

CARIBOO REGIONAL DISTRICT

WILLIAMS LAKE FRINGE AND

150 MILE HOUSE AREA

ZONING BYLAW

I hereby certify that this is a true and correct copy of
Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999.

Corporate Secretary

ADOPTED April 14, 2000

Revised August 22, 2023

CARIBOO REGIONAL DISTRICT BYLAW NO. 3502

A zoning bylaw for the Williams Lake Fringe and 150 Mile House Planning Area,
Parts of Electoral Areas D, E and F

WHEREAS the regional board may, pursuant to Part 26, Division 7 of the Municipal Act adopt a zoning bylaw;

AND WHEREAS the Board of Directors of the Cariboo Regional District deems it necessary to adopt a new zoning bylaw to ensure appropriate land use regulations and prohibitions for the Williams Lake Fringe and 150 Mile House Planning Area;

AND WHEREAS the requirements of Sections 890 to 892, and 903 to 906 of the Municipal Act respecting content and procedures have been met;

NOW THEREFORE the Board of Directors of the Cariboo Regional District in open meeting assembled, enacts as follows:

TITLE

1. This bylaw may be cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999."

APPLICATION

2. This bylaw applies to the area identified on Schedule B, which area is referred to in this bylaw as the "Williams Lake Fringe and 150 Mile House Planning Area".

ORGANIZATION

3. Schedules A, B, C and D of the Williams Lake Fringe and 150 Mile House Area Zoning Bylaw are attached hereto and form part of this bylaw. The schedules are titled as follows:

Schedule A: Williams Lake Fringe and 150 Mile House Area Zoning Bylaw (text)
Schedule B: Williams Lake Fringe and 150 Mile House Planning Area - Map Reference
Schedule C: Zone Assignment by Property Description
Schedule D: Map Appendices - For Multiple Zones

SEVERANCE

4. If any provision of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the invalid provision must be severed from the bylaw and the decision that the provision is invalid must not affect the validity of the remaining provisions of the bylaw.

REPEAL BYLAW

5. Those portions of "Cariboo Regional District Zoning Bylaw No. 1000, 1980" as amended, applicable to the area identified in Schedule B, were repealed by Cariboo Regional District Zoning Amendment Bylaw No. 3506, being an amendment to Zoning Bylaw No. 1000, 1980.

READ A FIRST TIME this 19th day of November, 1999.

READ A SECOND TIME this 19th day of November, 1999.

WHEREAS a Public Hearing was held on the 20th day of December, 1999.

READ A THIRD TIME this 21st day of January, 2000.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 3502, cited as the "Williams Lake Fringe and 150 Mile House Area Zoning Bylaw No. 3502, 1999", as read a third time by the Regional District Board on the 21st day of January, 2000.

Dated at Williams Lake, BC this 1st day of February, 2000.

Robert A. Long
Secretary

Approved by the Ministry of Transportation and Highways on the 31st day of January, 2000.

Approved by the Minister of Municipal Affairs on the 29th day of March, 2000.

ADOPTED this 14th day of April, 2000.

Ted Armstrong
Chairman

Robert A. Long
Secretary

WILLIAMS LAKE FRINGE AND 150 MILE HOUSE AREA ZONING BYLAW

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SCHEDULE A

WILLIAMS LAKE FRINGE AND 150 MILE HOUSE AREA ZONING BYLAW

1.0 INTRODUCTION

1.1 THE PURPOSE

The purpose of this zoning bylaw is to establish land use regulations and provisions for the Williams Lake Fringe and 150 Mile House Planning Area.

1.2 BACKGROUND

The Williams Lake Fringe and 150 Mile House Planning Area contains those portions of Electoral Areas D, E and F in the Cariboo Regional District as identified, including those areas referred to as Dog Creek, the Esler Subdivision, Chimney Valley, Pine Valley and Commodore Heights, Wildwood, Fox Mountain, 150 Mile House, and Borland Valley which surround and are located outside of the limits of the City of Williams Lake.

The Background Study: Review of Bylaw No. 1000, 1980 (Part 1) was completed early in 1997 as background to this zoning bylaw. This background study provided recommendations to replace Bylaw No. 1000 with a series of new zoning bylaws and rural land use bylaws, based on subregional areas, including the establishment of a separate and independent zoning bylaw for what is herein referred to as the Williams Lake Fringe and 150 Mile House Planning Area. The specific recommendation particular to this area, was in recommendation 1.2.6 as follows:

"It is recommended that the Williams Lake Fringe Area and 150 Mile House Area be established to include the area previously established for the restructure area study limits, the Wildwood area, and the existing 150 Mile House Area Official Community Plan limits. A new zoning bylaw is recommended for this area to better address the more complex growth and development related issues currently being experienced and anticipated to continue, to comply with existing official community plan policies for the 150 Mile House area, and to better comply with recommended future official community plan policies for the Williams Lake fringe area. An alternative would be to leave Bylaw 1000 in effect until official community plan policies could be prepared in advance of a new zoning bylaw for this area."

The decision to proceed with an independent zoning bylaw was therefore based on the desire to establish appropriate land use regulations in an area of strong growth pressures, with complex growth and development-related issues, as well as to better recognize existing land use policies as approved for the 150 Mile House area.

2.0 GENERAL

2.1 BASIC PROVISIONS

2.1.1 Within the Williams Lake Fringe and 150 Mile House Planning Area, no person shall:

- (a) use any land, buildings or structures;
- (b) commence any construction to erect, move, enlarge or structurally alter any building or structure; or
- (c) create a lot by subdivision under the Land Title Act or Strata Property Act;
except as permitted by:
 - i) these regulations;
 - ii) these regulations as varied by a Development Variance Permit issued by the Regional Board of Directors pursuant to Section 922 of the Local Government Act;
 - iii) these regulations as varied by order of a Board of Variance pursuant to Sections 901 and 902 of the Local Government Act;
 - iv) Section 911 of the Local Government Act respecting non-conforming uses;
 - v) with respect to subdivision, Section 946 [Residence for a Relative] or Section 943 [Bylaws Adopted After Application] of the Local Government Act.

B/L 4181

B/L 4181

2.1.2 No provisions in these regulations shall be construed to replace, or remove the need for approvals under any other act or regulation, notably the Agricultural Land Commission Act, Forest Land Reserve Act; Health Act, Environmental Management Act, Water Act, Forest Act, Land Act, Community Care and Assisted Living Act, Food Safety Act, and Indian Act. Further, Ministry of Transportation approval shall be required pursuant to Section 54 of the Highway Act for any development within 800 metres of a Controlled Access Highway.

2.1.3 Uses existing at the date of adoption of this bylaw may be zoned to recognise existing and long standing uses, particularly for areas not subject to the policies of an Official Community Plan, or otherwise to recognise existing lot area.

2.1.4 Metric units are used for all measurements in this bylaw. The approximate equivalent of metric units in feet, square feet and acres are included for convenience only and do not form part of this bylaw.

2.1.5 Applications to amend this bylaw should be evaluated in relation to the goals, objectives and policy guidelines of the 150 Mile House Area Official Community Plan, any future official community plans applicable to the area, and with reference to:

- (a) compatibility and the degree of potential land use conflict between the proposed use and nearby existing uses;
- (b) the ability to provide the necessary servicing, including the provision of adequate water supply and on-site sewage disposal;
- (c) environmental impact;
- (d) traffic and access, especially where a controlled access highway is involved;

- (e) comments and approvals required by other jurisdictions; and
- (f) public input received from the required public hearing.

2.1.6 To minimize the need for the use of "restrictive covenants" in special case situations, "special zones" may be established to include uses not otherwise permitted in a particular zone, to exclude uses that would otherwise be permitted, or to vary the applicable zone provisions for a particular lot or group of lots, as deemed necessary.

B/L 4181 2.1.7 Pursuant to Section 920 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-family developments can be achieved.

B/L 4181 2.1.8 Any railway rights-of-way and sidings not being used by a registered railroad company for rail purposes shall be zoned Rural 3 (RR 3).

2.2 **ADMINISTRATION AND ENFORCEMENT**

B/L 4181 2.2.1 The Bylaw Enforcement Officer appointed by the Cariboo Regional District Board of Directors is hereby authorized pursuant to Section 268 of the *Local Government Act* to enter, at all reasonable times, on any property including land and improvements, that is subject to this bylaw to ascertain whether the requirements of this bylaw are being met or the regulations and prohibitions under this bylaw are being observed.

2.2.2 A Building Inspector for or on behalf of the Cariboo Regional District, where applicable, shall not issue any permit except in accordance with these regulations.

2.2.3 Any owner or occupier of land who contravenes, or who suffers or permits any contravention of any provision of these regulations shall be guilty of an offense, and shall be liable to the penalties herein imposed.

2.2.4 Any person who is guilty of an offense against these regulations may, upon summary conviction, be liable to a penalty or fine of not more than ten thousand dollars (\$10,000). Each day or part thereof during which any contravention is continued shall constitute a new and separate offense.

3.0 INTERPRETATION AND DEFINITIONS

3.1 All words and phrases in these regulations shall have their normal or common meaning, or as defined by Provincial Statute, except that the definitions specified in Section 3.3 shall apply. Reference to a "zone" or "zone symbol" are as established in Section 5.

3.2 The precise boundaries for each zone shall be deemed to:

- (a) follow the boundary of a lot; or
- (b) in the case of a stream or river, or road allowance or other right-of-way, follow the centre line of such; or
- (c) in the case of a lake or pond or similar standing body of water, follow the natural boundary of such, except where none of the above apply, and where the lot line is below the natural boundary, in which case the boundary shall follow the lot boundary. Notwithstanding this provision, where improvements such as docks, wharfs or marine platforms have been placed on Crown land beyond the natural boundary or the lot boundary, for the purposes of this bylaw, the zone boundary shall be deemed to extend beyond the natural boundary into the lake or pond or similar body of water to encompass the area where the said improvements have been placed; or
- (d) be as outlined in Schedule D: Map Appendices - For Multiple Zones, where applicable; or
- (e) follow the Williams Lake Fringe and 150 Mile House Planning Area boundary, which includes those portions of Electoral Areas D, E and F, except where they intersect each other, as generally outlined in Schedule B: Williams Lake Fringe and 150 Mile House Area Zoning Bylaw.

Notwithstanding the above, where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling or distance measuring from the Map Appendices, where applicable.

3.3 In this bylaw, unless the context requires otherwise, the following definitions and interpretations shall apply:

- 1. "ABATTOIR" means a building or a portion of a building thereof where live animals are slaughtered and butchered and may include facilities for the packaging, treating and storage of meats and meat products.
- 2. "AGRICULTURAL OPERATION" means the growing, rearing, producing, and harvesting of primary agricultural products, including a farm operation as defined under the Farm Practices Protection (Right to Farm) Act, except a Cannabis Production Facility. Bona fide agricultural operation means the growing, rearing, production and harvesting of primary agricultural products on lands classified and denoted as a farm by the British Columbia Assessment Authority. Notwithstanding this definition, the cultivation of

BL 5219

cannabis outdoors in a field and in accordance with Provincial and Federal regulations, including the Agricultural Land Reserve Use Regulation, is permitted on lands within the Agricultural Land Reserve.

