

File No.: GB-RZ-2022.1 (Moen)

DATE OF MEETING: September 4, 2025

TO: Gabriola Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

SUBJECT: GB-RZ-2022.1 – Tie Residential Use to Commercial Use
Applicant: Kent Moen
Location: 750 Tin Can Alley, Gabriola Island
LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN
VIP60373 (PID 023-005-629)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee amend Bylaw No. 318, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024”, as follows:

- a. Schedule 1, Section 1 is amended by adding a new subsection 1.1 as follows:

1.1 Section 2 – General Land Use and Residential Development, Subsection 2.0 General Land Use, Clause 2.0.k) is deleted and replaced with the following text:

“k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373.”

And renumbering all subsequent subsections chronologically.

2. That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024” be read a first time, as amended.
3. That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024” be read a second time.
4. That the Gabriola Island Local Trust Committee amend Bylaw No. 319, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024”, as follows:

- a. Appendix 1 is amended by adding the following at the end:

“f. Conditions of Use

- i **The floor area of commercial use on the lot shall not be expanded, and no building or structure greater than 20 square metres shall be constructed, increased in floor area, or occupied for different commercial use, unless:**
 - **one dwelling unit for residential use has been constructed on the lot; or**
 - **a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.**
- ii **The floor area of commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, increased in floor area, or occupied for different commercial use, unless:**
 - **two dwelling units for residential use have been constructed on the lot; or**
 - **two dwelling units are constructed as part of the construction or expansion of commercial use on the lot.”**

5. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024” be read a first time, as amended.**
6. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024” be read a second time.**
7. **That the Gabriola Island Local Trust Committee request staff schedule a stand-alone, electronic Community Information Meeting prior to the public hearing.**
8. **That the Gabriola Island Local Trust Committee request staff schedule a Public Hearing for Bylaws No. 318 cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024” and Bylaw No. 319 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024” on November 20, 2025.**

REPORT SUMMARY

The purpose of this report is to provide recommendations to the Gabriola Island Local Trust Committee (LTC) regarding next steps for bylaw amendment application GB-RZ-2022.1 (Moen). Recommendations are to:

- amend proposed OCP Bylaw No. 318 pursuant to the LTC interest in permitting dwelling units on the property without requirement for a housing agreement;
- amend proposed LUB Bylaw No. 319 to require dwelling units be constructed prior to major commercial additions to the property;
- give first reading, as amended and second reading to the proposed OCP and LUB Bylaws;
- schedule a stand-alone Community Information Meeting; and
- schedule a Public Hearing on November 20, 2025.

BACKGROUND

At their June 26, 2025 meeting the LTC passed the following resolution:

GB-2025-046

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff consider amending language in proposed bylaws for GB-RZ-2022.1 to ensure that housing density is tied to commercial redevelopment of the property in the future prior to any further readings.

The LTC also indicated they do not wish to require a housing agreement for either of the dwelling units proposed to be permitted on the subject property.

ANALYSIS

OCP Amendment:

LTC discussion at their meeting of June 26, 2025 indicated that the LTC did not want to require one of the dwelling units be secured as affordable housing through a housing agreement. This alternative will require an amendment to the Gabriola Island Official Community Plan which states:

2.0(k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors and multiple-dwelling affordable housing.

And includes the following definition of affordable housing:

“Affordable Housing” residential dwelling units rented or owned under the terms of a housing agreement registered on title in favour of the Local Trust Committee.

Staff have drafted a resolution to amend proposed OCP Bylaw No. 318 so that the subject property for this application is exempted from the requirement of 2.0(k), and a track changes version of the proposed bylaw is included as Attachment 1.

LUB Amendment Options to Tie Commercial Development to Housing Construction:

The LTC requested options to tie commercial development of the subject property to the construction of dwelling units. Staff have developed 5 options which are summarized in the below table.

