



Zoning Bylaw Amendment Application

Referral Form – RDCK File Z24051

Date: April 20, 2026

You are requested to comment on the attached Zoning Bylaw Amendment for potential effect on your agency's interests. We would appreciate your response within 30 days – **prior to May 20, 2026**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

2347 Highway 3A, Glade, Electoral Area 'I'
 PARCEL A (SEE T3993) OF LOT 3 DISTRICT LOT 302A KOOTENAY DISTRICT PLAN 781, EXCEPT PART INCLUDED IN PLAN 12613 (PID: 016-059-352)

PRESENT USE AND PURPOSE OF AMENDMENT REQUESTED:

The subject property is a 0.25 hectare (0.61 acre) parcel. Historically, the property was improved with a service station (gas station, liquor store and convenience store) and a dwelling.

In 2023, the owner converted the dwelling into a restaurant called the Cornerstone Café without zoning approvals or a building permit. This restaurant is attached to the service station. A Stop Work Order was issued by the Building Department for commencing construction of a restaurant prior to obtaining a valid building permit. In addition to the renovations, a ~69m² deck for outdoor seating was constructed on the north side of the building. The deck extends beyond the property line into the road right-of-way. In terms of the encroachment into the right-of-way, the Ministry of Transportation and Transit has granted the owner a permit to authorize deck to remain in this location. However, the addition of the café and deck resulted in zoning contraventions. As such, this bylaw amendment application is required.

The purpose of the proposed bylaw amendment application is to rezone the property from Neighbourhood Commercial (C1) to Neighbourhood Commercial (C1) Site-Specific in order to legalize the following:

- A service station and a restaurant on a 0.25 ha lot whereas the bylaw requires a minimum of 2.0 ha of site area for both
- A reduction of the exterior side setback from 7.5m to 0.0m on the northern lot line to accommodate the deck
- A maximum site coverage of 70% on the property to accommodate the existing development
- To not meet the general regulations for landscaping (as outlined in S. 621 of the zoning bylaw) by not providing any new landscaping on site
- To not meet the general regulations for parking (as outlined in S. 611 and 612) and instead continue having parking accommodated primarily in the road right of way and on the neighbouring parcel to the southeast as has historically occurred. The zoning without this relaxation would require the property owner to provide 22 parking spaces on the lot.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.25 hectares (0.61 acres)	N/A	Neighbourhood Commercial (C1) in Zoning Bylaw No. 1675, 2004	Commercial (C) in Sentinel Mountain Official Community Plan Bylaw No. 2821, 2024

APPLICANT: Glade General Store LTD c/o Michelle Kooznetsoff

Please provide your response via email.

If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

**SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

- MINISTRY OF TRANSPORTATION AND TRANSIT
- MWLRS HABITAT BRANCH
- FRONTCOUNTER BC
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH, HBE TEAM
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, NELSON HYDRO ETC)
- ARCHAEOLOGY BRANCH

REGIONAL DISTRICT OF CENTRAL KOOTENAY

DIRECTORS FOR:

- A B C D E F G
 H I J K

ALTERNATIVE DIRECTORS FOR:

- A B C D E F G
 H I J K

- RDCK FIRE SERVICES
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

FIRST NATIONS

- KTUNAXA NATION COUNCIL (ALL REFERRALS)
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 - ?AKISQNUK (COLUMBIA LAKE)
 - ?AQ'AM (ST. MARY'S)
- OKANAGAN NATION ALLIANCE
 - C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - SNPÍNTKTN (PENTICTON)
 - STQA?TKWƏ+WT (WEST BANK)
 - SUKNAQÍNX (OKANAGAN)
 - SWÍWS (OSOYOOS)
 - SPAXOMƏN (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
 - KENPÉSQT (SHUSWAP)
 - QW?EWT (LITTLE SHUSWAP)
 - SEXQELTQÍN (ADAMS LAKE)
 - SIMPCW ((SIMPCW)
 - SKEMTSIN (NESKONLITH)
 - SPLATSÍN (SPLATSÍN FIRST NATION)
- SKEETCHESTN INDIAN BAND
- TK'EMLUPS BAND
- SINIXT CONFEDERACY

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.