BL 4181

3. “AGRI-TOURISM” means a tourist activity, service or facility supplementary to land that is classified as a farm under the Assessment Act.

4. "AIRPLANE LANDING STRIP OR HELICOPTER PAD" means a hard surfaced runway or pad for the take-off and landing of private or commercial aircraft or helicopters.

BL 4990

5. "ANCILLARY BUILDING" means a building or structure subordinate and supplementary to the principal building or use permitted on the same lot and, without limiting the generality of the foregoing, include tools sheds, storage sheds, pole sheds, boat shelters, workshops, attached and detached garages and carports and farm buildings, but excludes temporary dwelling which is considered a principal residential use.

6. "ANCILLARY USE" means subordinate and supplementary to the principal use of land, buildings or structures and located on the same lot.

7. "ANIMAL AND STOCK RAISING" means the keeping and rearing of domestic farm animals, or farmed game.

BL 4238

8. "ANIMAL HOSPITAL" means a building or portion thereof where one or more licensed veterinarians and associated staff provide medical, surgical, or general health care services for animals and house pets, and may include ancillary boarding for those animals provided that they are confined within a fully-enclosed building between the hours of 8:00 p.m. and 7:00 a.m.

BL 4181

9. “ANIMAL INCINERATOR” means an incineration unit approved for use for the purpose of reducing farm and non-farm animal remains to ash and is limited to animals from licensed veterinarian clinics, animal hospitals or abattoirs, provided the activity is in compliance with federal and provincial legislation and regulation.

10. "ANTIQUE AND SECOND HAND SALES" means a building or part thereof where antique furniture, used appliances, household goods, and arts and crafts products are kept and offered for retail sales.

11. “AQUACULTURE” means the growing and cultivation of aquatic plants or fish for commercial purposes, in any water environment or in human-made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water.

BL 4181

12. “ARTISAN AND CRAFTSPERSON STUDIO’ means a developed space dedicated to small-scale, on-site production of goods by hand, primarily involving the use of hand tools and related equipment to create works of

aesthetic value. This type of use includes fine arts and crafts such as weaving, pottery, jewelry, ceramics and sculpture and artist studios.

13. "ASPHALT MANUFACTURING" means the production of road paving materials from raw materials and petroleum products.
14. "ASSEMBLY" means the collection and fitting of various parts into a final product.
15. "AUDITORIUM" means a hall or building used for public gatherings.
16. "AUTO BODY WORK AND PAINTING" means a building or part thereof used for the painting and/or repairing of automobile bodies, but does not include a wrecking or salvage yard.
17. "AUTO WRECKING" means an establishment, which may include land, buildings or structures, where motor vehicle parts are salvaged and stored for future use or for wholesale or retail sale.
18. "AUTOMOTIVE REPAIR GARAGE" means a building or part thereof where the services performed or executed on motor vehicles include the installation or repair of exhaust systems, electrical systems, transmissions, brakes, radiators, tires and wheels, rust proofing, diagnostic services, major and minor mechanical repairs, and in conjunction with an automotive repair garage there may be a motor vehicle service station, a towing service, and an automobile rental service for the convenience of the customers while their vehicles are being repaired.
19. "BAKERY" means a business establishment for baking or selling baked goods.
20. "BANK OR FINANCIAL INSTITUTION" means an establishment involved in the custody, loan, exchange, or issue of money, the extension of credit, and the transmission of funds, and may include a chartered bank, a trust company, a savings and loan company or a credit union.
21. "BED AND BREAKFAST ACCOMMODATIONS" means overnight accommodations and a morning meal in a dwelling unit provided to the travelling public for monetary compensation for a length of stay of three consecutive months or less in any calendar year, but shall not include a rooming or boarding house, a hotel, a motel, a group home, or a restaurant.
22. "BEEKEEPING" means an apiary or a place where bees are kept and raised, and includes the preparation of honey from the nectar of flowers.
23. "BOTTLING AND DISTRIBUTION PLANT" means a business establishment involved in the receipt, mixing, filling, storage and distribution of bottled goods.

BL 4990

24. "BREWERY" means a business establishment involved in the manufacture of fermented liquors, for sale, from malt, wholly or in part, or from any substitute thereof.
25. "BREEZEWAY" means a connection between an accessory building and a principal building that is not heated or insulated and is not restricted by intervening doors.
26. "BUILDING" means a building as defined in the BC Building Code.
27. "BUILDING INSPECTOR" means the Building Inspector employed by or under contract to the Cariboo Regional District.
28. "BUILDING SUPPLY STORE" means a building or structure in which construction and home improvement products, tools, equipment and materials are stored and offered for retail sale, and may include the assembly and fabrication of materials related to construction and home improvements.
29. "BUTCHERING AND SLAUGHTERING" means the killing of live animals and the dressing of their flesh for market.
30. "BYLAW ENFORCEMENT OFFICER" means the Bylaw Enforcement Officer employed by or under contract to the Cariboo Regional District.

BL 4238

31. "CAMPGROUND" means an area of a lot used for the transient accommodation of travellers in camping units such as tents or recreational vehicle for recreation, education or vacation purposes.

BL 4238

32. "CAMPSITE" means an individual site within a campground designated or allocated for transient accommodation of travellers in a specific camping unit.

BL 5219

33. "CANNABIS" means cannabis as defined in the Cannabis Act and includes any products containing cannabis or its derivatives.

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34. "CANNABIS PRODUCTION FACILITY" means an establishment used for the production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products, as authorized by a licence issued by Health Canada, but excludes the growing of cannabis by an individual for their personal use and consumption.

BL4990

35. "CARRIAGE HOUSE" means an additional dwelling unit within a detached or semi-detached ancillary building.

BL4990

36. "CAR WASH" means a business establishment consisting of a building or structure for washing automobiles and may include facilities for automatic or semi-automatic washing, rinsing, drying and waxing of automobiles.
37. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.
38. "CATALOGUE SALES" means a business establishment which does not display products or commodities on site, but relies on product lists and catalogues for the sale of products and commodities which are warehoused and distributed from an alternative location.
39. "CEMETERY" means lands or property that is used as a place for the interment of the dead, or in which human bodies have been buried, within the meaning of the Cemetery Act.
40. "CHURCH" means a building or structure or part thereof dedicated to religious worship or organized religious services and associated accessory uses which may include a church hall or auditorium, Sunday school, nursery school, day care centre, parish hall or other related non-profit organizational uses, an accessory dwelling unit and a cemetery.
41. "CINEMA" means a building or part thereof devoted to the showing of motion pictures.
42. "COFFEE SHOP" means a business establishment specializing in the retail sale of coffee, snack foods and other refreshments, ancillary to a permitted tourist or service commercial use.
43. "COMMERCIAL CLUB" means a building or part thereof where a club, organization or activities centre is operated for gain or profit, may require membership qualifications or the payment of fees and dues, and may include facilities for social activities, athletic activities, physical fitness or recreation.
44. "COMMERCIAL FLOOR AREA" means the total usable floor area within a building used for commercial purposes, otherwise referred to as "gross leasable area", but excludes common areas shared by all tenants in a multi-tenant building, areas for public washrooms, utility rooms, storage rooms, and common malls between stores.
45. "COMMERCIAL NURSERY AND GREENHOUSE" means a building or structure or part thereof for the growing, display, wholesale or retail sale of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation, not including cannabis, and may include the sale of other goods, products and equipment normally associated with gardening and landscaping.

BL 5219

- BL 4181
46. "COMMERCIAL STORAGE OF VEHICLES" means an establishment containing a fenced area or compound for the temporary storage of vehicles, but does not include the dismantling, repair or storage of automotive parts and accessories.
47. "COMMUNITY CARE FACILITY" means a licensed establishment or daycare providing for the care, supervision and protection of ten or more children. Establishments for ten or fewer children may be permitted to operate as a home occupation. Otherwise, a community care facility shall be interpreted in accordance with the provisions of the Community Care and Assisted Living Act.
- BL 4181
48. "COMMUNITY FACILITY" means a building or structure used for the purpose of providing services to the community such as an ambulance station, arena, court of law, government agency office, community centre, fire hall, police station, or community recreation centre.
49. "COMMUNITY HALL" means a building or room of considerable size, for the benefit and use of the community, and used as a place for the meeting of public assemblies.
- BL 4181
50. "COMMUNITY SEWER SYSTEM" means a common sewer, or system of sewerage or sewage disposal, which serves two or more lots, and is approved under the Health Act or the Environmental Management Act.
51. "COMMUNITY SHOPPING CENTRE" means a group of commercial establishments intended to serve a community area, and planned, constructed, and managed as a total entity, ranging in size from 2,000 square metres (21,528.5 square feet) up to 6,000 square metres (64,585.6 square feet) total floor area, with customer and employee parking provided on-site, and provision for goods delivery separated from customer access.
52. "COMMUNITY WATER SYSTEM" means a system of diverting, developing, pumping, impounding, distributing, or furnishing water, for domestic purposes, to four or more lots, and is approved under:
- (a) the Health Act, Water Act and Water Utility Act; or
 - (b) the Health Act and Water Utility Act.
- BL 4181
53. "COMPOST" means a substance which is produced by the decomposition of organic matter.
- BL 4181
54. "COMPOSTING FACILITY" means a facility for the controlled biological oxidation and decomposition of organic matter in accordance with the time and temperature requirements for the purposes. Organic matter or sludge may be brought onto the land for purposes of processing or completing the decomposition process, provided the activity is done in compliance with applicable provincial and federal legislation.

