coverage	10%
Front yard	Agriculture - 7.6 metres (24.94 feet) only where a residential zone abuts Public Service - 7.6 metres (24.94 feet)
Side yard	Agriculture - 7.6 metres (24.94 feet) only where a residential zone abuts Public Service – 3.0 metres (9.85 feet)
Rear yard	Agriculture – None Public Service - 7.6 metres (24.94 feet)

Notwithstanding the above, the minimum yard is 60.0 metres from the centerline of a municipal road.

5.5.4 Signage

- a) One permanent sign is permitted per site;
- b) In the case of a home occupation, an additional permanent sign is permitted;
- c) The facial area of a sign shall not exceed 0.2 m² (1.7 ft²);
- d) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- e) Temporary signs not exceeding 1.0 m² (10.77 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

5.5.5 Accessory Buildings

- a) No accessory building shall be located within 1.6 metres (5.25 feet) from the side or rear site line unless the side or rear site line is an abutting street then the side or rear yard shall be 6.1 metres (20 feet).
- b) The Building Floor Area for large accessory buildings on a residential site may not exceed 92m² (990.32ft²) in area and shall not exceed 4.5 metres (14.77 feet) in height.

5.5.6 Supplementary Regulations

- a) Council will consider the applications for discretionary use with respect to the following criteria:
 - (i) The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan.
 - (ii) The development will not require the development of new streets and utility lines except as may be provide for in existing plans under the Official Community Plan and that the proposal is not premature.
- b) Where a development is proposed, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets *The Public Health Act and Regulations* requirements.
- c) Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 metres (249.35 feet) from an occupied dwelling situated on an adjoining site.

5.6 RESIDENTIAL DISTRICT

R1

No person shall within any R1-Residential District use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

5.6.1 Permitted Uses

- a) One single detached dwelling, Ready-to-Move (RTM), or Modular home;
- a) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- b) Playgrounds and swimming pools;
- c) Public works buildings and structures excluding offices, warehouses, and storage yards.

5.6.2 Discretionary Uses

The following uses may be permitted in the R1-Residential District only by resolution of Council and only in locations specified by Council:

- a) Home Occupations;
- b) One Accessory Dwelling Unit – granny flat or guest house;
- c) Bed and Breakfast homes;

5.6.3 Prohibited Uses

- a) Salvage or vehicle storage yard;
- b) The keeping of livestock or beekeeping.
- c) Recreational vehicles used as a residence or dwelling on a residential lot

5.6.4 Accessory Uses

- a) Any buildings, structures, or uses, which are accessory to the principle use of the site, but only after the principle use or discretionary use has been established;
- b) Two (2) detached sheds or buildings greater than 9.5 m² (102.27 ft²) accessory to the principal dwelling unit on the site will be allowed.

5.6.5 Site Development Regulations

Single Detached Dwelling

Minimum site area	460 m ² (4951.57 ft ²)
Minimum site frontage	20 metres (65.62 ft)
Minimum front yard	6.10 metres (20 feet)
Minimum rear yard	Principle buildings shall be set back a minimum of 3.05 metres (10 feet) from the rear site line.

Minimum side yard	1.60 metres (5.25 feet) unless on a corner site then the side yard shall be 6.10 metres (20 feet).
Maximum site coverage	Building coverage may not exceed 60% of the site area.
Maximum Height	9.00 metres (29.53 feet) for the Principal building; and 6.10 metres (20 feet) for accessory buildings – can be greater at council's discretion, if accessory building has living quarters above it.
Minimum floor area	The Principle building shall be a minimum of 75.07m ² (808 ft ²) An accessory building shall not exceed 75% of the principal building footage.
Minimum parking spaces	2
Shelterbelts, shrubs and fences	Tree and shrub plantings, portable structures, machinery and earth or gravel piles shall comply with the same setback requirement as for buildings.

5.6.6 Accessory Buildings

- All accessory buildings shall be set back a minimum of 6.10 metres (20.0 feet) from the front site line, 1.3 metres (4.27 feet) from the principal building, and 1.6 metres (5.25 feet) from the side or rear site line unless the side or rear site line is an abutting street then the side or rear yard shall be 6.10 metres (20 feet).
- Where a public or environmental reserve exists adjacent to the rear yard, no set back will be required.
- All accessory buildings shall not exceed 92m² (990.32ft²) or 75% of the residence, whichever is greater in area and shall not exceed 6.10 metres (20.0 feet) in height.
- A 2-storey accessory building, at council's discretion with living quarters above, may not exceed 9.0 metres (29.53 feet) on height measured from the lowest point of the perimeter of the building to the ridge of the roof.
- All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

5.6.7 Signage

- One permanent sign is permitted per site.
- In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling, affixed to the dwelling or accessory building or free standing on the property at least 3.05 metres (10 feet) in from any lot line.
- The facial area of a sign shall not exceed 0.2 m² (1.7 ft²).
- No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- Temporary signs not exceeding 1.0 m² (10.77 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

5.6.8 Fence and Hedge Heights

- No hedge, fence or other structure shall be erected past any property line.