RETURN TO: SADIE CHEZENKO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1585
Email: plandept@rdck.bc.ca

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

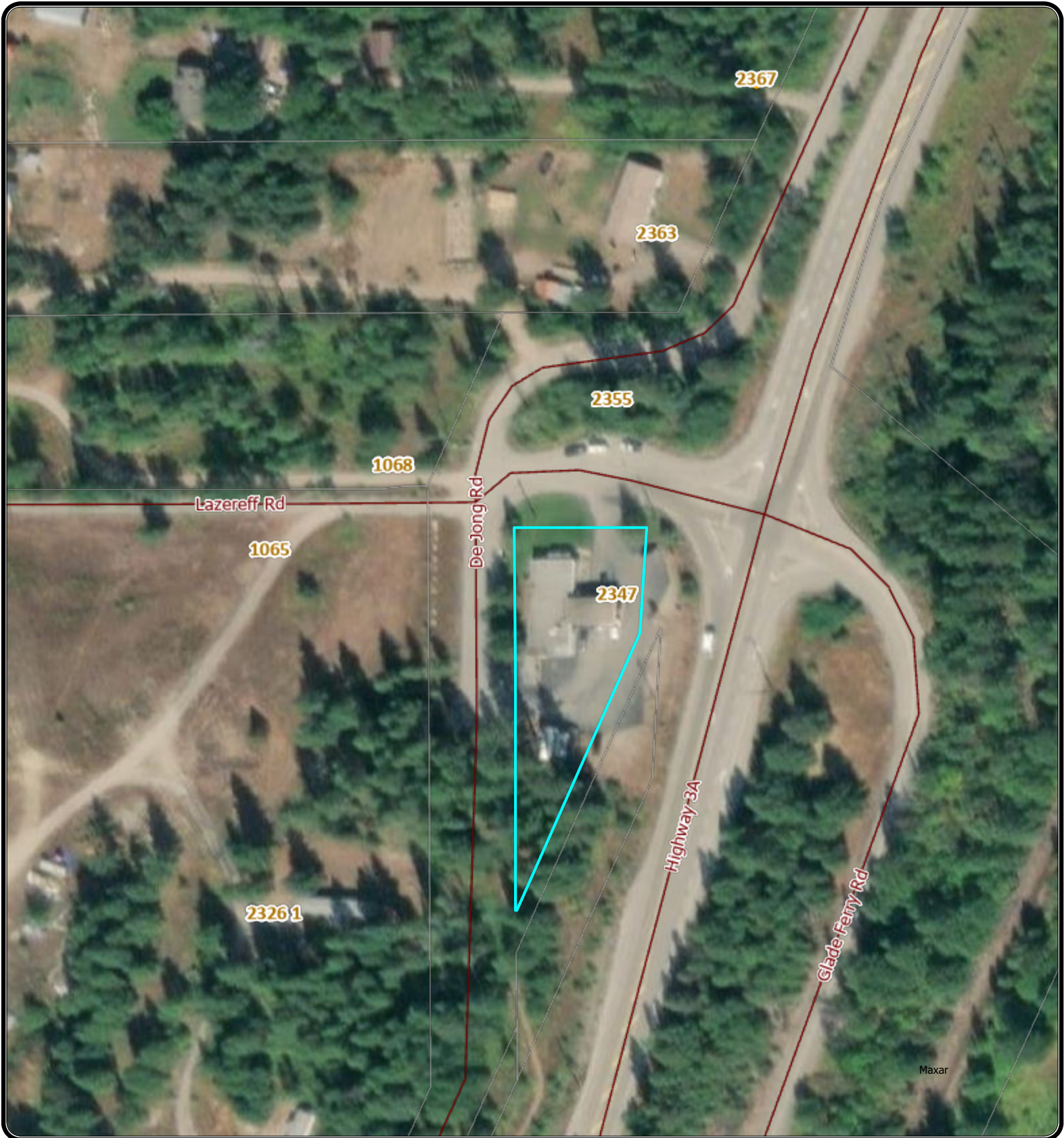
1:9,028

Date: July 17, 2024







The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



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Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: July 17, 2024



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RDCK Map



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Legend

- Flood Construction Levels - 1990
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: July 17, 2024



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RDCK Map



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 maps@rdck.bc.ca

Zoning Class

- Agriculture
- Commercial
- Open Space
- Residential 2

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

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RDCK Map



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Official Community Plan

- Agriculture
- Commercial
- Country Residential

Legend

- Open Space
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

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RDCK Map



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 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Lakes and Rivers
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