55. "CONCESSION STAND" means a business or non-profit establishment occupying a portion of a building or structure and involved in the retail sale of refreshments and snack foods ancillary to a permitted tourist commercial use.
56. "CONCRETE AND CEMENT MANUFACTURING AND STORAGE" means an establishment, including lands, buildings and structures, involved in the making and shipment of concrete and cement products and materials, including the storage of raw materials such as limestone powders, sand and gravel.
57. "CONFECTIONARY SHOP" means a business establishment occupying a portion of a building or structure and involved in the retail sale of sweet foods, candy, and other sundry items, ancillary to a permitted tourist commercial use.
58. "CONTRACTORS OFFICE, SHOP OR YARD" means a yard, buildings or part thereof, including office area and structures for any building trade or contractor, where equipment, materials, tools and machinery are stored, and includes a shop or related assembly work, but specifically excludes the storage or repair of any industrial equipment, machinery or motor vehicles, excluding recreational vehicles, with a rated gross vehicle weight of more than 10,000 kilograms (22,045 pounds).
59. "CONVENIENCE STORE" means a business establishment involved in the retail sale of food, tobacco, pharmaceuticals, periodicals, or other similar items of household necessity.
60. "COOKING FACILITIES" means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing, or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.
61. "CURIO SHOP" means a business establishment occupying a portion of a building or structure and involved in the retail sale of objects or articles valued because they are strange or rare, ancillary to a permitted tourist commercial use.
62. "CURLING RINK" means a building or structure or part thereof designed, built and intended for the recreational sport of ice curling, and may include a room or hall for related social activities.
63. "DAIRY PRODUCTS" means the products from milk and milk byproducts.
64. "DECK" means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

BL 4990

BL 4180

BL 4990

65. "DELICATESSEN" means a business establishment specializing in the preparation and retail sale of ready-to-eat food products such as cooked meats and prepared salads.
66. "DISCOUNT RETAIL OUTLET" means an establishment or store, offering merchandise for retail sales at less-than-usual retail prices, and characterized by large structures or warehouse style facilities, offering merchandise for sale on industrial-style shelving in original shipping boxes.
67. "DISTILLED PRODUCTS" means liquid products condensed from vapour during distillation, and includes spirits and distilled alcoholic liquor.
68. "DRY CLEANERS" means a business establishment involved in the process of dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric, and may include use of solvents, where odours, fumes, noise or vibration does not create a nuisance or disturbance off-premises.
69. "DWELLING UNIT" means a building or portion of a building used for residential occupancy, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

BL 5219

- (a) "ACCESSORY DWELLING UNIT" means a dwelling unit which is ancillary to a permitted non-residential use and is occupied by either the owner, or by a person (and family) employed on the lot where such dwelling unit is located, and may be situated above, behind, below or beside as an attached unit, or in a detached building from the permitted non-residential use.
- (b) "MULTI-FAMILY RESIDENTIAL DWELLING" means a building containing three or more residential dwelling units either with individual accesses or common accesses or hallways, and may include threeplexes, fourplexes, apartments, townhouses or row housing, for rental occupation, or for common ownership in accordance with the Strata Property Act, and may also include a complex of individual dwelling units in the form of cluster housing.
- (c) "MULTI-FAMILY RESIDENTIAL DWELLING UNIT" means a dwelling unit located within a multi-family residential dwelling.
- (d) "SINGLE-FAMILY RESIDENTIAL DWELLING" means a building consisting of not more than one dwelling unit.
- (e) "TEMPORARY DWELLING UNIT" means a residential dwelling unit intended for occupation on a temporary basis, in accordance with the provisions of this bylaw.

BL 4181

BL 5219

(f) “TWO-FAMILY RESIDENTIAL DWELLING UNIT / DUPLEX” means a building containing two dwelling units, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common party wall extending from ground to roof, with the exception of a common stairwell (interior or exterior). For clarity, a Single Family Residential Dwelling containing a Secondary Suite is not considered a Two-Family Residential Dwelling Unit / Duplex.

70. "ELECTROPLATING" means the process of coating, as with metals, by electrolysis or the production of chemical changes by passage of an electronic current through an electrolyte.

71. “ESTABLISHED BUILDING LINE” means the average setback from the street line of the two lawfully established buildings on adjacent lots, or the average setback of at least three lawfully established buildings on separate lots on the same side of a street within 200 metres of road frontage of the subject property.

72. "EVISCERATED POULTRY" means chickens, turkeys or other domesticated birds with their entrails removed.

73. "EXTRACTION OF RAW MATERIALS" means the process of removal and refinement of sands, gravels and other minerals from the ground.

74. "FABRICATING" means the process of making or creating through means of cutting, carving, bending or shaping.

BL 5041

75. “FARM BUILDINGS AND STRUCTURES”: means a structure or a building or part thereof which is used for and located on land devoted to the practice of agriculture. Farm buildings and structures are used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural or horticultural produce or feeds. Farm buildings include, but are not limited to produce storage and packing facilities, livestock and poultry housing, milking centres, manure storage facilities, grain bins and silos, farm workshops, greenhouses, as well as horse riding, exercise and training facilities.

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76. “FARM PRODUCTS” means plants or animals reared or produced on a farm. Livestock will be considered produced on the farm if it has been finished on the farm property for a minimum of 3 months. Plants will be considered produced on the farm if they have been grown on the farm property for a minimum of three months.

BL 4181

77. “FARM RETAIL SALES” means direct retail sales of farm products, either in its raw or processed state from a storefront to the general public, excluding a restaurant, bakery and delicatessen. This does not preclude the normal wholesale marketing of farm products produced on the farm, such as hay,

cattle, corn, etc.

78. "FEED AND SEED STORAGE" means the keeping and storage of agricultural products or food for livestock or crop production.
79. "FEEDLOT" means a fenced area where livestock, poultry or farmed game is confined solely for the purpose of growing or finishing, and is sustained by means other than grazing.
80. "FIRE HALL" means a building or structure or part thereof containing vehicles and equipment intended for the prevention or extinguishing of fires, including ancillary rooms and activity areas for the firefighters, and may include ancillary meeting rooms for public assemblies.
81. "FIRST AID STATION" means a building or structure or part thereof providing services for the emergency care or treatment of injured or ill persons.
82. "FIRST STOREY" means the uppermost storey having its floor level not more than 2.0 m above grade.
83. "FLOOR AREA" means the maximum area contained within the outside dimensions of the exterior walls of a building.
84. "FLOOR AREA RATIO" means the number or percentage obtained when the floor area of all buildings or structures on a lot are divided by the land area of the lot.
85. "FRATERNAL CLUB OR ORGANIZATION" means a group of people organized for a common interest, usually cultural, religious, or entertainment, with regular meetings, rituals, and formal written membership requirements.
86. "FUEL SERVICE" means the service and provision of fuels and lubricating oils for motor vehicles, boats and aircraft, ancillary to a permitted tourist commercial use.
87. "FUEL STORAGE AND SUPPLY YARD" means an establishment, including lands, buildings and containers or tanks involved in the bulk storage and supply of petroleum, gasoline, fuel oil, propane, flammable liquid or fluid.
88. "FUR FARM" means a place in which two or more fur bearing animals are kept in captivity. Fur bearing animals means animals that are wild by nature, kept in captivity, and whose pelts are commonly used for commercial purposes, but does not include a species of animal excluded by regulation under the Fur Farm Act.
89. "FURNITURE REPAIR" means the repair and refurbishing of household and

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office-related furniture.

90. "GAME BIRDS" include guinea fowl, pheasant, partridge, pigeon, quail, silkies, peafowl, squab and tinamou.
91. "GENERAL STORE" means a business establishment involved in the retail sale of various general household items, including food and groceries, clothing, recreational toys and equipment, convenience items and items of household necessity.
92. "GOLF COURSE" means a public or private area operated for the purpose of playing golf, and may include, as ancillary uses, a clubhouse, restaurant and parking area, a concession stand, a pro shop, a putting green, and a practice range.
93. "GREENHOUSE" means a building or structure, usually heated, covered with translucent material for the purpose of admitting natural light for plant growth, and of sufficient size for persons to work within the building or structure.
94. "GROCERY STORE" means a business establishment involved in the retail sale of groceries and staple food items, and related household items.
95. "GUEST RANCH" means a western-oriented, recreational tourist establishment operating as a resort in conjunction with an agricultural operation, in a predominantly rural setting, and which provides accommodation, social/recreational activities and facilities, including horseback riding and guiding.
96. "HEALTH SERVICES CENTRE" means an establishment containing equipment and facilities for exercising, training, reducing, tanning and relaxation.
97. "HEALTH SPA" means a recreational tourist establishment, operating as a resort, and which provides accommodation, social / recreational activities and facilities, and includes facilities and services related to health, fitness and relaxation.
98. "HEAVY EQUIPMENT SALES, REPAIRS OR STORAGE" means the retail sale, wholesale, lease or rental of new or used industrial equipment, machinery or motor vehicles with a rated gross vehicle weight of more than 10,000 kilograms (22,045 pounds), the maintenance, repair or storage of such equipment, machinery or motor vehicles, and the sale of related parts and accessories.

99. "HEIGHT OF BUILDING" means the vertical distance measured from the average finished ground elevation to the highest point of the roof surface, excluding farm buildings for bona fide farm operations, chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating / cooling units.
- BL 4181
100. "HIGHWAY" includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a Forest Service Road, a private right-of-way on private property, or a pathway not intended for vehicular traffic.
- BL 5219
101. "HISTORIC SITE" means a structure or place of historic or cultural significance, and recognized as such by local, First Nations, provincial or federal authorities or agencies, and may include ancillary retail sales of related souvenirs and the like.
102. "HOME INDUSTRY" means an occupation or use which is clearly ancillary or secondary to a permitted residential use in accordance with the provisions of this bylaw, and may be located in an ancillary building. A home industry shall not include a cannabis production facility.
103. "HOME OCCUPATION" means an occupation or use which is clearly ancillary or secondary to a permitted residential use in accordance with the provisions of this bylaw, and may only be located within the principal residential dwelling unit.
- BL 4181
104. "HORSE BOARDING CENTRE" means a facility for horse riding, training and boarding.
- BL 5219
105. "HORTICULTURE" means activities related to the growing and cultivation of fruits, vegetables, flowers, and ornamental plants, but not including cannabis. Notwithstanding this definition, the cultivation of cannabis in accordance with Provincial and Federal regulations, including the Agricultural Land Commission Act, is permitted on lands within the Agricultural Land Reserve.
- BL 4181
106. "HOTEL" means a building used exclusively for the transient lodging of the general public, where payment for occupancy is on a daily or weekly basis to the operator of the premises and which building may include ancillary services such as restaurants, meeting or conference rooms, recreational facilities, and entertainment facilities issued a license pursuant to the Liquor Control and Licensing Act.
- BL 4238
107. "HOUSEKEEPING UNIT" means a dwelling unit for the transient residential use of tourists and other members of the travelling public, and may include sanitary as well as kitchen or cooking facilities.
108. "INDUSTRIAL REPAIRS" means an establishment offering services related to the replacement and repair of industrial machinery and equipment.

- BL 4238 109. "INTENSIVE LIVESTOCK OPERATIONS" means the raising and feeding of livestock on an intensive basis for commercial purposes. Without restricting the generality of the forgoing, this definition includes feedlots, poultry or fowl operations, fur farms, aquaculture, and wild game ranches for game birds or ratites.
- BL 4181 110. "KENNEL" means any building, structure, compound, group of pens or cages, or property where dogs or cats are intended to be trained, cared for, bred, boarded or kept for any purpose. A dog or cat means a member of the canine or feline species which is 4 or more months in age.
- BL 4181 111. "LAKE ACCESS ROAD" means a right-of-way for vehicular traffic and/or pedestrian traffic leading to a lakeshore with a maximum total of eight lots bordering the road. The right-of-way may or may not be constructed.
112. "LAND" includes any land, the surface of water, and land covered by water.
113. "LANE or LANEWAY" means a public way designed for vehicular use having a width not less than 6 metres (19.69 feet) nor more than 7.5 metres (24.6 feet) and affording only secondary means of access to a lot.
114. "LAUNDROMAT" means a business establishment containing one or more washing machines, and drying, ironing, finishing and incidental equipment, provided that only water, soaps and detergents are used and where noise or vibration does not create a nuisance or disturbance off-premises.
115. "LIBRARY" means a place in which books and related materials are kept for use but not for sale.
116. "LIQUOR STORE" means a business establishment approved under the Liquor Distribution Act for the retail sale of beer, liquor and wine, not for consumption on the premises, and includes a government liquor store, a government beer store, and a government wine store issued Class G license pursuant to the Liquor Control and Licensing Act.
- BL 4181 117. "LIVESTOCK" includes cattle, horses, mules, donkey, sheep, goats, swine, bison, llamas, alpacas and rabbits.
118. "LIVESTOCK INCINERATOR" means an incineration unit used for the purpose of reducing livestock and poultry remains to ash, provided the activity is in compliance with federal and provincial legislation and regulation.
119. "LODGE" means a tourist establishment, operating as a resort, and which provides transient lodging and sleeping accommodations to the general public, where payment for lodging is on a daily or weekly basis to the operator of the premises, and may include ancillary social and recreational facilities and activities.

