

## 9. ECONOMIC ACTIVITY ZONES

### 9.1 Retail Commercial Zone - C1

#### Permitted Uses

BL143

9.1.1 In the Retail Commercial zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

9.1.1.1 retail stores

9.1.1.2 offices

9.1.1.3 personal service uses

9.1.1.4 home appliance and small equipment repair shops

9.1.1.5 restaurants

9.1.1.6 bakeries

9.1.1.7 gas bars

9.1.1.8 boat and small equipment rentals not including the rental of personal watercraft, all-terrain vehicles or motorcycles

9.1.1.9 a dwelling for the owner or operator of a business on the lot, which on lots having an area of 0.5 hectares and less must be in the same building as the commercial use.

BL237

9.1.2 Despite Subsection 9.1.1, on lands legally described as Lot 1, Section 5, Plan 7693, Galiano Island, Cowichan District the only uses permitted in addition to those set out in Section 2.1 are: personal service uses; retail stores; offices; and a dwelling for the owner, employee or operator of the business

#### Permitted Density

9.1.3 Lot coverage must not exceed 33% of any lot.

9.1.4 Not more than one dwelling is permitted on each lot.

#### Permitted Height

BL237

9.1.5 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres

#### Minimum Setbacks

BL209

9.1.6 Buildings, structures and unenclosed accessory storage areas must be sited

9.1.6.1 at least 7.5 metres from front and rear lot lines;

9.1.6.2 at least 6 metres from each interior side lot line, except where the lot line is common to a lot in a commercial or industrial zone, in which case the required distance is 3 metres; and

9.1.6.3 at least 6 metres from an exterior side lot line.

9.1.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

9.1.7.1 at least 7.5 metres from a front lot line;

9.1.7.2 at least 30 metres from rear and interior side lot lines; and

9.1.7.3 at least 6 metres from an exterior side lot line.

BL209

9.1.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

## Minimum Lot Size

- 9.1.9 No lot having an area less than 0.5 hectares may be created by subdivision.
- BL143 9.1.10 On lands legally described as Lot 1, Section 5, Plan 7693, Galiano Island, Cowichan District the natural vegetation is to be maintained between the proposed building site, identified in the plan attached to this Bylaw (as shown on Plan 2, which can be viewed at the Islands Trust Office), and Sturdies Bay and Manzanita Roads and that the trees identified in the plan be maintained.

## Accessory Storage

- 9.1.11 Areas used for the unenclosed storage of goods, materials or equipment must be screened by a landscape screen not less than 2 metres in height and complying with the requirements of Part 15 of this bylaw.

## Loading Regulations

- 9.1.12 In addition to the off-street parking spaces required by Part 14 of this bylaw the owner must provide an area measuring not less than 3 metres by 9 metres for the unloading of goods from commercial vehicles.

## 9.2 Visitor Accommodation (Inn) Zone – C3

### Permitted Uses

- 9.2.1 In the Visitor Accommodation (Inn) zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.
- 9.2.1.1 inns
- BL209 9.2.2 For the purposes of this bylaw, an inn is a visitor accommodation facility comprising up to 12 visitor accommodation rooms, a dwelling for the owner or operator, guest services and a restaurant, all contained in a single building.
- 9.2.3 Despite subsections 9.2.1 and 9.2.2, on land legally described as Lot A District Lot 26 Galiano Island Cowichan District Plan VIP62482, an inn may comprise only 3 visitor accommodation rooms and a restaurant in a single building with a common entrance.
- BL237 9.2.4 Despite subsection 9.2.1, on the C3 zoned portion of land legally described as Lot A, District Lot 3, Galiano Island, Cowichan District, Plan 48087 the dwelling for the owner, employee or operator may be in a separate building.

### Permitted Density

- 9.2.5 One inn only is permitted per lot.
- 9.2.6 Lot coverage must not exceed 25% of any lot.
- 9.2.7 On land referred to in subsection 9.2.4:
- 9.2.7.1 the floor space ratio must not exceed .087;
- 9.2.7.2 not more than 511 square metres of floor area may be used for visitor accommodation rooms; and
- 9.2.7.3 not more than 28 square metres of floor area may be used for accessory retail sales.