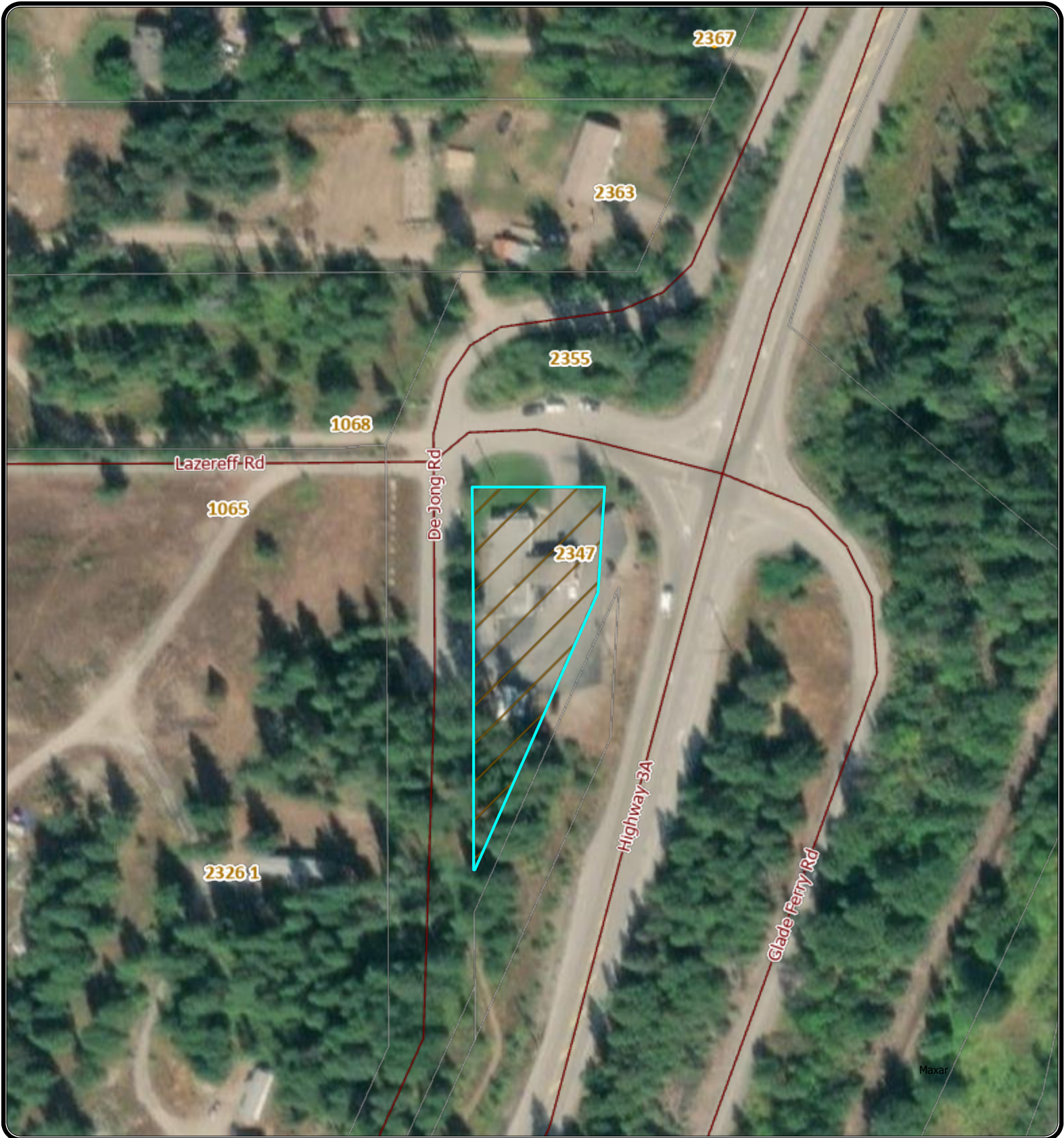
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 maps@rdck.bc.ca

Development Permit Areas

-  Commercial, Industrial, Comprehensive
-  Development, Gravel Extraction (Quarry) and High Density Residential

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: July 17, 2024



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Subject
Property





Highway 3A



Service Station
and Cafe

Deck and
Outdoor
Seating

Lazeroff Road



Service Station

Cafe

Deck and
Outdoor Seating Area

Area where parking is currently accommodated
(only partially on the property)