Option:	Summary	Staff Comments
1 – Conditional Commercial Use	Make all commercial uses conditional on the presence of 2 dwellings on the subject property.	LUB Amendment Will result in the existing use of the property only being able to continue as a protected non-conforming use.
2 – Limit floor area for commercial uses	Limit floor area of commercial uses when there are no dwellings, increase commercial floor area with construction of 1 dwelling and remove floor area restriction when there are 2 dwellings.	LUB Amendment May be challenging to meaningfully limit the floor area without creating a protected non-conforming use. Approximately 560 square metres of floor area are existing on the property.
3 – Allow for small Commercial Additions	Allow minor additions, and remove floor area limitation for additions if there are 2 dwellings. Relax this requirement for small additions with limited floor area.	LUB Amendment
4 – Allow for small commercial additions, medium with 1 dwelling, and no max if 2 dwellings (Recommended)	Allow minor additions (eg. 20m ²) to commercial use, increase flexibility (eg. 100m ²) for additions if there is 1 dwelling, and remove floor area limitation for commercial additions if there are 2 dwellings.	LUB Amendment Same as option 3, but more flexibility provided when there is 1 dwelling. This would enable the existing commercial buildings to be used for new commercial uses without construction of dwellings as long as the floor area was not expanded.
5 – Covenant	Limit or restrict commercial development of the property unless dwellings are constructed through a covenant. Leave zoning as proposed. Cost recovery agreement with applicant.	Covenant Can be customized, will require a cost recovery agreement, will not create a protected non-conforming use, registered on title for future owners.

The first four options are LUB amendments and the final option is to use a covenant to require the construction of housing instead of amending the LUB. The comments note that some options may create a protected non-conforming use on the subject property. This refers to uses that are in operation and permitted under the current zoning, but would only be permitted in the proposed zoning if one or two dwellings were constructed. Since there are currently no dwellings on the property, if new zoning is adopted some of the options would render the existing uses non-conforming until one or two dwellings were constructed. Protected non-conforming uses cannot continue if the building or structure is damaged or destroyed to the extent of 75% of its value, or if the uses are discontinued for a continuous period of 6 months.

Staff recommend the LTC select Option 4 from the table for the following reasons:

- It allows some flexibility to add small commercial uses to the property such as a food truck without requiring construction of a dwelling unit;
- It does not cause the existing conforming uses on the subject property to be non-conforming;
- It allows commercial uses on the lot be changed, but requires construction of dwellings if the commercial use is expanded in area; and
- It allows for development of the property over time by enabling some expansion of commercial use if one dwelling is constructed, and removing the floor area limitation completely when two dwellings are constructed.

Overall, this option appears to offer a balance between recognizing the short-term use for the property with the long-term objective of creating additional housing options and expanding the commercial use. Staff have drafted a track changes version of the recommended option which is included as **Attachment 2**.

While not listed in the table, an alternative below is not to make any changes to the proposed LUB; this would not require any housing to be constructed on the property.