120. "LOG SORT YARD" means a parcel of land where logs are received in order to be grouped into variable sized lots that are piece-scaled for volume and sorted into decks of specific species and grades for sale and shipment. This excludes further processing (except bucking) or manufacturing. Further, this does not apply to the sale of logs from private property, which is limited to only those trees cut on that property as a result of lot development or from contiguous lots owned by the same property for the purposes of lot development.

121. "LOGGING AND FORESTRY ACTIVITIES" means the management, development and cultivation of timber resources.

122. "LOT" means an area of land designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the Land Title Act or Strata Property Act in the Land Title Office or surveyed under the Land Act. Other related and supplementary definitions are as follows:

- (a) "LOT AREA" means the total horizontal area within the lot lines.
- (b) "LOT COVERAGE" means the area of a lot covered by buildings and structures, excluding farm buildings, expressed as a percentage.
- (c) "LOT FRONTAGE" means the horizontal distance between the side lot lines, such distance being measured along a line parallel to the front lot line a distance equal to the minimum required front-yard depth.
- (d) "LOT LINE" means the legal boundary of a lot that divides one lot from another lot, or from a road right-of-way, and is further described as follows:
 - i) "FRONT LOT LINE" means, in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line, and the longer lot line abutting a street shall be deemed an exterior side lot line, except where abutting a controlled access highway, in which case the lot line where access is provided shall be deemed the front lot line.
 - ii) "REAR LOT LINE" means, in the case of a lot having four or more lot lines, the lot farthest from and opposite to the front lot line. If a lot has less than four lot lines, there shall be deemed to be no rear lot line.
 - iii) "SIDE LOT LINE" means a lot line other than a front or rear lot line.
- (e) "CORNER LOT" means a lot situated at the intersection of two streets.

(f) "INTERIOR LOT" means any lot which has street access, other than a corner lot.

123. "MACHINE SHOP" means a building or establishment involved in the industrial process of shaping, fabricating, finishing and repairing by means of machine-operated tools.

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124. "MANUFACTURED HOME" means a factory-built, single detached dwelling unit conforming to CSA Z-240 or CSA A277 standards. They are built on a non-removable steel chassis and are designed to be complete when they leave the factory, except for incidental assembly on site. Manufactured homes does not include recreational vehicles or park models.

BL 5219

125. "MANUFACTURING" means the process or operation of making wares or products from raw materials, manually, or with the aid of machinery, but not including a cannabis production facility.

126. "MARINA AND FLOATPLANE BASE" means an establishment, including buildings, structures and docking facilities, and located on and adjacent to a navigable waterbody, and used for the mooring, berthing and storing of boats and floatplanes, and may include facilities for the sale, rental and repair of boats, floatplanes and accessory marine crafts, including fuels and lubricants.

127. "MEAT, FISH AND POULTRY PACKING PLANT" means an industrial establishment involved in the packaging, canning and preserving of meat, fish and poultry products intended for retail sale.

128. "MEDICAL CLINIC" means a building or part thereof where members of the medical profession, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists provide diagnosis and treatment to the general public without overnight accommodation, and may include reception areas, offices for consultation, treatment rooms, including X-ray and minor operating rooms, a pharmaceutical dispensary, and a coffee shop.

129. "MERCHANDISE SERVICE SHOP" means an establishment wherein articles or goods such as household items and appliances or similar items may be repaired or serviced.

BL 4990

130. "MEZZANINE" means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.

131. "MICRO-BREWERY" means an establishment which provides goods, facilities or services to persons producing or manufacturing wine, beer or cider in the establishment for their own consumption or consumption at no charge by others, and licensed under the Liquor Control and Licensing Act.

132. "MINI-STORAGE and SELF-STORAGE" means a building or structure or part thereof containing separate, individual, and private storage spaces of

various sizes, leased or rented on individual leases for varying periods of time.

BL 4181

133. "MOBILE HOME PARK" means land used or occupied for the purpose of providing spaces for the accommodation of three or more mobile homes, including improvements, utilities and services and facilities for the residents, and may include lands under single ownership for limited term land-lease developments, or lands under common ownership for developments approved under the Strata Property.

134. "MOBILE HOME and TRAILER SALES" means an establishment involved in the display and sales of mobile homes and trailers.

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135. "MODULAR HOME" means a dwelling unit built in sections at a factory. The sections are transported to the building site to be joined together. They have a CSA A277 label to show they were built in a certified factory.

136. "MOTEL" means a building or buildings where most rooms are accessed from the outside, and used exclusively for the transient lodging of the general public, where payment for occupancy is on a daily or weekly basis to the operator of the premises, and may include ancillary services such as restaurants and recreational facilities.

137. "MOTOR VEHICLE FUEL STATION" means a business establishment involved in the retail sale of motor vehicle fuels (including gasoline, diesel fuel, gasohol, propane and natural gas) and lubricating oils, including, as ancillary activities, the sale of products ancillary to motor vehicle fuel sales.

138. "MOTOR VEHICLE SERVICE STATION" means a business establishment involved in the retail sale of motor vehicle fuels and lubricating oils, and including, as ancillary activities, the sale of motor vehicle accessories and the servicing of motor vehicles, except body works, painting, and major repairs.

139. "MUFFLER SHOP" means an establishment specializing in the repair and replacement of automotive exhaust systems.

140. "MULTI-TENANT COMPLEX" means a building or structure leased to or owned by different tenants containing two or more units and, as an example, may include retail stores or wholesale outlets on the first floor, and offices on the second floor, or main floor commercial uses and upper level residential uses, where permitted.

BL 4181

141. "MUSEUM" means an institution or establishment devoted to the procurement, care, and display of objects of lasting interest or value, and may include ancillary retail sales of related souvenirs and the like.

142. "NATURAL BOUNDARY" means the visible high watermark of a lake, stream, river, or other body of water where the presence and action of the water is so common, usual, and long continued in all ordinary years as to mark upon the soil of the bed of the lake, stream, river, or other body of water a character distinct from that of the banks thereof, in respect to vegetation and the nature of the soil.
143. "NEIGHBOURHOOD PLAZA" means a group of commercial establishments intended to serve a local neighbourhood area, and planned, constructed, and managed as a total entity up to a maximum of 2,000 square metres (21,528.5 square feet) total floor area, with customer and employee parking provided on-site, and provision for goods delivery separated from customer access.
144. "NEIGHBOURHOOD PUBLIC HOUSE" means a neighbourhood-oriented local beverage room issued a license pursuant to the Liquor Control and Licensing Act.
145. "NOISE" means any level of sound that can be measured in decibels greater than zero decibels above ambient levels.
146. "NURSERY" means a farm operation where woody ornamentals or herbaceous perennial plants, not including cannabis, are grown outdoors or in removable overwintering polyhouses, cold frames and hot beds.
147. "OFFICE" means that area within a building or structure or part thereof wherein business is transacted or a service is provided, and includes the office of a private business or corporation, or the office of a local, provincial, or federal government agency or crown corporation, and includes any commission, board, authority or department established by such agency or Crown corporation.
148. "ON-GROUND SURFACE" means the grade or elevation of the natural surface, or the average grade or elevation of the finished surface of the ground at the base of a structure or a building that abuts a front, rear or side yard.
149. "OPEN STORAGE" means the keeping or storage of goods, materials, merchandise, supplies, equipment or parts outdoors or in an unenclosed area.
150. "OUTDOOR RECREATIONAL FACILITY" means an area designed and equipped for the conduct of outdoor sports, recreational and leisure-time activities, and may include provincial campsites and recreational sites, as well as ancillary buildings or structures for the storage of related equipment or public washroom facilities.
151. "PACKING OR CRATING PLANT" means an industrial establishment involved in processing, packing and crating of products and goods for

shipment and transport.

152. "PAINT, FLOOR AND WALL COVERING STORE" means a business establishment specializing in the retail sale of household paints, flooring, and wall covering products and related services.
153. "PARKS AND PLAYGROUNDS" means areas intended for use by the public for active and passive recreation, including facilities, equipment and structures for active play by children as well as court and field games.
154. "PERSONAL CARE HOME" means residences usually occupied by the elderly or infirm that provide rooms, meals, personal care, and health monitoring services under the supervision of a registered nurse and that may provide other services, such as leisure, recreational, social, and cultural activities.
155. "PERSONAL SERVICE SHOP" means a business establishment wherein personal services are performed, including a barber shop, hair or beauty salon, shoe repairs, tailor shop, photographic studio or other similar uses, but specifically excludes massage parlours.
156. "PHARMACY" means an establishment where the primary business is the filling of medical prescriptions and the sale of pharmaceuticals, medical devices and supplies, and non-prescription medicines, but where other non-medical products may be sold, including cards, candies, cosmetics, and other household items related to personal care.
157. "PORCH" means a one-storey covered entrance to a building that is not used for living space, and is attached to the outside of a building.
158. "PORTABLE SAWMILL" means a mill for sawing logs into lumber or other wood products that is capable of being moved, and operated for no longer than two months duration within a calendar year. This applies to logs harvested on the property on which the portable sawmill is located or from abutting properties as a result of arrangement with the abutting landowner, or from contiguous lots owned by the same property for the purposes of lot development.
159. "POSTAL OUTLET" means a limited service agency involved in the provision of mail services.
160. "POULTRY" means domesticated birds kept for eggs, meat, feathers, hide, or cosmetic or medicinal purposes, and includes broilers, cornish, layers, breeding stock, replacement pullets, roasters, turkey, ducks, geese, game birds, and ratites.
161. "PRIMARY AGRICULTURAL PRODUCTS" means those products produced on the farm and offered at the farm gate without any processing or

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value added.

BL 5219

162. "PRINCIPAL DWELLING" means a principal residential dwelling unit that:
- a) consists of a self-contained set of rooms located in a building;
 - b) is intended for use as residential occupancy;
 - c) contains cooking facility and should also contain sleeping and sanitary facilities that are intended to be exclusive to the unit; and
 - d) is not a secondary suite or an accessory dwelling.
163. "PRIVATE HOSPITAL" means an institution or a distinct part of an institution that is licensed or approved by the Ministry of Health to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients who are not related to the property owner by marriage, blood, or adoption, and may include or consist of a long-term facility approved as a nursing home or infirmary unit of a home for the aged.
164. "PUBLIC GARAGE" means a building or structure or part thereof belonging to an agency for public use where motor vehicles are stored and where fuels or oils are kept for the servicing of motor vehicles and where repairs are effected, not including the painting or repairing of automobile bodies.
165. "PUBLIC STORAGE YARD" means a space or area appurtenant to a building or structure belonging to an agency for public use where motor vehicles, equipment and materials, including road sand and gravels, are stored and kept.