Service Station

Cafe and Deck with Outdoor Seating



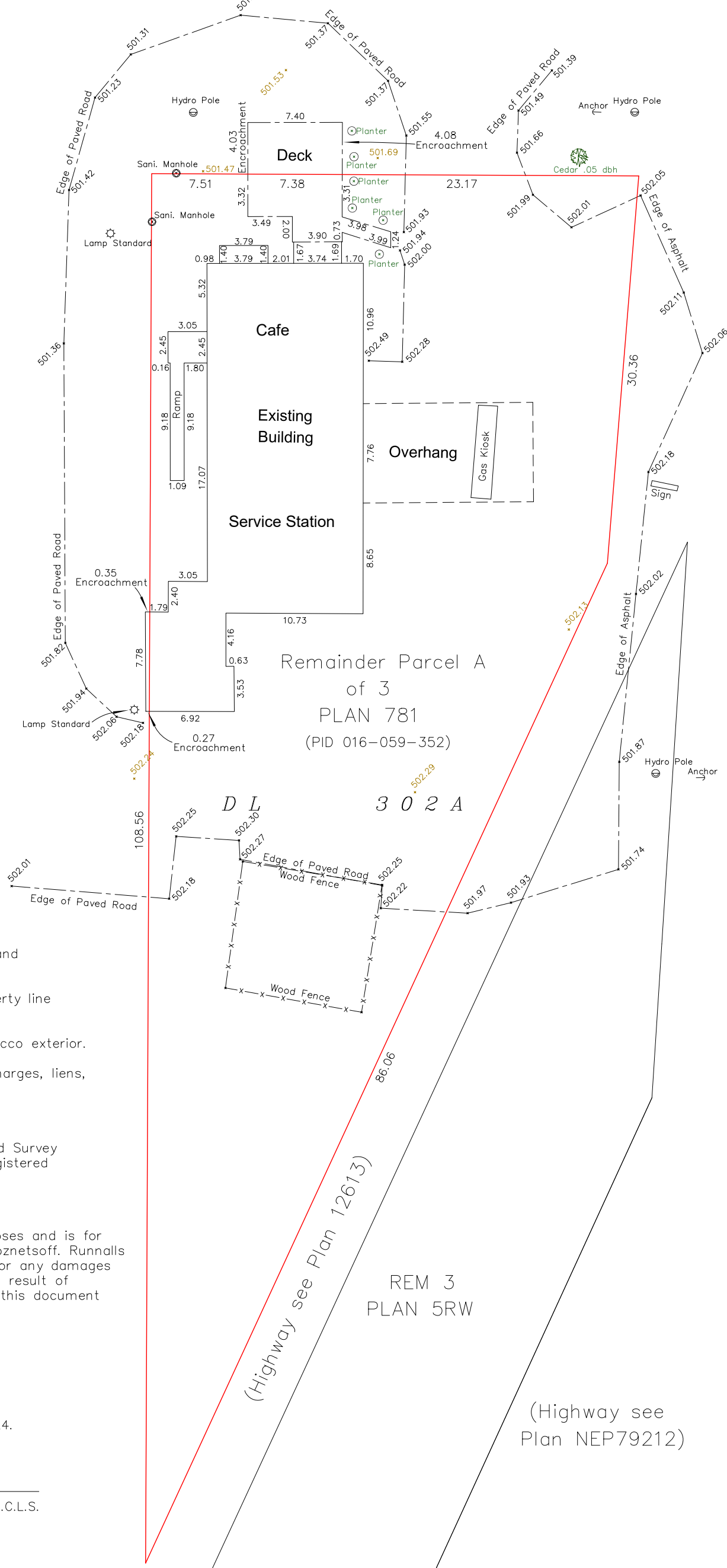
© 2023 Comfy

REM A
PLAN 14747

LAZEREFF ROAD

DE JONG ROAD

REM 7
PLAN 781



NOTES:

Survey Date: January 5, 2024.

Elevations are geodetic (CGVD 28 HTV2.0) and are derived from GPS observations.

This plan is not to be used to define property line locations.

Measurements to buildings are made to stucco exterior.

Rem Parcel A is subject to the following charges, liens, and interests:

Right of Way 49312D

Certified correct according to Land Title and Survey Authority records and a field survey. Unregistered interests have not been considered.

This plan was prepared for permitting purposes and is for the exclusive use of our client, Michelle Kooznetsoff. Runnalls Denby accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without consent of the signatory.

Certified correct this 11th day of January, 2024.

PETER GOODIER

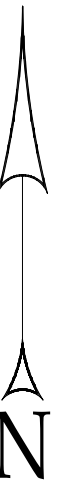
B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

HWY 3A

REM 3
PLAN 5RW

(Highway see
Plan NEP79212)



TITLE: SITE PLAN OF PARCEL A (SEE T3993), OF LOT 3, D.L. 302A, KOOTENAY DISTRICT, PLAN 781, EXCEPT PART INCLUDED IN PLAN 12613 2347 Highway 3A

DRAWN BY: RUNNALLS DENBY
british columbia land surveyors
303 Vernon Street Nelson BC V1L 4E3 Phone: (250) 825-0440 Email: peter@runnallsdenby.com

SCALE: 1:350 (11" x 17")