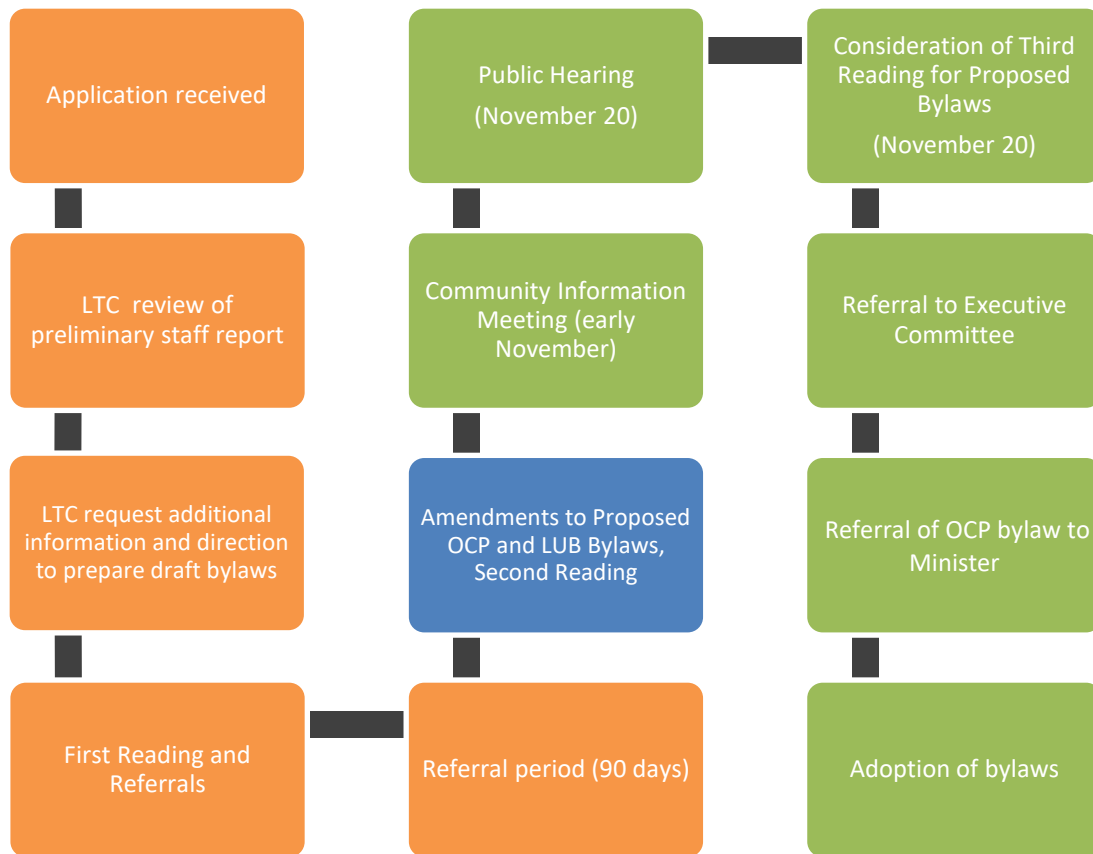
Community Information Meeting:

Staff recommend a Community Information Meeting (CIM) be scheduled prior to a Public Hearing for the proposed bylaws. This will allow interested community members to ask questions and seek clarification about the application in advance of expressing their views in the formal Public Hearing setting. Staff are recommending the Community Information Meeting take place as an electronic, stand-alone meeting, on a separate day from the Public Hearing to avoid confusion between the two types of engagement opportunities.

Referrals

Staff anticipate that Snuneymuxw First Nation will respond to the referral regarding this application in early November or later. Should the LTC schedule a Public Hearing for November 20, 2025, staff will inform Snuneymuxw First Nation staff that the LTC will receive new information up to the day of the Public Hearing.

Timeline



Rationale for Recommendation

Staff recommend the following:

- that the LTC amend proposed OCP Bylaw No. 318 because the LTC has indicated they do not wish to require a housing agreement on the subject property;
- that the LTC select Option 4 to amend the proposed LUB Bylaw No. 319 which would require dwelling units be constructed for major expansions to the commercial use of the property;
- that the LTC give First Reading and Second Reading to the amended bylaws; and
- that a Community Information Meeting and Public Hearing are scheduled for different days to provide opportunities for public feedback to the proposed bylaws.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Proceed with an alternative option

The LTC may proceed with the application and choose a different option than the staff recommendation. The proposed OCP Bylaw should still be amended unless a housing agreement is required by the LTC. If the LTC selects this option they can move recommended resolutions 1, 2, and indicate the option they wish to select in the following resolution.

That the Gabriola Island Local Trust Committee request staff to bring back amendments to Bylaw No. 319, cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024” consistent with Option [XX] from the staff report dated September 4, 2025.

2. Proceed with no changes to the proposed LUB

The LTC may proceed with the application without making any changes to the proposed LUB amendment bylaw. This would not require housing (dwelling units) be constructed on the subject property. The proposed OCP Bylaw should still be amended unless a housing agreement is required by the LTC. If the LTC wishes to select this alternative they can move the recommended resolutions except numbers 4 and 5.