BL 4181

166. "PUBLIC USE" means lands, buildings, structures, or parts thereof used for community services such as an ambulance station, arena, court of law, community centre, fire hall, police station, and community recreation centre, but excluding a public garage or public storage yard.

BL 4181

167. "PUBLIC UTILITY" means a use, including buildings and structures, providing electricity, natural gas, telephone, radio and television broadcasting, transmitting and receiving and similar services where such use is established by a municipality, the regional district, an improvement district, or a company regulated by government utility or communications legislation.
168. "PUBLISHING AND PRINTING" means an establishment involved in the production and reproduction of printed materials.
169. "PULP AND PAPER" means the process of making paper from wood.
170. "RACQUET COURTS" means indoor or outdoor court areas for the playing of racquet sports, including tennis, squash, racquet ball and handball.
171. "RATITES" means birds that have small or rudimentary wings and no keel to the breastbone and includes ostriches, rheas and emus.

BL 4180

172. "RAW MATERIALS" means matter or materials changed little from their original form and includes materials extracted from the ground, including sand, gravel, rocks and boulders.

173. "RECREATIONAL FACILITY" means a facility or place designed and equipped for the conduct of sports and leisure-time activities.

BL 4990

174. "RECREATIONAL VEHICLE (RV)" means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.

BL 4238

175. "RECREATIONAL VEHICLE PARK" means, similar to a campsite, an area of a lot used for the transient accommodation of travellers in recreational vehicles such as trailers, campers or motor homes for recreation, education or vacation purposes, and which may be licensed accommodation under the regulations made pursuant to the Travel Regulation Act.

BL 4238

176. "RECREATIONAL VEHICLE SITE" means an individual site within a recreational vehicle park designated or allocated for the transient accommodation of travellers in a specific recreational vehicle.

177. "REFUSE DISPOSAL SITE" means an area or site for the disposal of refuse and solid wastes, and may include facilities for collection, sorting and storage of recyclable materials, under the operational control of the Cariboo Regional District and/or a member municipality, or a privately owned site approved by and under the regulatory control of the Province of British Columbia. It may also include or consist of any major installation and collection facility associated with a sanitary sewerage system, including pumphouses, lagoons, and treatment plants.

BL 4990

178. "RESIDENTIAL OCCUPANCY" means the occupancy or use of a building or part thereof by persons for whom sleeping accommodation is provided but not harboured for the purpose of vacation rental, receiving care or treatment, and are not voluntary detained.

179. "RESORT" means a tourist establishment providing lodging and sleeping accommodations for the general public, and providing facilities for the serving of meals, and furnishing equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational activities.

180. "REST HOME" means a facility that provides personal care, including dressing and feeding and health-related care and services, to individuals who require such assistance but do not require the degree of medical care and treatment that a private hospital or personal care home provides. A rest home may also include residences for the elderly for independent living independent of or in conjunction with a private hospital or personal care home. A rest home may provide other resident services such as leisure, recreational, social, and cultural activities.

BL 4181

181. "RESTAURANT" means a business establishment where food and beverages are prepared, served and consumed on the premises, and may include facilities for ordering and pick-up for consumption off-site. A restaurant may also include dining establishments issued a food primary license pursuant to the Liquor Control and Licensing Act, but excluding Licencee Retail Stores.

182. "RETAIL FLOOR AREA" means the total usable floor area within a singular commercial establishment involved in retail sales, but excludes washrooms, furnace and utility rooms, storage areas and staff rooms.

183. "RETAIL SALES" means a business establishment involved in the selling of goods and merchandise directly to the consumer for personal or household use or consumption and rendering services incidental to the sale of such goods and merchandise.

BL 5219

184. "RETAIL SALES, CANNABIS" means an establishment used for the retail sale of cannabis that has been licenced by the Government of British Columbia.

185. "ROAD" means a public road and road right-of-way designed and constructed for use of vehicular traffic or vehicular and pedestrian traffic.

186. "ROOMING AND BOARDING ACCOMMODATIONS" means a room or rooms, similar to sleeping units, in a dwelling unit, and for the accommodation of roomers and boarders with either private or shared sanitary facilities, without separate kitchen or cooking facilities, and shall not include or be permitted in conjunction with a hotel, motel, lodge, resort, bed and breakfast establishment, personal care or rest home, community care facility, or any other similar commercial or institutional use identified herein.

187. "SALVAGE YARD" means an establishment where goods, wares, merchandise, articles or things are processed and stored for further use, wholly or partly in the open and includes a junkyard, a scrap metal yard and an automobile wrecking yard or premises.

188. "SAWMILL" means a permanent facility for the sawing, planing and dressing of logs and timber into finished lumber and building materials and includes areas for the sorting, storage and shipment of such.

- BL 4181 189. "SCHOOL" means buildings or structures or parts thereof which are designed, constructed and used for educational purposes, and includes private and public elementary, secondary and post-secondary educational facilities.
- BL 4640 190. "SCREENING AND FENCING" means a vegetated buffer, noise abatement berm, or a closed wood, metal and/or plastic barrier designed to screen or obstruct certain views of the property and reduce the escape of noise from the property, and is broken only by access drives, lanes and walkways, and maintained in good condition, free of advertising materials, displays or notices. This term excludes open mesh or chain link style fences and vegetation used as a wind break.
- BL 4990 191. "SEASONAL LODGING FACILITY" means a facility intended for temporary occupation and living accommodations by work crews or employees of a government agency or department, or of a registered company, and may include sleeping units either located in a principal dwelling or in an ancillary dwelling, mobile homes, and interconnected units.
- BL 4990 192. "SECONDARY DWELLING" means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.
- BL 4990 193. "SECONDARY SUITE" means an additional dwelling unit
- a) having a total floor space of not more than 90 m² in area;
 - b) having a floor space less than 40% of the habitable floor space of the building;
 - c) located within a building of residential occupancy containing only one other dwelling unit; and
 - d) located in and part of a building which is a single real estate entity.
194. "SEPTIC TANK SERVICE" means an establishment involved in the installation, repair, replacement and pumping or removal of wastes from septic tanks and services relating thereto.
195. "SETBACK" means the distance between a lot line and the exterior walls of a building or structure (see related definitions for yard), measured from the lot line to the exterior face of the foundation, except for those matters and items specifically excluded or permitted as exemptions elsewhere in this bylaw.
196. "SHEET METAL WORKSHOP" means an industrial establishment specializing in the storage, bending, fabrication and assembly of sheet metal products and services thereof.
197. "SIGHT TRIANGLE" means a triangular portion of land measuring 6.1 metres (20 feet) by 6.1 metres (20 feet) established at street intersections in which buildings or structures may not be erected or placed, or landscape

features, including trees and bushes, are not allowed to be planted or grow such as to limit or obstruct the sight distance of motorists entering or leaving the intersection, exclusive of and not in addition to, any existing sight triangle area already dedicated as part of the road right-of-way.

BL 4238

198. "SITE AREA" means the area of a lot or part thereof sufficient in area to satisfy the minimum lot area requirements for a specific use in this bylaw, where multiple zones exist for a lot.

199. "SLEEPING UNIT" means a room or rooms rented to the general public and used as transient or overnight sleeping accommodations, and may include sanitary facilities, but excludes kitchen or cooking facilities.

BL 4238

200. "SMALL EQUIPMENT, MACHINERY AND TOOL RENTAL" means a business establishment specializing in the sale and rental of small equipment, machinery and tools, and includes facilities for the indoor and outdoor storage of such, as well as facilities for repair and service of such.

BL 4181

201. "SMALL SAWMILL" means a facility, either portable or stationary in nature, for the sawing, planing and dressing of logs into finished lumber and other wood products and building materials (including log frame home components but does not include assembly) and includes areas for the sorting, storage, and shipment of such. This includes logs harvested from the property upon which the facility is located and up to 2000 cubic metres of wood per year imported from other areas, provided this activity is in compliance with provincial and federal legislation.

BL 4990

202. "SPECIAL GROUP CAMP" – means a facility that includes overnight accommodation and delivers identified spiritual, educational or recreational programs and includes church camps, Scout and Girl Guide camps, and similar uses, but excluding commercial campgrounds, recreational vehicle parks, lodges, resorts, guest ranches and health spas.

203. "STOCKYARD" means an enclosed place where livestock and domestic farm animals are kept temporarily for auction, marketing or shipment.

204. "STOREY" means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

205. "STREET" also means, a public road and road right-of-way designed and constructed for use of vehicular traffic or vehicular and pedestrian traffic.

206. "STRUCTURE" means any appurtenance or improvement which is affixed to, supported by or sunk into land or water.

207. "TEMPORARY CONSTRUCTION, EXPLORATION OR LOGGING CAMP" means a camp intended for temporary occupation and living

accommodations by construction, exploration or work crews or employees of a government agency or department, or by a registered company, and may include trailers, campers, recreational vehicles, mobile homes, or interconnected modular units, provided the method by which sewage is to be disposed of is approved by the Medical Health Officer, and for the duration of the project, subject to the removal of all units and restoration of the site to a satisfactory condition following completion of the project.

- 208. "TEMPORARY FOUNDATION" means a supporting structure of a building located below the floor assembly which does not create usable living space under the building, and consisting only of concrete or pressure treated wood pad footings, and concrete pedestals, masonry or timber blocking or wood cribbing spaced no closer than 1.2 metres on centre.
- 209. "TEMPORARY USE" means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.
- 210. "THEATRE OR PLACE OF ENTERTAINMENT" means a building or part thereof devoted to dramatic, dance, musical or other live performances.
- 211. "TIRE SALES AND SERVICE" means a business specializing in the sales and service of automotive and vehicular tires, and related products.
- 212. "TRANSMISSION SHOPS" means a business specializing in the sales and service, including repair and replacement of, motor vehicle transmissions.
- 213. "TRANSPORT TERMINAL OR DEPOT" means a facility for transport trucks and freight forwarders and includes the sale of related fuels, parts and accessories as well as the storage, maintenance or repair of commodities for shipment and related vehicles and trailers, equipment and stock, and ancillary warehouse and office use.
- 214. "UPHOLSTERY SHOP" means an establishment specializing in the repair, replacement or refurbishing of fabrics, padding and springs for household or office furniture.
- 215. "USE" means the purpose or activities for which land, buildings and structures are designed, arranged, intended, occupied or maintained.
- 216. "VACATION RENTAL" is generally defined as the use of a residential dwelling unit for the commercial accommodation of paying guests for a period of less than one month (NOTE: this does not include Bed and Breakfast Operations).