DATE: January 11, 2024

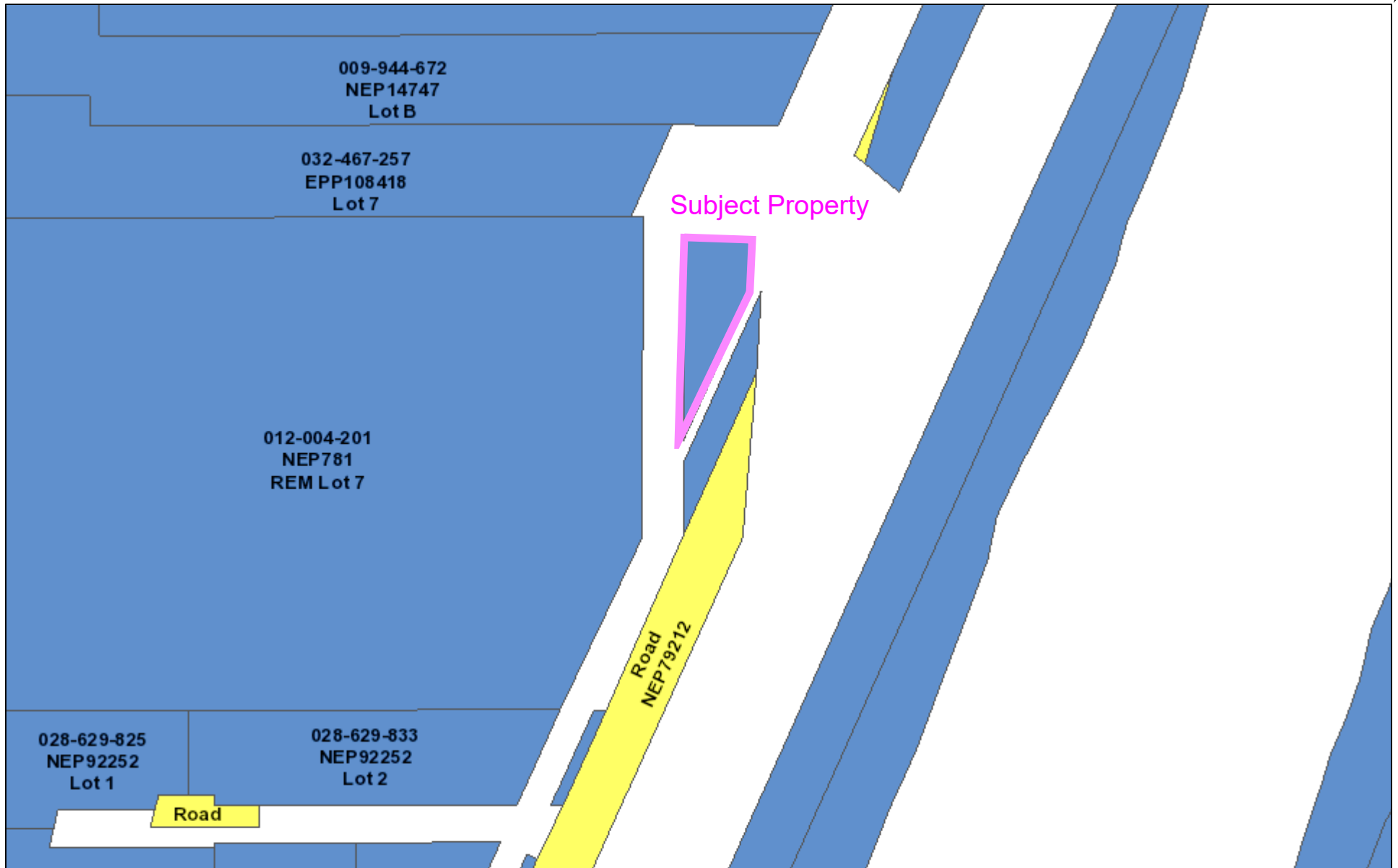
DWG: 210007 SITE

CLIENT: MICHELLE KOOZNETSOFF

FILE No.: 210007

REV. 0

ParcelMap BC Print Report



June 3, 2025

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

Applicant Proposal Summary

This Bylaw Amendment application is to propose to rezone the property from Neighbourhood Commercial (C1) to Neighbourhood Commercial (C1) Site-Specific.

The Bylaw Amendment is proposed in order to authorize the following:

1. An additional use (restaurant/cafe) on the subject property whereas the Neighbourhood Commercial (C1) zone in Zoning Bylaw No. 1675, 2004 permits one use per 1.0 hectare of land with on-site servicing
2. A deck that was constructed beyond the northern exterior lot line without the benefit of a building permit application to remain in its current location with a 0.0 (nil) setback from the northern exterior lot line. We did obtain an encroachment permit from highways for the deck.
3. To request a maximum site coverage of 70% on the property
4. To request to not meet the landscaping requirements of the zone, by not providing any landscaping on site. Landscaping would impact parking and snow plowing. Our lot is not as big as it seems. We have been using the highway land as parking since 1962 with a handshake agreement and would like to continue with it. I have no problem applying for an encroachment permit for parking as well if that would simplify things.
5. To request to not meet the parking requirements of the zone. There is 20 – 24 parking spots on the property depending on the time of day due to delivery trucks and oversized semis. The rest of the parking is on the street and around the parcel. Again I have no problem applying for an encroachment permit for parking as well if that would simplify things.