3. Proceed No Further

The LTC may proceed no further with this application. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee proceed no further with bylaw amendment application GB-RZ-2022.1.

NEXT STEPS

Should the LTC proceed with the recommendation, staff will schedule the CIM and Public Hearing to advance the application.

Submitted By:	Stephen Baugh, Island Planner	August 21, 2025
Concurrence:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	August 26, 2025

ATTACHMENTS

1. OCP Bylaw No. 318 – Track Changes
2. LUB Bylaw No. 319 – Track Changes

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997”, is amended as per Schedule “1”, Schedule “2”, and Schedule “3” attached to and forming part of this bylaw

READ A FIRST TIME THIS 26TH DAY OF JUNE , 2025

READ A SECOND TIME THIS _____ DAY OF _____ , 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 202x

READ A THIRD TIME THIS _____ DAY OF _____ , 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS _____ DAY OF _____ , 202x

Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule “1”

1. **Schedule “A”** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

1.1. Section 2 – General Land Use and Residential Development, Subsection 2.0 General Land Use, Clause 2.0.k) is deleted and replaced with the following text:

“k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373.”

1.1.1.2. Section 3 – Economic Activities, Subsection 3.1 Commercial Activity, General Commercial Objectives number 1 is amended by deleting the words “(Lockinvar Triangle area)”.

1.2.1.3. Section 3 – Economic Activities, Subsection 3.1 Commercial Activity, General Commercial Policies is amended by adding a new clause after clause d) as follows: “e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373.”

1.3.1.4. Section 3 – Economic Activities, Subsection 3.2 Village Commercial, Clause 3.2.a) is amended by deleting the words “(the Lockinvar Triangle area)”.

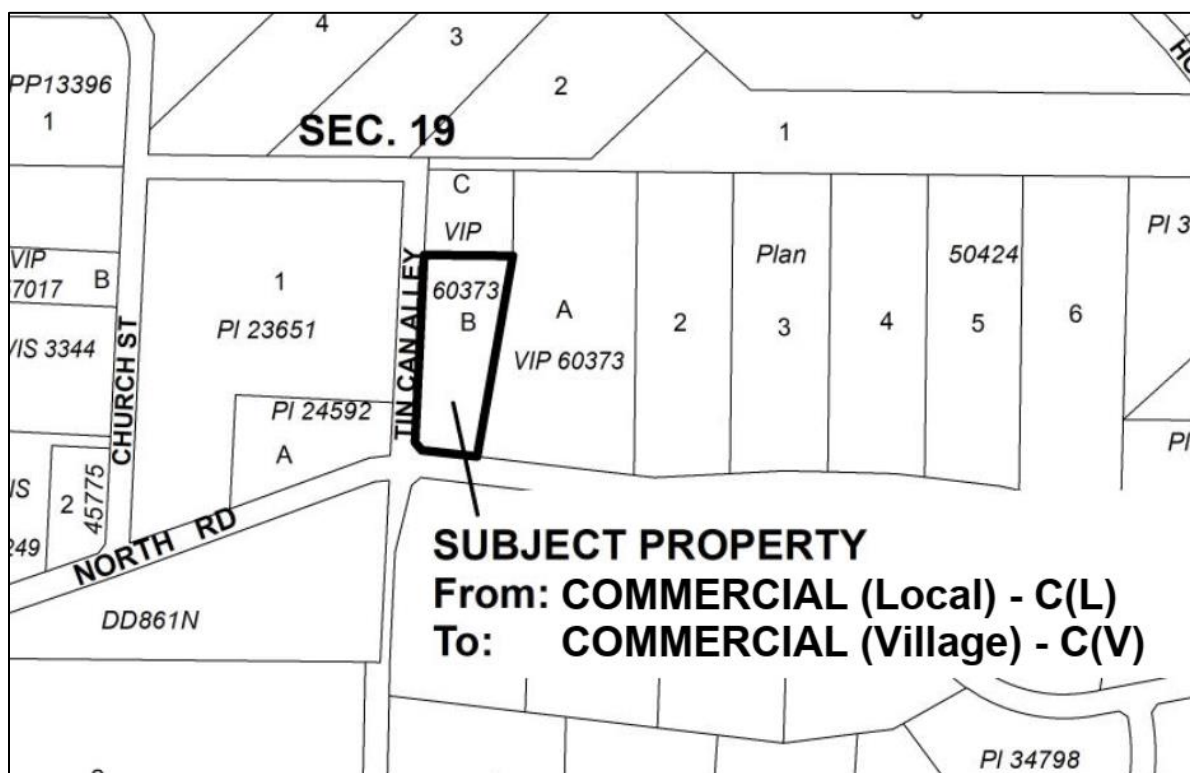
1.4.1.5. Section 3 – Economic Activities, Subsection 3.4 Local Commercial, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "2"