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217. "VETERINARY CLINIC" means, similar to an animal hospital, a building or portion thereof where one or more licensed veterinarians and associated staff provide medical, surgical, or general health care services for domestic animals and house pets, and may also include grooming or boarding services.
218. "VOCATIONAL TRAINING FACILITY" means a public or privately operated secondary or post secondary educational facility primarily teaching specific job related skills or offering training and course work in specific trades and job related functions.
219. "WAREHOUSE" means an establishment, including buildings and structures, used for the storage and distribution of goods, wares, merchandise, materials and commodities, and may include ancillary office space, but excludes retail sales unless otherwise specified herein.
220. "WATER FRONTAGE" means the distance between two side lot lines, measured in a horizontal straight line between the points of intersection of the side lot lines and the shoreline of the lot.
221. "WATER FRONTAGE" means the straight line horizontal distance between the two most widely separated points on any one shoreline of a lot.
222. "WATERCOURSE" means any natural or man-made depression with well-defined banks and a bed 0.6 metre or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometers or more upstream of the point of consideration, or as required by a designated official of the BC Ministry of Environment.
223. "WELDING SHOP" means an industrial establishment specializing in the fabrication of metals by means of heating and fusion.
224. "WET BAR" means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. The provision of wet bars in no way permits an accessory dwelling unit to be established.
225. "WHOLESALE OUTLET" means a business establishment devoted to wholesale sales.
226. "WHOLESALE SALES" means the sale of goods, commodities and merchandise to retail distributors; to other wholesale distributors; to industrial, commercial, institutional or professional business users; or acting as agents or brokers and buying or selling goods, commodities and merchandise for incorporation and assembly into other products.
227. "YARD" means a space or area, appurtenant to and on the same lot as a building or structure or excavation, and which is open, uncovered, and unoccupied from the ground to the sky, except for those matters and items

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specifically excluded or permitted as exemptions elsewhere in this bylaw. Other related and supplementary definitions are as follows:

- (a) "FRONT YARD" means the yard requirement extending across the full width of the lot between the front lot line of the lot and the setback to any building or structure, running parallel with the front lot line.
- (b) "REAR YARD" means the yard requirement extending across the full width of the lot between the rear lot line of the lot and the setback to any building or structure, running parallel with the rear lot line.
- (c) "SIDE YARD" means the yard requirement extending from the front yard to the rear yard and between the side lot line of the lot and the setback to any building or structure, running parallel with the side lot line, and is further distinguished as follows:
 - i) "EXTERIOR SIDE YARD" means a side yard immediately adjoining a public road or street and is normally associated with a lot located at an intersection, and is distinguished from the front yard for interpretation purposes.
 - ii) "INTERIOR SIDE YARD" means a side yard other than an exterior side yard.

4.0 GENERAL PROVISIONS AND REGULATIONS

4.1 USES PERMITTED - GENERAL

- (a) No person shall use or occupy any building, structure or land, including land covered by water, except as expressly permitted by this bylaw, and everything that is not expressly permitted is prohibited. A permitted use may only be carried on if all provisions of this bylaw are complied with.
- (b) The following uses are permitted throughout all zones applicable to the bylaw area:
 - i) public parks, playgrounds and trails
 - ii) a public use, excluding a public garage or public storage yard
 - iii) a public utility

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4.2 LAKE/WATERCOURSE SETBACK PROVISIONS

Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, except a fence, dock, boat launching facility, or waterworks facility, so that the building is located:

- (a) within 7.6 metres (24.93 feet) of the natural boundary of a lake;
- (b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;
- (c) on ground surface or the underside of the floor system of any building or part thereof, less than 0.6 metre (1.97 feet) above the two hundred year flood level where it has been determined, or, where it has not been determined:
 - i) 1.5 metres (4.92 feet) above the natural boundary of a lake 15 kilometres or less in length; or
 - ii) 3 metres (9.84 feet) above the natural boundary of a watercourse.

The required elevation may be achieved by structural elevation of the building, or by adequately compacted landfill in which any building is to be constructed or located, or by a combination of structural elevation or landfill. Where landfill is used to achieve the required elevations, no openings shall be located below the required elevations and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

- (d) Clauses (a), (b) and (c) shall not apply to the renovation or alteration of a lawfully existing building that does not involve an addition thereto.
- (e) Notwithstanding the provisions of clause (b) above, the setback requirement for a watercourse may be reduced to a minimum of 15 metres (49.21 feet) where it can be demonstrated that on-ground surface is a minimum of 6 metres (19.69 feet) above the natural boundary of the watercourse.

4.3 SENSITIVE / HAZARDOUS AREAS

Lands which include the symbol (S) in brackets following the parent zone symbol serve to identify that the lands may be subject to sensitive / hazardous conditions, including susceptibility to landslide and flood hazard, erosion and slope instability. These areas include active or inactive landslide areas, as well as areas not displaying obvious signs of instability which may have increased risk of instability following expansion of present landslides, the inclusion of additional dwellings into the area, requisite vegetation removal, or significant changes in groundwater conditions.

No new development shall take place in the sensitive / hazardous areas, including the subdivision of land or the construction of buildings or structures or additions thereto, unless a site specific geo-technical engineering investigation concludes that the site is safe for development, or where it has been determined from regional district mapping that there is sufficient lot area and building area outside of the sensitive / hazardous area.

Results of the site specific geo-technical investigation shall be in the form of a report certified by a professional engineer who has sufficient experience in the relevant natural hazards to be considered an expert. The report is to include a description of the site, soil and groundwater conditions as well as provide a discussion of the type and extent of the sites natural conditions. With due consideration to the intended use of the subject property, the report is to delineate Asafe@ development sites and provide any geo-technically related development constraints including, but not limited to, such issues as setback distances, occupancy restrictions, drainage control, vegetation retention, and mitigative slope works.

4.4 VISIBILITY

No person shall, within any sight triangle area, park a motor vehicle, or place or permit to be placed or grow any tree, shrub, plant, fence or other structure so as to create an obstruction to the field of vision between the heights of 1 metre (3.28 feet) and 3 metres (9.84 feet) above the natural grade of any highway.

4.5 MULTIPLE USES AND ZONES

- (a) Where any land, building or structure is used for more than one purpose, the applicable provisions of this bylaw which serve to regulate each use shall be complied with.
- (b) Where a lot is divided into more than one zone under the provisions of this bylaw, each such portion of the said lot shall be used in accordance with the Uses Permitted and Zone Provisions of this bylaw for that portion of the lot.

4.6 EXISTING LOT OF RECORD

Notwithstanding any other provisions of this bylaw to the contrary, where a lot, having a lesser lot area and/or waterfrontage than required herein, existed prior to the date of passing of this bylaw, as amended from time to time, is held under distinct and separate ownership from an abutting lot or lots, or where such lot area has been reduced in area as a result of expropriation, such smaller lot may be used in accordance with the zone provisions applicable to that lot and a building or structure may be erected, altered or used on such smaller lot, provided that all other provisions of this bylaw are complied with.

4.7 ESTABLISHED BUILDING LINE

Notwithstanding the yard and setback provisions of this bylaw to the contrary, where a single, two-family or multi-family residential dwelling is to be constructed or reconstructed on a lot within a residential zone and where there is an established building line of dwellings on the same side of the street, such permitted dwelling may be constructed or reconstructed closer to the street line than required by this bylaw such that the yard or setback is equal to the average setback of buildings on the same side of the street, provided that such permitted dwelling is not located closer to the street line than the established building line existing on the date of passing of this bylaw, and further provided that the location of the said building will not be in contravention with the Highway Act, B.C. Reg. 174/70.

4.8 COMPREHENSIVE ZONE COVERAGE

For the purposes of this bylaw, all lands and properties shall be deemed to have a zone assigned to it, including unsurveyed Crown lands. Any lands or properties therefore not assigned a specific zone, either in the property database by property description, or on the map references, shall be deemed to be included in the Resource / Agricultural (RA 1) zone unless or until specified otherwise.

4.9 HOME OCCUPATION

Notwithstanding any other provisions of this bylaw to the contrary, a home occupation shall not be permitted in any zone unless such home occupation conforms to the following provisions:

- (a) the activity shall be confined to the interior of the principal dwelling, with the exception of keeping of laying hens and beekeeping in accordance with Sections 4.22 and 4.23;
- (b) the activity shall be clearly subservient and incidental to the use of the dwelling for residential purposes, and to the residential use of the lot on which the dwelling is located, wherein a home occupation may only be permitted ancillary to a permitted residential use, but not ancillary to a permitted non-residential use;
- (c) no alteration may be made to the external appearance of the property which indicates that a home occupation is being conducted on the premises, except for one unilluminated sign not larger than 0.2 square metre (2.15 square feet);

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- (d) there shall be no noise, vibration, dust, smoke, odour, heat, or traffic generation other than that normally associated with a dwelling;
- (e) there shall be no external storage or outdoor display of materials, equipment, or finished products;
- (f) there shall be no retail sales or commodities offered for sale, except for catalogue sales, or those products or commodities produced on the premises;
- (g) not more than 40% of the gross floor area of the residential dwelling shall be used for the home occupation use, up to a total maximum area of 75 square metres (807 square feet); and
- (h) not more than one person who is not a resident of the dwelling to which the home occupation is ancillary may be employed in the activity.

4.10 HOME INDUSTRY

Notwithstanding any other provisions of this bylaw to the contrary, a home industry shall not be permitted in any zone unless such home industry conforms to the following provisions:

- (a) the activity shall be confined to the interior of the principal dwelling or to the interior of an ancillary building, with the exception of keeping of laying hens and beekeeping in accordance with Sections 4.22 and 4.23;
- (b) the activity shall be clearly subservient and incidental to the use of the dwelling for residential purposes, and to the residential use of the lot on which the dwelling is located, wherein a home industry may only be permitted ancillary to a permitted residential use, but not ancillary to a permitted non-residential use;
- (c) no alteration may be made to the external appearance of the property which indicates that a home industry is being conducted on the premises, except for one unilluminated sign not larger than 0.2 square metre (2.15 square feet);
- (d) there shall be no noise, vibration, dust, smoke, odour, heat, or traffic generation other than that normally associated with a dwelling;
- (e) there shall be no external storage or outdoor display of materials, equipment, or finished products, and not more than two vehicles for repair to be parked outdoors, exclusive of the residents' registered vehicles;
- (f) there shall be no retail sales of commodities offered for sale except for catalogue sales, or those products or commodities produced on the premises;

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- (g) not more than 40% of the gross floor area of the residential dwelling shall be used for the home industry use, or a total maximum area of 75 square metres (807 square feet) in either the residential dwelling or in an ancillary building. Notwithstanding this requirement, on lots of 0.4 hectare or greater, a total maximum area of 150 square metres (1,614 square feet) may be devoted to home industry use; and
- (h) not more than two persons who are not residents of the dwelling to which the home industry is ancillary, may be employed in the activity.