The purpose of adding the cafe is to add to my existing family business (of over 65 years), Gas Station / Convenience store so the surrounding community and visitors have a safe, quiet, relaxing place to have a bite to eat, enjoy a coffee on the deck and catch up with friends and family.

I believe the cafe will have a positive effect on the community as there is really nowhere else between Castlegar and Nelson to sit, eat and relax.

My grandfather initially opened a small convenience store in a house in Glade BC in the late 1950's and moved up to where we are located now in 1962 and added the gas pump and his own house. I love that I am the third generation running our family built business.

As a young child we travelled a lot to the Okanagan for sports and would always stop at the Rock Creek gas station for their sandwiches and I always thought a sandwich/deli area would be a great addition to our store.

After my father unfortunately passed in 2017 I was unsure what to do with the house portion. I initially rented it to a lady which in the end did not work out due to covid.

Then I met Emily and we decided to take the rock creek idea one step further and open a café together. We did minimum renovations so did not think we needed a permit. We did build a deck as well but it is less than 2 feet off of the ground and is not connected to the building itself. Technically it is a stand alone deck which could be moved if needed. From what we researched a stand alone deck does not need a permit.

If we were incorrect we apologize and will do would we need to correct it.

Zoning Bylaw Excerpts

DIVISION 30 NEIGHBOURHOOD COMMERCIAL (C1)

Permitted Uses

3000 Land, buildings and structures in the Neighbourhood Commercial (C1) zone shall be used for the following purposes only:

- Cannabis Retail Stores
- Horticulture
- Farmer’s Market
- Mixed Use Developments
- Offices
- Pubs
- Personal Service Establishments
- Recycling Depot
- Restaurants
- Retail Stores
- Service Stations
- Tourist Accommodation
- Accessory Uses:
 - Accessory Buildings and Structures
 - Caretaker Suite

Development Regulations

3001

1 The minimum site area for each permitted use shall be provided as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Hotel, Motel, Lodge and Similar Uses	0.2 hectares (first unit), 200 square metres for each additional sleeping or housekeeping unit	0.4 hectares, 300 square metres for each additional sleeping unit, 400 square metres for each additional housekeeping unit	1.0 hectare (up to 10 units), 600 square metres for each additional sleeping unit, 0.1 hectares for each additional housekeeping unit
All Other Uses	0.4 hectare	0.4 hectare	1.0 hectare

For Mixed Use Developments, the minimum site area restrictions identified above apply for each permitted principal use within the Mixed Use Development.

- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The maximum commercial floor area within all buildings on a lot shall be 500 square metres.
- 4 Landscaping shall comply with the requirements of sections 621 and 622.

- 3 Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning sheets referred to in Section 620(1).
- 4 Any area not specifically shown on Schedule 'A' – Zoning Map, shall be deemed to be zoned Open Space (OS).
- 5 In circumstances where a single lot is located in more than one zone, the provisions of this Bylaw that regulate the use of land, buildings and structures; the density of the use of land, buildings, and structures; the siting, size, and dimension of buildings and structures, and uses permitted on the land; the location of uses on the land and within the building and structures; and the shape, dimension, and area of all parcels of land that may be created by subdivision; shall apply as if the zone boundary were a property line, and in the case of subdivision, be in compliance with the largest minimum area that applies to that lot or portion of the lot being created.

Landscaping Requirements - Applicability

620 Due regard should be given to the following to incorporate landscaping into neighbourhood design:

- 1 Provision of privacy for outdoor and indoor spaces through use of plant screens, walls or fences;
- 2 Separation of distinct areas allocated to different types of activities;
- 3 Reduction of glare or illumination from automobile traffic, street lighting or other sources;
- 4 Direction of pedestrian circulation away from privacy areas onto designated paths with vegetation and varied paving textures;
- 5 Curtailing erosion on steep grades;
- 6 Control of noise from streets or activity areas;
- 7 Environmental modification, such as the blocking of wind.