1. **Schedule "B"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

- 1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Commercial (Local)" to "Village Commercial" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

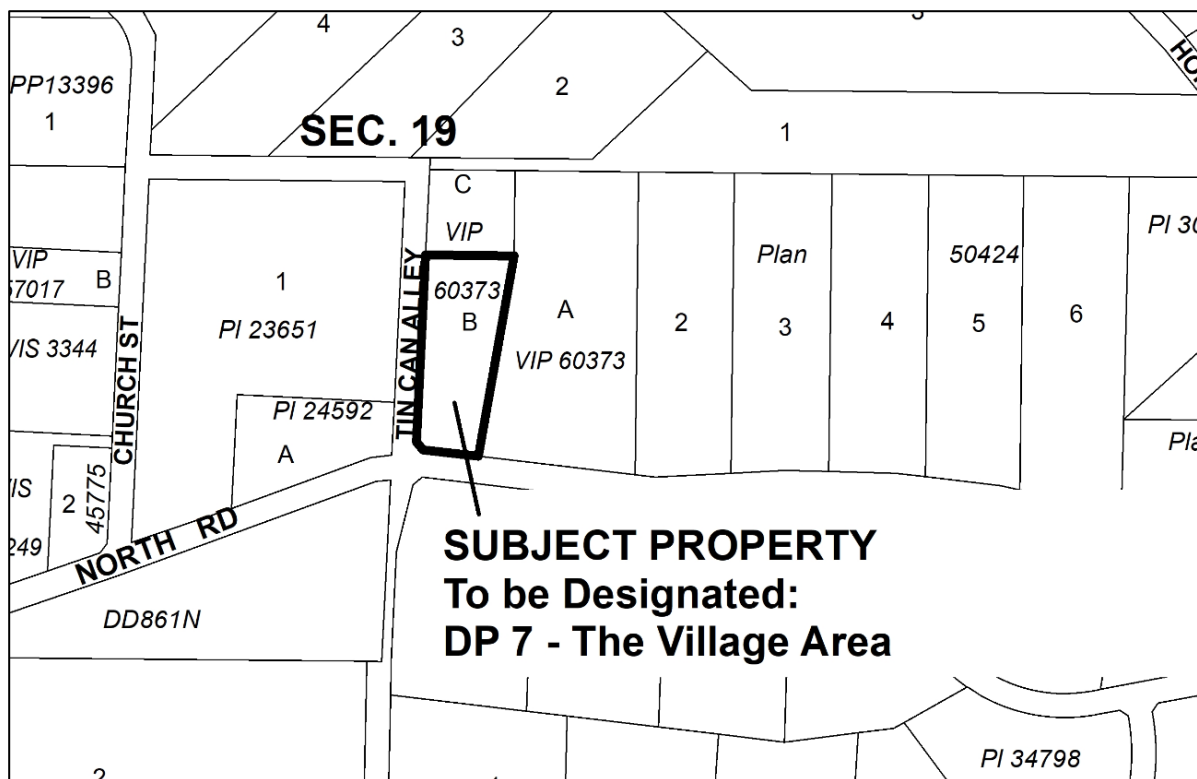
Plan No. 1



**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "3"**

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the Schedule D map for DP 7 - The Village Centre as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	26 TH	DAY OF	JUNE	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