4.11 OCCUPANCY DURING CONSTRUCTION

- (a) Notwithstanding any other provisions of this bylaw to the contrary, a mobile home or a recreational vehicle may be used for occupation during the construction of a permanent dwelling on a lot provided that:
 - i) the occupancy shall not occur prior to the issuance of a building permit for the permanent residence, where applicable, and shall not continue beyond the commencement of the occupancy of the permanent residence;
 - ii) the siting of the mobile home or recreational vehicle meets the minimum lot line setback requirements of the applicable zone;
 - iii) the mobile home is erected on or anchored to a temporary foundation only, and no additions shall be made to the mobile home or recreational vehicle; and
 - iv) the method of sewage disposal has been approved by the Medical Health Officer.
- (b) In all zones, a temporary building, trailer and/or ancillary buildings may be used for the purposes of a construction site office, for security purposes, and for the storage of tools, equipment and materials for construction of the principal building(s), provided that:
 - i) the building or trailer shall be located so as not to cause a public hazard or nuisance;
 - ii) the building or trailer shall be located on the lot where construction is being undertaken and only for so long as is necessary for the work in progress and until the work is completed or abandoned; and
 - iii) a building permit has been issued for the principal building, where applicable, and, at the expiration of such permit, the building or trailer shall be removed.

4.12 BED AND BREAKFAST ACCOMMODATIONS

Notwithstanding any other provisions of this bylaw to the contrary, bed and breakfast accommodations shall not be permitted in any zone unless they conform to the following provisions:

- (a) the activity shall be confined to the interior of the principal dwelling, and may only be permitted ancillary to a permitted residential use, but not ancillary to a permitted non-residential use;

BL 4829

- (b) the dwelling unit shall be occupied by the owner or operator of the bed and breakfast establishment;
- (c) no more than four sleeping units to accommodate a maximum of eight adult bed and breakfast guests shall be permitted in a dwelling unit; and
- (d) no alterations may be made to the external appearance of the property which indicates that a bed and breakfast establishment is being conducted on the premises, except for one unilluminated sign not larger than 0.2 square metre (2.15 square feet).

4.13 ROOMING AND BOARDING ACCOMMODATIONS

Notwithstanding any other provisions of this bylaw to the contrary, rooming and boarding accommodations shall not be permitted in any zone unless they conform to the following provisions:

- a) the activity shall be confined to the interior of the principal dwelling wherein detached "cabins" or "guest houses" shall be expressly prohibited, and may only be permitted ancillary to a permitted residential use, but not ancillary to a permitted non-residential use;
- b) the dwelling unit shall be occupied by the owner of the dwelling unit; and
- c) not more than four (4) rooming and boarding guests shall be permitted in a dwelling unit.

4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES

Ancillary buildings and structures shall only be permitted in conjunction with a principal use in any zone provided that:

BL 5041

- (a) farm buildings and structures on land classified as bona fide agricultural operations are exempt from the maximum height and floor area requirement;

BL5041

- (b) ancillary buildings and structures do not include a dwelling or a sleeping unit or a structure providing overnight accommodation;

BL 5041

- (c) ancillary buildings may include, but are not limited to an attached or detached garage, carport, a storage shed, a workshop. The floor area requirements include any additional stories or internal mezzanines;

- (d) ancillary structures may include, but are not limited to a gazebo, deck, impermeable surface such as concrete pads. Driveway, breezeway, pumphouse, and wood boiler are excluded as ancillary buildings or structures;

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- (e) the combined or gross floor area and maximum height of all ancillary buildings and structures permitted are calculated as follows:

B/L 5041

Table 1 Maximum Height

Property Size	Maximum Height
Less Than 0.4 ha <i>(Less Than 0.99 ac)</i>	6.0 metres <i>(19.7 feet)</i>
0.4 ha To Less Than 2.0 ha <i>(0.99 ac To Less Than 4.94 ac)</i>	7.5 metres <i>(24.6 feet)</i>
2.0 ha To Less Than 4.0 ha <i>(4.94 ac To Less Than 9.88 ac)</i>	8.0 metres <i>(26.2 feet)</i>
4.0 ha to Less Than 32.0 ha <i>(9.88 ac to Less Than 79.07 ac)</i>	8.5 metres <i>(27.9 feet)</i>
32 ha and Greater <i>(79.07 ac)</i>	9.0 metres <i>(29.5 feet)</i>

Table 2 Maximum Floor Area

Property Size	Maximum Floor Area
Less Than 0.4 ha <i>(Less Than 0.99 ac)</i>	250 square metres <i>(2,691 square feet)</i>
0.4 ha to Less Than 2.0 ha <i>(0.99 ac to Less than 4.94 ac)</i>	300 square metres <i>(3,229 square feet)</i>
2.0 ha to Less Than 4.0 ha <i>(4.94 ac to Less Than 9.88 ac)</i>	350 square metres <i>(3,767 square feet)</i>
4.0 ha to Less Than 32.0 ha <i>(9.88 ac to Less Than 79.07 ac)</i>	400 square metres <i>(4,306 square feet)</i>
32.0 ha and Greater <i>(Greater Than 79.07 ac)</i>	450 square metres <i>(4,844 square feet)</i>

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(f) the maximum height for an ancillary building that is attached to a dwelling by a common wall and/or roofline, may be increased to the height of that dwelling.

(g) no person shall construct or erect an ancillary building or structure on a lot unless a principal building exists on the lot, or unless a valid and lawful building permit has been issued or remains in effect, where applicable. Notwithstanding this provision, lake shoreland properties in the RL, RL 2, RR 1, RR 2 and RR 3 zones may establish ancillary buildings or structures, including a garage, a carport, a storage shed, a gazebo, a porch, or a deck, without or prior to a principal building, provided that the combined floor area of all ancillary buildings or structures on the subject lot does not exceed a maximum of 75 square metres (807.3 square feet), and the maximum height of any ancillary building or structure does not exceed 5 metres (16.4 feet).

BL 4829

(h) for any property not zoned to permit an ancillary building as per section (g), an ancillary building of a maximum of 9.29 sq. m., and a maximum height of 4 m shall be permitted in any Residential or Rural zone without or prior to a principal building.

BL5041

- (i) ancillary structures, including decks attached to a principle dwelling or principle commercial or industrial building, are exempt from the combined gross floor area calculation. Decks attached to an ancillary building are not exempt from the combined gross floor area calculations. Ancillary structures, including decks, are not exempt from the lot coverage requirement.

4.15 ACCESSORY DWELLING UNITS

- (a) An accessory dwelling unit means a dwelling unit which is ancillary to a permitted non-residential use and is occupied by either the owner, or by the family of a person employed on the lot where such dwelling is located, and may be situated above, behind, or beside as an attached unit, or in a detached building from the permitted non-residential use.
- (b) Accessory dwelling units are only permitted as outlined in Section 5 for each zone respecting uses permitted and zone provisions, provided there are no other residential dwelling units on the subject lot.

4.16 TEMPORARY DWELLING UNITS

Notwithstanding any other provisions of this bylaw to the contrary, a temporary dwelling unit shall not be permitted in any zone, unless the temporary dwelling unit conforms to all the following provisions:

B/L 4238

- (a) a temporary dwelling unit shall only be located on a lot which conforms to the minimum lot area requirements for a single-family dwelling unit in the R 1 and the RL zones, and for a two-family dwelling unit in all other residential and rural zones, where applicable, and must comply with the minimum setback requirements, for the zone in which it is situated;
- (b) a temporary dwelling unit may be permitted for compassionate reasons for elderly, handicapped, or chronically ill, family members, but is not intended to include a licensed community care facility as defined in the Community Care Facilities Act. Where permitted for compassionate reasons, the temporary dwelling unit is to be occupied only by persons:
 - i) who are cared for or maintained by the resident owner of the subject property; or
 - ii) who are required to provide care or maintenance to the resident owner of the subject property; and
 - iii) for whom a physician has certified that such care or maintenance is necessary; and
 - iv) for whom the resident owner of the subject property has entered into a registered covenant as outlined in subsection (e) below;
- (c) a temporary dwelling unit, which may include a mobile or modular home, is located on or anchored to a temporary foundation only;

- (d) a building permit has been approved, where applicable, and approval has been obtained for sewage disposal and water supply by the relevant authority, in particular, by the Medical Health Officer, where community water and or community sewer systems are unavailable;
- (e) the owner of the subject property has entered into a registered covenant in favour of the Cariboo Regional District in accordance with Section 219 of the Land Title Act to ensure removal of the temporary dwelling unit following discontinuance of the use in accordance with the conditions set out in subsection (b) above; and
- (f) not later than the 31st day of December in each year, the owner of the subject lot shall complete and return to the Cariboo Regional District Development Services Department a declaration stating that:
 - i) the said temporary dwelling unit is still located on the lot and is still occupied in accordance with the conditions set out in subsections (b) or (c) above; or
 - ii) the said temporary dwelling unit has been removed from the subject lands.

4.17 HEIGHT AND YARD EXCEPTIONS

- (a) Notwithstanding any other provisions of this bylaw to the contrary, the maximum height requirements shall not apply to a chimney, a farm building for a bona fide agricultural operation, a church spire or belfry, an electrical transmission tower, a radio or television antenna, a satellite dish, a flag pole, a clock tower, a windmill, an elevator or ventilation machinery, or a public utility building or structure, including a monument, a water tower, a fire hose drying tower, or an observation tower.
- (b) Notwithstanding any other provisions of this bylaw to the contrary, where roof overhangs, chimneys, bay windows, cantilevers or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre provided that such reduction shall apply only to the projected feature.
- (c) Notwithstanding any other provisions of this bylaw to the contrary, where steps, or where unsupported eaves, canopies or balconies project beyond the face of a building:
 - i) the minimum permitted front yard or exterior side yard requirement may be reduced by not more than 2 metres; and
 - ii) the minimum permitted interior side yard or rear yard may be reduced by not more than 50% of such minimum distance, to a maximum reduction of 2 metres, provided that such reduction shall apply only to the projected feature.
- (d) Notwithstanding any other provisions of this bylaw to the contrary, the interior side yard and rear yard setback requirements shall not apply to a clothesline pole, an on ground surface patio, or an open deck where the open deck is not elevated more than 0.2 metre (0.66 feet) above on-ground surface. Furthermore, the minimum permitted interior side yard or rear yard may be reduced by not more than 50% of such minimum distance for a barbecue or satellite dish.

4.18 **MINIMUM LOT AREA EXCEPTIONS**

- (a) Minimum lot area requirements shall not apply:
- i) where the lot is intended for public use, including public utility buildings and structures, parks and playgrounds as well as outdoor recreational facilities of a non-commercial nature, museums and historic sites, cemeteries, refuse disposal sites, extraction of raw materials from the land, trapping and guide camps except main lodges, and temporary construction, exploration or logging camps;
 - ii) where lot lines are relocated to facilitate an existing development or improve a subdivision layout provided that no additional lots are created, all parts of all lots are zoned the same and physically contiguous, and no lot is enlarged to a size permitting further subdivision unless each lot included in the boundary revision is of an area large enough to satisfy the size requirements applied to the subject lands; or
 - iii) where an existing multi-family residential dwelling that was lawfully established and is properly zoned is converted to a strata parcel pursuant to the Strata Property Act, provided that the number of strata parcels being created does not exceed the number of dwelling units permitted on the original parcel, and each proposed strata parcel contains an existing dwelling unit within its area.
- (b) The minimum lot area requirements may be reduced by the amount of land required for road widening or relocation purposes, to a maximum of 10%, where the Subdivision Approving Officer requires that land be provided by the owner for highways when:
- i) the land is required for the purpose of widening an existing highway or right-of-way;
 - ii) the proposed subdivision would create less than three parcels; and
 - iii) but for this section, the proposed subdivision would be otherwise prohibited because the lots created would not attain the minimum lot area required herein.
- (c) Where land is subdivided under the Strata Property Act in any commercial or industrial zone, or in the RS 1, RS 2, RL or RR 3 zones, except for a mobile home park which requires approval in accordance with the Cariboo Regional District Mobile Home Park Bylaw, lot areas may be reduced to half the minimum lot area for that zone on the basis of a density of one dwelling unit per minimum allowable site area for that zone, providing that either 50% or a corresponding amount of the entire subject lot remains unsubdivided and kept as common area or as open space areas, and restricted from further subdivision by way of registered covenant in favour of the Cariboo Regional District in accordance with Section 219 of the Land Title Act.