General Regulations for Landscaping

621

- 1 In a multi-unit residential development including manufactured home parks, any part of a lot not used for structures and associated parking areas shall be fully landscaped and properly maintained as a landscaping area, or as undisturbed forest.
- 2 At least 30 percent of the total area of any lot used for multi-unit residential purposes shall be maintained as open space landscaped area in a permeable state.
- 3 Any off-street parking area, exterior display area or loading area on a lot used for Commercial or Industrial purposes shall:

- a. be provided with screening in the form of a fence not less than 1.5 metre in height or by a hedge not less than 1.5 metre in height at the time of planting where adjacent to a lot in any Residential zone; such screening shall be planted or installed so that no person shall be able to see through it;
 - b. be separated from any directly abutting lot in any Residential zone and from any adjoining highway other than a lane, by a fully and suitably landscaped and properly maintained strip not less than 1.5 metres in width.
- 4 Where any lot is used for commercial, industrial and institutional purposes, any part of such lot that is not used for buildings, exterior display areas, parking or loading facilities shall be maintained as a landscaped area, or as undisturbed forest.
 - 5 Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting. The minimum width of soil area for the hedge shall be 0.75 metres. The hedge shall be planted one (1) metre from curbs or wheel stops.
 - 6 The design, installation and maintenance of any landscaping area or screen should be in conformity with the current specifications of the 'British Columbia Landscape Standard' prepared by the B.C. Society of Landscape Architects and the B.C. Nursery Trades Association.
 - 7 In the Quarry zone, a landscape screen or a continuous three (3) metre high opaque fence shall be maintained within the 100 metre setback required for any processing operation.

Development Permit Variances

622 Pursuant to Section 489 of the *Local Government Act*, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-unit housing developments can be achieved provided that no siting variances cross a property line.

Accessory Dwelling Units

623 An accessory dwelling unit is subject to the following regulations:

- 1 The maximum number of accessory dwelling units per lot is one.
- 2 The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
- 3 Despite section 623(2) secondary suites are permitted on all lots.
- 4 The maximum gross floor area is 90.0 square metres.
- 5 The maximum height is 8.0 metres.
- 6 The maximum number of storeys is 2.

d. unlimited in other zones.

- 2 Any shipping container used as an unattended utility building or structure is exempt from the provisions of Section 610A(1).
- 3 Any shipping container placed on a lot as an accessory building must comply with site coverage, siting, size and setback requirements for that zone.
- 4 Any shipping container used as an accessory building must be screened from view from the roadway(s) and adjacent residential properties using a landscape screen or fencing of a height no less than 2.5 metres.

Recreational Vehicles

610B

- 1 A recreational vehicle may be parked or stored on a property to a maximum of two (2) vehicles.
- 2 A recreational vehicle may only be used as temporary living or sleeping quarters as per Accessory Tourist Accommodation, Temporary Guest Accommodation and Campground regulations, but can not be connected to services associated with the principal or an accessory dwelling.
- 3 Notwithstanding 610B(2) a recreational vehicle may be used to provide temporary accommodation on a property during construction of a principal or accessory dwelling on a lot, provided that:
 - a. a building permit has been issued for the principal or accessory dwelling and the dwelling is under construction; and
 - b. the occupancy of the recreational vehicle shall not continue beyond commencement of occupancy of the permanent dwelling.

Parking Space Requirements

611 Off-street parking spaces for each building and use shall be provided in accordance with the following:

Application of Regulations

The Ministry of Transportation and Infrastructure standards for required parking spaces will apply when dealing with matters that are within its jurisdiction, such as highway access permits.

Regional District standards will apply with respect to the location, design and construction of the parking spaces. Regional District standards with respect to the required number of spaces will also apply in any situations where the Ministry of Transportation and Infrastructure standards are lower, or where the Ministry of Transportation and Infrastructure has no jurisdiction.

General Provisions

- 1 Space for the off-street parking and loading of motor vehicles in respect of a class of building or use under this bylaw must be provided and maintained in accordance with the provisions of this bylaw except where the buildings and structures are intended to be accessed exclusively by hiking, skiing, snowmobile, horseback, boat or aircraft.
- 2 The number of off-street parking and loading spaces for motor vehicles required for any use or class of building is calculated according to the table contained in this Section. In cases of mixed uses, the total requirements for off-street parking or off-street loading will be the sum of the requirements for the various uses calculated separately unless otherwise permitted. Required off-street parking spaces for one use will not be considered as required off-street parking spaces for any other use.
- 3 In reference to a building or use permitted under this bylaw which is not specifically referred to in the table below, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed.
- 4 Where the calculation of the required off-street parking or loading space results in a fraction, one parking space must be provided in respect of the fraction.
- 5 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m of length of such seating shall be deemed to be one seat.
- 6 Off-street parking and loading spaces must be located on the same parcel as the building or use they serve unless a suitably zoned site is located within 50 metres of the site.
- 7 Where some or all of the off-street parking is provided on a parcel other than that on which the use, building or structure being served is located, a covenant under Section 219 of the Land Title Act must be registered in the Land Title Office in favour of the Regional District of Central Kootenay against the parcel to be used for parking, reserving the off-street parking spaces that are not on the same parcel as the use, building or structure that they are intended to serve, for as long as that use, building or structure exists.
- 8 Off-Street Parking Space Standards
- 9 Off-street parking spaces shall be a minimum of 17.0 square metres and shall have at all times convenient, vehicular access to a public thoroughfare.
- 10 Each parking space shall have a length of not less than 5.8 metres and a width of not less than 2.6 metres and a height of not less than 2.2 metres.