Chair

Secretary

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, BUILDINGS AND STRUCTURES**, Subsection **B.1.1 Permitted in Any Zone**, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing “D.3.7. Ferry Parking, D.3.10” with “D.3.8. Ferry Parking, D.3.11”.
- 1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 **Sign Regulations**, Column I is amended by adding “VC3,” after “VC2,”.
- 1.3 **Part B GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles**, Article **B.5.1.1**, Table 2: **Parking Requirements**, is amended by adding a new row under the “Residential” heading as follows:

<i>dwelling unit</i> in the Village Commercial 3 zone	1 per <i>dwelling unit</i>	None required	None required
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- 1.4 **Part C ESTABLISHMENT OF ZONES**, Section C.1 **DIVISION INTO ZONES**, Subsection **C.1.1 Land Based Zones**, insert new zone “VC3 Village Commercial 3” after “Village Commercial 2 – Professional Centre” and before “DC1 District Commercial 1”.
- 1.5 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.
- 1.6 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. **Buildings and Structures Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing “D.3.3.3.ii” with “D.3.4.3.ii”.
- 1.7 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted Accessory Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words “except on lands shown on Schedule C, Map 12”.
- 1.8 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted Accessory Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

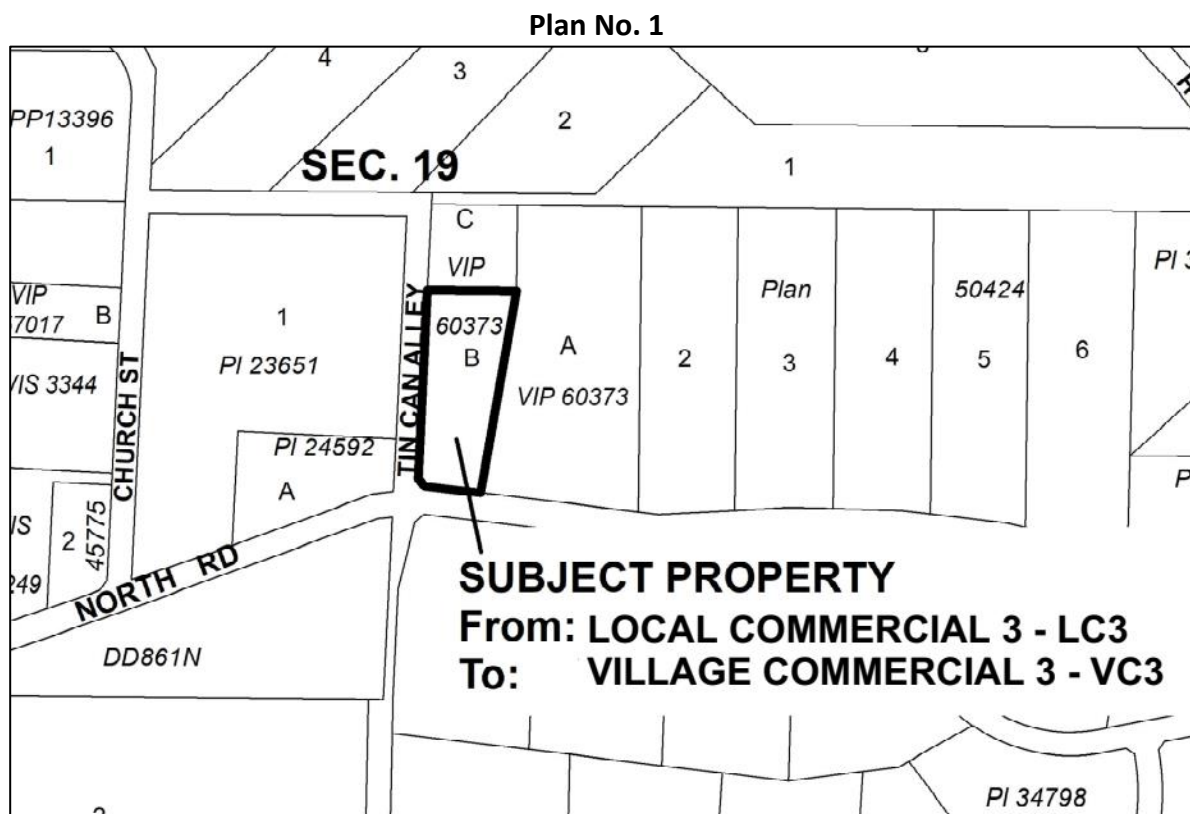
1.9 **Part D ZONES**, Section D.3 **COMMERCIAL AND INDUSTRIAL ZONES**, Subsection **D.3.6 Local Commercial 3 – Garden Centres(LC3)**, Article **D.3.6.2 Buildings and Structures**, Clause **D.3.6.2.a. Permitted Buildings and Structures**, Item **D.3.6.2.a.iv** is deleted in its entirety.