- b) No hedge, fence, or other structure not otherwise permitted shall be erected in a required front yard, to a height of more than 1.0 metres (3.28 feet.) above grade level.
- c) No hedge, fence, or other structure not otherwise permitted shall be erected in a rear yard on a lakeside site, to a height of more than 1.0 metres (3.28 feet) above grade level.
- d) No hedge, fence, screen, wall or similar structure, excepting permitted accessory buildings, shall be erected to a height of more than 2.0 metres (6.57 feet).
- e) No barbed wire, or razor wire fences shall be allowed in this District.

5.6.9 Off-Season Storage

- a) The storage of one fishing shack or trailer and one (1) recreational vehicle shall be in a proper manner so as not to create a nuisance or view obstruction to adjacent property owners. *Amended by Bylaw No. 36/2014 (September 13, 2014)*
- b) Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment or vehicles.

5.6.10 Outside Storage

- a) No outdoor storage shall be permitted in the required front yard of any residential site.
- b) No yard shall be used for the storage or collection of hazardous material.
- c) Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- d) No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard.
- e) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- f) Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

5.7 COMMUNITY SERVICE DISTRICT

CS

No person shall, within any CS – Community Service District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

5.7.1 Permitted Uses

- a) Natural and nature-like open areas;
- b) Pedestrian trails and bicycle pathways.
- c) Scenic lookout and interpretation facilities, rest stops, and other public trail facilities;
- d) Lodges, social clubs, service clubs;
- e) Community hall
- f) Places of worship
- g) Municipal offices, libraries, historic and cultural institutions, community halls;
- h) Accessory buildings, structures and uses located on the same site with the main use;
- i) Recreational - sports fields, parks, playgrounds, curling rinks, skating rinks, tennis courts, lawn bowling greens, swimming pools, marina, boat launches, and other similar uses. More than one recreational use may be permitted per site;
- j) Buildings, structures, or uses secondary or subordinate to, and located on the same site as, the principal use, shall be considered accessory uses;
- k) Public works buildings and structures excluding storage yards, warehouses, drainage ditches, culverts, and other drainage works, and shall include water reservoirs and sewage treatment facilities.

5.7.2 Discretionary Uses

The following uses may be permitted in the Community Service District but only by resolution of Council and only in locations specified in such resolution of Council:

- a) Communication Towers;
- b) Golf courses or other very large or very intensive use facilities;
- c) Recreational related commercial service facilities;
- d) Tourist campgrounds;
- e) Tourist cabins for rental to tourists on a seasonal basis.

5.7.3 Site Development Regulations

Permitted uses

Minimum site area	Public Service uses – no minimum Recreational uses – 1.01 hectares (2.5 acres) Golf course – 32.38 hectares (80 acres)
Minimum site frontage	Public works – no minimum All other uses – 20.0 metres (65.6 feet)
Minimum front yard	Public works – no minimum All other uses – 6.10 metres (20 feet)
Minimum rear yard	Public works – no minimum

	All other uses - 6.10 metres (20 feet)
Minimum side yard	Not less than half the height of the building or 3.0 metres (9.85 feet), whichever is greater.

5.7.4 Accessory Buildings

- All accessory buildings shall be set back a minimum of 6.10 metres (20.0 feet) from the front site line, 1.3 metres (4.27 feet) from the principal building, and 1.6 metres (5.25 feet) from the side or rear site line unless the side or rear site line is an abutting street then the side or rear yard shall be 6.10 metres (20 feet).
- Where a public or environmental reserve exists adjacent to the rear yard, no set back will be required.
- All accessory buildings shall not exceed 92m² (990.32ft²) or 75% of the residence, whichever is greater in area and shall not exceed 6.10 metres (20.0 feet) in height.
- A 2-storey accessory building, at council's discretion with living quarters above, may not exceed 9.0 metres (29.53 feet) on height measured from the lowest point of the perimeter of the building to the ridge of the roof.
- All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

5.7.5 Signage

- The facial area of a sign shall not exceed 0.2 m² (1.7ft²).
- Signs and billboards are prohibited except for one information sign for each building or use and those bearing notices of special events and activities, or other information, relating to a temporary condition affecting the site and shall not exceed 1.0 m² (10.77 ft²) in size.

5.7.6 Parking

Off-street parking requirements shall be provided in accordance with the following:

Recreational buildings, sports facilities and fields	1 parking space for each of every ten patrons or seats.
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5.7.7 Landscaping

- A landscaped strip of not less than 3.0 metres (9.85 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.7 metres (5.58 feet) through which shall not be used for any purpose except landscaping.