- 11 Where a parking space abuts a wall along its side, the width of the parking space shall be increased by 0.6 metres from the minimum required.
- 12 Access and manoeuvring aisles must not be less than 3.6 metres for one-way traffic and 6.6 metres for two-way traffic.
- 13 Required parking and associated manoeuvring aisles in all Multi-Unit Residential, Commercial and Industrial zones shall be surfaced with either asphalt or concrete pavement, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one (1) disabled person's parking space for every ten (10) parking spaces required.
- 14 In all parking areas containing more than five (5) parking spaces, every off-street parking space must have curbs, or wheel stops, to prevent vehicles from overhanging parcel lines, landscaped areas or walking corridors.
- 15 All parking areas must contain adequate provisions so that vehicles may turn around on the parcel.
- 16 All parking areas shall be so designed that motor vehicles do not back out onto a public road.
- 17 The maximum slope for the required off-street parking in all Multi-Unit Residential, Commercial and Industrial zones to accommodate more than 3 spaces is 6%. The maximum slope applies only to the area that provides the required parking spaces and not to the driveway providing access to the required parking spaces.
- 18 Excepting recreational vehicles (maximum two) and farm vehicles, not more than one (1) vehicle with a gross vehicle weight in excess of 4000 kg shall be permitted on a lot in a Residential or Agricultural zone at any time, except vehicles that are required for construction, repair, servicing or maintenance of a premises which may be on the lot during daylight hours.
- 19 Where off-street parking is required by this bylaw and where access for a person with disabilities is required, parking space(s) will be provided in accordance with the British Columbia Building Code and amendments thereto.
- 20 Where drive-through facilities are installed, there must be adequate magazine storage provided on the parcel to accommodate three (3) automobiles between the property line and the ordering station. Direct access to off-street parking spaces from the magazine storage is prohibited.

Off-Street Loading Facilities

612

- 1 Off-street loading facilities for commercial and industrial uses involving the receipt and delivery of goods or materials by vehicles shall be one (1) space for the first

1,200 m² of gross floor area or fraction thereof, plus an additional space for each additional 2,000 m² of gross floor area or fraction thereof.

2 Off-street loading facilities shall:

- a. be provided on the same parcel as the use it serves;
- b. be set back a minimum of six (6) metres from the designated fronting street;
- c. have a minimum of 30 m² in area, at least three (3) metres in width and four (4) metres in height for each space;
- d. not project into any street, lane or public thoroughfare;
- e. have unobstructed vehicular access to a public street or lane;
- f. be located to the rear or side of a principal building if possible; and
- g. have a durable dust free surface.

Off-Street Parking and Loading Space Requirements

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached Housing	2 spaces	0	
	Duplex Housing	4 spaces	0	
	Accessory Dwelling Unit	1 space	0	
	Multi-Unit Housing	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus required spaces for operator's residence
	Accessory Bed & Breakfast, Room & Board	1 space per guest room / rental unit	0	Plus required spaces for operator's residence
	Accessory Produce Sales Use	1 space per 20 m ² of floor area	0	Plus required spaces for

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
				operator's residence
	Congregate/Seniors housing	0.75 space per sleeping unit	0	
Commercial	All uses in a C zone, except as listed below	4 spaces per 100 m ² of GFA	0	
	Building Supply, Garden Supply, Nursery	1 spaces per 100 m ² of display, sales, greenhouse and storage area	1	Minimum 10 spaces per business
	Campground	1 space per camp site	0	
	Childcare Centre	4.4 spaces per 100 m ² of GFA	0	
	Food and Beverage Services	1 space per 4 seats or 10 spaces per 100 m ² of customer service area, whichever is greater	0	
	Food and Beverage Services Drive-in/Take-out Only	10 spaces	0	
	Gasoline Station, Auto Repair Shop, Auto-body Shop, Car Wash	2 spaces per gasoline pump, 2 spaces per service bay and 2 spaces per 100 m ² or GFA	0	Minimum 5 spaces per business
	Golf Course	6 spaces per hole	0	
	Golf Driving Range	1 per tee plus 1 space per 2 employees	0	
	Hotel/Motel	1 space per guest room plus 1 per 5 seats of 15 m ² of customer service area in any eating and drinking	0	Plus number of spaces required for each incidental use