1.10 **Part G**, Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

“farm supply centre a business for the retail sale of farm supplies, but excluding the sale of farm equipment;”

2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

2.1. Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from “Local Commercial 3” to “Village Commercial 3” as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.



3. **Schedule “C”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

3.1. Schedule “C” – Map 10, is amended by replacing “Item d.3.8.1.a.vii” with “Item d.3.9.1.a.vii”.

3.2. Schedule “C” – Map 12, is deleted in its entirety.

- 3.3. Schedule “C” – Map 17, is amended by replacing “Items D.3.8.1.a.v and D.3.8.1.a.viii” with “Items D.3.9.1.a.v and D.3.9.1.a.viii”.

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319**

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Village Commercial 3 (VC3) zone:

a. Permitted *Principal* Uses

- i *garden centre*
- ii retail sales and rentals
- iii *personal services*
- iv *restaurant*
- v bakeries
- vi offices
- vii *limited public market*, subject to Subsection B.6.2

b. Permitted *Accessory* Uses

- i *single family* residential
- ii *two family dwelling* residential
- iii mini-storage

D.3.3.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Village Commercial 3 (VC3) zone:

a. Permitted *Buildings* and *Structures*

- i *Buildings* and *structures* to accommodate *principal* uses set out in this zone which must be connected to a freshwater collection system with a minimum storage capacity of 22,500 litres (5,944 US gallons).
- ii Maximum of:
 - two *dwelling units* per lot; and
 - two *buildings* per lot that exclude a *pump/utility house* and woodshed, and that are *accessory* to a *dwelling unit*.
- iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
- iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this zone.

D.3.3.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Village Commercial 3 (VC3) zone:

a. Buildings and Structures Height Limitations

- i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).

b. Buildings and Structures Siting Requirements

- i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:
 - 6.0 metres (19.7 feet) from the *front lot line*;
 - 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
 - 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.
- ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.
- iii *Dwelling units* must be located within the building envelope of a commercial building.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by *buildings* and *structures* is 40 percent of the *lot* area.

d. Lot Area Requirements for Subdivision

- i The minimum average *lot* area and the minimum *lot* area is 1.0 hectare (2.47 acres).

e. Mini-Storage Limitations

- i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.
- ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

f. Conditions of Use

- i The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 20 square metres shall be constructed, or increased in floor area, unless:
 - one dwelling unit for residential use has been constructed on the lot; or
 - a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.
- ii The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, or increased in floor area, unless:
 - two dwelling units for residential use have been constructed on the lot;
 - or
 - two dwelling units are constructed as part of the construction or expansion of commercial use on the lot.