

5.5 Residential Multiple Zone Two (RM-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> mobile homes 	<ul style="list-style-type: none"> accessory building or structure community care facility home-based business professional occupation urban agricultural use
Minimum Setbacks	
<ol style="list-style-type: none"> A seven point five (7.5) metre minimum yard shall be maintained along all exterior property lines in a mobile home park. No mobile home shall be location within seven (7) metres of another mobile home No part of any mobile home, or any addition or accessory building shall be located: <ol style="list-style-type: none"> within two (2) metres of an internal access road right-of-way or common parking area; within two (2) metres of rear and side mobile home space lines. 	
Maximum Density	
Mobile home park	20 dwelling unit per hectare
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
Mobile home and additions to it (exclusive of carport)	35%
Addition to a mobile home (exclusive of carport and/or patio)	20%
Minimum Lot Size and Lot Frontage	
Minimum area	325 square metres
Minimum frontage when abutting an internal roadway right-of-way	12 metres
Minimum frontage when abutting a cul-de-sac or panhandle mobile home space	6 metres (unless otherwise approved by Council)
Conditions of Use	
<p>4) Mobile Home Space/Lot</p> <ol style="list-style-type: none"> each mobile home space shall be clearly marked off by suitable means; all mobile home spaces shall be properly drained, clearly numbered and have a clearly discernible mobile home pad of compacted gravel or be surfaced with asphalt or concrete pavement; no more than one mobile home shall be located on a mobile home space. <p>5) Off-Street Parking</p> <ol style="list-style-type: none"> two (2) parking stalls shall be provided for each mobile home space; in addition, one stall for every five (5) mobile home spaces shall be provided in the mobile home park for common guest parking. 	

5.5 Residential Multiple Zone Two (RM-2)**6) General Provisions**

- a) the owner of a mobile home park shall provide within the mobile home park one or more recreation areas, protected from automobile traffic and having a total area of not less than 10% of the mobile home park. The buffer strip and street right-of-way shall not be included in calculating the recreation area provided;
- b) at least one open communal storage site having a surface area of a minimum average of twenty (20) square metres for each mobile home site shall be located within each mobile home park. The communal storage site shall be located in a section of the park where it will not create a nuisance, as to sight, sound or smell, and must be adequately landscaped, provide adequate security, and not be located in any buffer or recreation area. No structures shall be constructed in open communal storage sites.
- c) All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will complement the mobile home. The undercarriage of each mobile home shall be screened from view by skirting or such other means satisfactory to the building official.

5.6 Rural Zone One (RU-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • one single-family dwelling (including a mobile home) • agricultural use (including the sale of products grown on the property) • animal kennels and shelters • silviculture and commercial nurseries • airports, heliports, and associated uses • campsite and tenting sites (maximum density of 25 units per hectare) 	<ul style="list-style-type: none"> • accessory building or structure • single fully enclosed building to house a maximum of 3 people being employed in a business conducted on the lot and subject to the conditions of use in 5.5(1) • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	7.5 metres
Rear yard minimum	7.5 metres
Side yard minimum	3.5 metres (except where the width of a lot is 30 metres or less at the required front yard setback and where there is not street flanking the side yard, in which case the minimum is 1.75 metres)
Maximum Height	
All buildings and structures (excluding agricultural buildings)	10 metres
Maximum Lot Coverage	
All buildings and structures (excluding commercial greenhouses)	15%
All buildings and structures (excluding commercial greenhouses when located on a lot equal to or less than 1625 square metres)	35%
Conditions of Use	
<p>1) A single fully enclosed building to house a maximum of three (3) people being employed are subject to the following conditions:</p> <ol style="list-style-type: none"> a) no outdoor storage; b) building height to be no more than of four point five (4.5) metres; c) minimum yard clearance along all property lines of seven point five (7.5) metres; d) maximum gross floor area of 75 square metres. 	

5.7 Commercial Zone One (C-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • retail stores • offices • entertainment establishments • banks, credit unions, loan, and trust companies, pawnshops • coffee shops and restaurants • hotels, motels, lodges, pubs • personal service establishments • private clubs • repair establishments • printing and publishing shops • boat sales and service • building supply and lumber yards • retail sale of motor vehicle fuels and ancillary products • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case a 2 metre rear yard is required)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case a 3.5 metre side yard is required)
Maximum Height	
All buildings and structures	10 metres
Conditions of Use	
<ol style="list-style-type: none"> 1) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare. 2) No parking, loading or storage areas shall be located in any required yards where the abutting property is zoned residential. 	

5.8 Commercial Zone Two (C-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • automobile sales and service • mobile home and recreational vehicle sales • plumbing, sheet metal, welding and machine shops • gasoline service stations • auto body repair • warehousing • open-air recreation and entertainment establishments • restaurants and coffee shops • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case 2 metres shall be maintained)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case 3.5 metres shall be maintained)
Maximum Height	
All buildings and structures	10 metres
Conditions of Use	
<ol style="list-style-type: none"> 1) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare. 2) No parking, loading or storage areas shall be located in any required yards where the abutting property is zoned residential. 	

