



Zoning

Appendix C

Albion • Hammond • Haney • Ruskin • Silver Valley • The Ridge • Thornhill • Webster's Corners • Whonnock • Yennadon

C. Zoning



1. Conditions:

- a) This Matrix is to be read in conjunction with the policies and criteria in the Official Community Plan and is not the only source for determining applicable zones;
- b) All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;
- c) Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;
- d) Comprehensive Development Zones may be considered within Official Community Plan Land Use Designations and Categories based on compliance with Official Community Plan policies;
- e) Certain zones are not identified on the following Zoning Matrix, but are referenced in the Area Plan Sections of the Official Community Plan;
- f) The P-4 Church Institutional Zone would be considered in all Land Use Designations subject to satisfying all requirements of the Zone.

2. Zoning Matrix

OCP DESIGNATION/ CATEGORY	ZONES
AGRICULTURE DESIGNATION* (Subject to policies in Section 6.2)	A-1 Small Holding Agricultural A-2 Upland Agricultural A-3 Extensive Agricultural A-4 Intensive Greenhouse A-5 Agricultural Only All Zones for Non Farm uses approved by the Agricultural Land Commission.
FOREST DESIGNATION* (Subject to policies in Section 6.5.4)	A-2 Upland Agriculture
INSTITUTIONAL DESIGNATION* (Subject to policies in Sections 4.1 and 4.2)	P-1 Park and School P-2 Special Institutional P-3 Children’s Institutional P-4 Church Institutional P-4a Church Institutional/Educational P-5 Corrections and Rehabilitation P-6 Civic Institutional

* Subject to Zoning Matrix Conditions a) through f)

<p style="text-align: center;">OCP DESIGNATION/ CATEGORY</p>	<p style="text-align: center;">ZONES</p>
<p>PARK IN THE AGRICULTURAL LAND RESERVE DESIGNATION (subject to Policy 6 – 14)</p>	<p>P-1 Park and School All zones for Non Farm uses approved by the Agricultural Land Commission</p>
<p>PARK DESIGNATION* (Subject to policies in Section 4.1)</p>	<p>P-1 Park and School</p>
<p>COMMERCIAL DESIGNATIONS*</p>	
<p>Regional Town Centre Commercial Category* deleted by Bylaw 6610-2008 Refer to Town Centre Area Plan</p>	
<p>General Commercial Category* (Subject to policies in Section 6.3.4)</p>	<p>C-2 Community Commercial CS-1 Service Commercial CS-2 Service Station Commercial CS-3 Recreation Commercial CS-5 Adult Entertainment and Pawnshop</p>
<p>Community Node - Commercial Category* (Subject to policies in Section 6.3.5)</p>	<p>C-2 Community Commercial CS-1 Service Commercial Properties beyond 100 metres from the intersection of the Community Commercial Node may align with the Major Corridor Residential category of this Matrix.</p>
<p>Neighbourhood Commercial Category* (Subject to policies in Section 6.3.6)</p>	<p>C-1 Neighbourhood Commercial</p>

* Subject to Zoning Matrix Conditions a) through f)

OCP DESIGNATION/ CATEGORY	ZONES
Historic Commercial Category* Outside the Urban Area Boundary (Subject to policies in Section 6.3.8)	C-1 Neighbourhood Commercial C-4 Neighbourhood Public House CS-1 Service Commercial CS-2 Service Station Commercial CS-3 Recreation Commercial CS-4 Rural Commercial
Rural Commercial Category*	CS-3 Recreation Commercial CS-4 Rural Commercial
INDUSTRIAL DESIGNATIONS*	
General Industrial Category* (Subject to policies in Section 6.4.1)	M-1 Service Industrial M-2 General Industrial M-3 Business Park M-4 Extraction Industrial M-5 High Impact Industrial
Business Park Category* (Subject to the policies in Section 6.4.2)	M-3 Business Park
RURAL RESOURCE DESIGNATION* (Subject to the policies in Section 6.4.1)	M-2 General Industrial M-4 Extraction Industrial M-5 High Impact Industrial
RESIDENTIAL DESIGNATIONS*	
Rural Residential Designation* (Subject to the policies in Section 3.1)	RS-3 One Family Rural Residential RG-3 Rural Residential Strata
Suburban Residential Designation* (Subject to the policies in Section 3.1)	RS-2 One Family Suburban Residential RG-2 Suburban Residential Strata

* Subject to Zoning Matrix Conditions a) through f)

<p style="text-align: center;">OCP DESIGNATION/ CATEGORY</p>	<p style="text-align: center;">ZONES</p>
<p>Estate Suburban Residential Designation* (Subject to the policies in Section 3.1)</p>	<p>RS-2 One Family Suburban Residential RG-2 Suburban Residential Strata</p>
<p>Urban Residential Designation* Neighbourhood Residential - Infill (Subject to Sections 3.1.3 and 3.1.4)</p>	<p>RS-1 One Family Urban Residential RS-1a One Family Amenity Residential RS-1b One Family Urban (Medium Density) RS-1c One Family Urban (Low Density) RS-1d One Family Urban (Half Acre) R-1 Residential CD-1-93 Amenity Residential R-3 Special Amenity Residential RT-1 Two Family Urban Residential SRS Special Urban Residential RMH Mobile Home District RG Group Housing RE Elderly Citizens Residential RM-1 Townhouse Residential (limited to two family and triplex form)</p>
<p>Major Corridor Residential Category* (Subject to Sections 3.1.3 and 3.1.4)</p>	<p>RS-1 One Family Urban Residential RS-1a One Family Amenity Residential District RS-1b One Family Urban (Medium Density) R-1 Residential CD-1-93 Amenity Residential R-3 Special Amenity Residential RT-1 Two Family Urban Residential RM-1 Townhouse Residential RM-2 Medium Density Apartment Residential RM-4 Multiple Family Residential RM-5 Low Density Apartment Residential RMH Mobile Home District RG Group Housing RE Elderly Citizens Residential</p>

* Subject to Zoning Matrix Conditions a) through f)

OCP DESIGNATION/ CATEGORY	ZONES
Town Centre – Residential Category* deleted by Bylaw 6610-2008 Refer to Town Centre Area Plan	
URBAN RESERVE DESIGNATION* (subject to Section 3.1.5)	A-2 Upland Agricultural A-1 Small Holdings Agricultural
CONSERVATION DESIGNATION*	Based on Current Zoning

* Subject to Zoning Matrix Conditions a) through f)