5.9 Industrial Zone One (I-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • all light industrial uses, not including those listed in (I-2), but including lumber storage, lumber dry kilns, lumber remanufacturing, and shake and shingle manufacturing • building supply and lumber yards • automobile sales and service • mobile home and recreational vehicle sales • plumbing, sheet metal, welding and machine shops • gasoline service stations • auto body repair • warehousing • open-air recreation and entertainment establishments • restaurants and coffee shops • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case 2 metres shall be maintained)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case 7.5 metres shall be maintained)
Conditions of Use	
<ol style="list-style-type: none"> 1) No parking, loading or storage areas shall be located in any required side yard or in any other required yard where the abutting property is zone residential. 2) All manufacturing shall be housed within a completely enclosed building. 3) All outdoor storage or supply yard shall be screened from any abutting property by solid fencing or screening not less than one point seven five (1.75) metres or greater than two (2) metres in height. 4) No activity on a lot for a permitted use shall cause nuisance to surrounding area by reasons of unsightliness, odor emissions, liquid effluents, dust, noise, fumes, smoke or glare. 	

5.10 Industrial Zone Two (I-2)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • wood processing including sawmills, shake mills, pulp and paper • bulk fuel storage • auto wrecking • refuse disposal • fish and shellfish processing • aquaculture • barge loading and freight handling facilities • commercial marina facilities • manufacture of concrete products • non-medical cannabis retail store 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	Not required
Rear yard minimum	Not required (except where the abutting property is zoned residential in which case 2 metres shall be maintained)
Side yard minimum	Not required (except where the abutting property is zoned residential in which case 7.5 metres shall be maintained)
Minimum Lot Size	
Minimum area (all upland uses)	0.4 hectares
Conditions of Use	
<ol style="list-style-type: none"> 1) All outdoor storage or supply yards shall be screened from any abutting property which is zoned residential by solid fencing or screening not less than two (2) metres in height. 2) Auto wrecking yards shall be screen along all property lines by solid fencing not less than two point five (2.5) metres in height. 	

5.11 Public Assembly – Institutional Zone One (PA-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • churches • community care facility • day care facility • fire hall • government offices and facilities • hospitals and related medical facilities • libraries • museums and galleries • police detachment • public assembly use • public utility use • playgrounds • recreational facilities • schools 	<ul style="list-style-type: none"> • accessory building or structure • one single-family dwelling • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	6 metres
Rear yard minimum	2 metres
Side yard minimum	1.5 metres (except where the side yard flanks a street in which case the minimum yard distance shall be 3 metres)
1) No building or structure shall be located within three point five (3.5) metres of an accessory building on the same lot.	
Maximum Height	
All buildings and structures (excludes public utility uses)	10 metres
Maximum Lot Coverage	
All buildings and structures	35%

5.12 Tourist-Campground Zone One (TC-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • campground • nature park 	<ul style="list-style-type: none"> • accessory store • accessory storage of recreational vehicles • campground office • caretaker's residence
Minimum Setbacks	
Front and exterior lot lines	5 metres
Rear and interior lot lines	7.5 metres
Maximum Density	
Maximum number of camping spaces	70 per hectare
Maximum number of campsites	140 per parcel
1) No buildings other than one caretaker residence, one accessory store building, one accessory campground office building, accessory washrooms and one storage and maintenance building permitted on a lot.	
Maximum Height	
All buildings and structures	10 metres
Maximum Lot Coverage	
All buildings and structures	10%
Open site area (excluding areas occupied by buildings, structures, concrete, and other impervious surfacing)	Not less than 55%
Minimum Lot Size	
Minimum area	0.4 hectares
Conditions of Use	
<p>2) Maximum Building and Storage Area Sizes</p> <ul style="list-style-type: none"> a) the caretaker's residence shall have a maximum gross floor area of 125 square metres; b) an accessory store shall have a maximum gross floor area of fifty (50) square metres; c) a campground office shall have a maximum gross floor area of fifty (50) square metres; d) any other accessory building shall have a maximum gross floor area of seventy-five (75) square metres; e) area for the storage of recreational vehicles shall not exceed 10 per cent of the total area of the parcel. <p>3) Structure Area</p> <ul style="list-style-type: none"> a) a structure or system of structures to support a parked recreational vehicle including concrete, asphalt or other impervious pads shall not exceed an area of twenty (20) square metres; 	

5.12 Tourist-Campground Zone One (TC-1)

- b) one accessory unenclosed deck or patio may be constructed adjacent to each recreational vehicle provided that such structures shall not exceed a maximum area of fourteen (14) square metres and no canopy over such a structure shall exceed the height of the adjacent recreational vehicle.

4) Accessory Storage Area

- a) the perimeter of an accessory storage area for recreational vehicles shall be screened by a solid fence or landscaping hedge.

PART SIX: REPEAL

6.1 Bylaw Repeal

- 1) The Village of Tahsis Zoning Bylaw No. 176, 1981 and amendments thereto, is hereby repealed.

READ a first time this ___ day of ___, 2020

READ a second time this ___ day of ___, 2020

READ a third time this ___ day of ___, 2020

Reconsidered, Finally Passed and Adopted this ___ day of ___, 2020

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. XXX, 2020 duly passed by the Council of the Village of Tahsis on this ___ day of ___, 2020.

CORPORATE OFFICER