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4.19 OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS

In all zones, off-street parking spaces and areas shall be provided in accordance with the following requirements:

- (a) Required off-street parking spaces shall have a minimum width of 2.8 metres (9.19 feet), and a minimum area of 17.08 square metres (183.85 square feet), whereas off-street parking areas shall require a minimum isle widths of 4.6 metres (15 feet) for single-loaded parking areas and 7.9 metres (25.9 feet) for double-loaded parking areas. Notwithstanding the above, handicapped parking spaces, where required in accordance with the BC Building Code, shall have a minimum width of 4.0 metres (13.12 feet), and a minimum area of 24.4 metres (262.65 square feet).
- (b) Required off-street loading spaces shall have a minimum width of 4 metres (13.1 feet), a minimum length of 9 metres (29.5 feet), and a minimum clearance height of 5 metres (16.4 feet).
- (c) The required off-street parking and loading spaces shall be located on the same lot as the building or use requiring the off-street parking and loading spaces.
- (d) When a building or structure accommodates more than one type of use, the off-street parking and loading space requirements for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.
- (e) The number of off-street parking and loading spaces for motor vehicles is calculated according to the following table where the first column identifies the class of building or use, the second column identifies the required off-street parking spaces, and the third column identifies the required loading spaces:

Table 1 - Required Parking and Loading Spaces

Class of Building or Use	Required Parking Spaces	Required Loading Spaces
Residential: - one- or two-family dwelling - multi-family dwelling	- 2 per dwelling unit - 1.5 per dwelling unit	- N/A - N/A
Commercial (Retail): - convenience, grocery or general store; retail store; service shop, etc.	- 4.4 per 100 square metres of gross floor area	- 1 for the first 500 square metres, 2 for the next 2,000 square metres, then 1 for each additional 2,500 square metres
Commercial (Office):	- 2.8 per 100 square metres of gross floor area	- as per Commercial (Retail) requirements
Commercial (Other): - motel, lodge, resort - hotel, lounge - neighbourhood pub - restaurant - recreational facility	- 1 per sleeping or housekeeping unit; 13.3 per 100 square metres of gross floor area in the café, restaurant, lounge or pub; 6 per golf green; 1 per 20 square metres of gross floor for banquet facilities	- as per Commercial (Retail) requirements
Industrial: - service commercial / light industrial uses; - general industrial uses; - heavy industrial uses	- 1.5 per 100 metres of gross floor area; - 1.5 per 100 metres of gross floor area; - 1.3 per 100 metres of gross floor area	- for all industrial uses, a minimum of one space per tenant, plus an additional space per tenant for every additional 1,400 square metres of building area to serve that tenant
Institutional: - church - hospital / medical clinic - community hall / library - school	- 1 per 4 seats - 1.8 per bed - 1 per 3 seats plus 1 per every 10 square metres - 2 per classroom	- N/A - 1 per 40 beds - 1 per 100 square metres - 1 per 300 square metres
Miscellaneous: - accessory or temporary dwelling unit - bed and breakfast / rooming and boarding - home occupation / industry	- 2 spaces per dwelling unit; 1 per sleeping unit; 1 per non-resident employee, plus 1 per 25 square metres of home occupation / industry use	- N/A

4.20 FARM RETAIL SALES

Notwithstanding any other provisions of this bylaw to the contrary, farm retail sales shall not be permitted in any zone unless located on a property in use as a bona fide agricultural operation and is in conformance with the following:

- a. 100% of the retail sales floor area is to be devoted to raw or processed farm products. A minimum of 50% of that area must be devoted to the sale of products that have been reared or produced on the farm.
- b. The retail sales area shall not exceed 150 square metres (1,614 square feet) for both indoor and outdoor areas.
- c. No farm retail sales shall become or create a nuisance to the surrounding residents or general public by reason of unsightliness, odour emission, liquid effluent, waste material, dust, vibration, noise, electrical interference, fumes, smoke or glare.
- d. The parking of vehicles in connection with the farm retail sales shall take place on the parcel used for the sales.
- e. There shall be no external storage or outdoor display of farm retail products unless appropriately screened to the surrounding residents.
- f. No alteration may be made to the external appearance of the property which indicates that farm retail sales is being conducted on the premises, except for one unilluminated sign not larger than 1.5 square metres (16.15 square feet).

This section does not exclude individuals from the requirements of provincial and/or federal legislation.

4.21 CD (COMPREHENSIVE DEVELOPMENT) ZONES

The purpose of the CD zone is to provide a zone that allows for the creation of comprehensive site specific land use regulations where circumstances are such that control by conventional zones would be inappropriate or inadequate with regard to existing or future developments or to the interest of the applicant or to the public.

APPLICATION

1. This zone shall only be created where the following conditions are met:
 - a) the proposed development is, in the opinion of the Board of Directors, considered appropriate for the site with regard to the policies and objectives of the Official Community Plan and any other applicable plan or policy; or
 - b) the use of any other zone in the Zoning Bylaw to accommodate the proposed development would, in the opinion of the Board of Directors, result in potential conflicts with the development potential of such zone; or
 - c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of the Board of

Directors, is of a unique form or nature not contemplated or reasonably regulated by another zone.

2. In addition to the information required for a Rezoning Application, the applicant shall also provide the following information:
 - a) a general purpose for the zone, a list of permitted uses for the site, a list of regulations for the site, and a list of any other regulations that may apply;
 - b) a site plan and/or elevations may be required to be attached to the specific CD zone as a schedule, where, the complexity of the proposed development is such that a site plan and/or elevations may clarify or interpret the written regulations of the specific CD zone.
3. The General Provisions of the Zoning Bylaw shall apply to all development within sites zoned as CD, unless such regulations are specifically excluded or modified by the CD zone.
4. If located in a Development Permit Area, the Comprehensive Development Zone shall specify the nature of development that may be permitted, or which requires a Development Permit, in accordance with the Official Community Plan.
5. CD zones shall be included in Schedule “C” to this Bylaw.

BL 4874

4.22 LAYING HENS

(a) Definitions:

For the purposes of this section:

- i. **“Coop”** means a covered and enclosed structure to shelter hens.
- ii. **“Hen”** means a domesticated female chicken (*gallus gallus domesticus*).
- iii. **“Run”** means a secure outdoor enclosure for hens.

(b) Permitted Zones and Number of Hens:

- i. Notwithstanding any other provisions of this Bylaw, owners or authorized tenants on any Residential zoned property (R 1, R 2, R 3, RL, RL 2 zones), except on properties with a Multi-Family Residential use or zoned for a Mobile Home Park (R 4), are permitted:
 - a) a maximum of 4 hens on properties which are less than 0.4 hectare (0.99 acre);
 - b) a maximum of 10 hens on properties that are between 0.4 hectare and 0.8 hectare (0.99 acre – 1.98 acres);

- c) a maximum of 20 hens on properties that are greater than 0.8 hectare (1.98 acres).
- ii. Laying Hen restrictions do not apply to properties within the Provincial Agricultural Land Reserve (ALR) or to properties which are otherwise zoned to allow for agricultural operations.

(c) Laying Hen General Provisions:

- i. Keeping of hens in accordance with this section of the bylaw is only permitted ancillary to a residential use.
- ii. A maximum of 1 rooster per 10 hens is permitted, on any property greater than 0.4 hectare (0.99 acre) which allows for the keeping of hens under this section of the bylaw.
- iii. Eggs produced by hens may be sold in accordance with Section 4.9 (Home Occupation) and 4.10 (Home Industry) of this bylaw, in addition to any applicable Provincial regulations. Manure, meat, or other products derived from hens must not be sold.
- iv. Manure must be stored to the rear or side of the dwelling, in a manner that does not generate excessive heat, a minimum of 7.6 metres (24.9 feet) from any property line or dwelling; and, a minimum of 30.0 metres (98.4 feet) from any water well, and natural boundary of any lake, watercourse, or wetland.
- v. A maximum of 5 cubic metres (176.6 cubic feet) of manure may be stored on the property. Excess manure must be removed immediately and be disposed of lawfully.
- vi. All hens must be housed within a Coop that meets all of the following regulations:
 - i. A minimum of 0.37 square meter (3.99 square feet) floor area per hen, with the provision that the maximum floor area does not exceed 9.2 square meters (99 square feet);
 - ii. the maximum permitted height is 3.0 metres (9.8 feet), as measured from the finished grade;
 - iii. the minimum permitted setback from any dwelling and property line is 3.0 metres (9.8 feet);
 - iv. must be located only to the rear or side of the residential dwelling;
 - v. on a corner lot, must be located to the rear of the residential dwelling, having a minimum setback of 4.5 metres (14.8 feet) from the exterior side property line, and screened from the abutting highway to the side;
- vii. Hens must be provided access to a secure outdoor run, with a minimum covered floor area of 0.92 square meter (9.9 square feet) per hen, in addition to a coop. The floor of the run must be any combination of vegetated or bare earth.
- viii. On properties less than 0.4 hectare (0.99 acre), all hens must be completely enclosed within either the run or coop at all times.

- ix. Hens must not be kept in an area or enclosure where they may escape the property.
- x. Each hen enclosure and structure must be maintained in good repair, in a manner that prevents entrance by other animals, and kept in a sanitary condition.
- xi. For human protection from potential dangerous wildlife encounters, all runs and coops must be located so that they can be seen from a safe distance from any direction which a reasonable person may approach.
- xii. Chicken feed must be stored in air-tight, wildlife-resistant containers in an area inaccessible to wildlife, and leftover feed must be removed from outside hen enclosures on a daily basis.

BL 4874

4.23 **HOBBY BEEKEEPING**

(a) Definitions:

For the purposes of this Section:

- i. **“Apiary”** means a place where bees or beehive or beekeeping equipment is kept;
- ii. **“Bee”** means the honey producing insect *Apis mellifera*;
- iii. **“Beehive”** means a structure which houses a colony of worker-bees with a queen and drones.
- iv. **“Nucleus colony”** means a small honeybee colony created from a larger colony and can consist of up to 5 frames primarily used for rearing and storing of queen bees.

(b) Permitted Zones and Number of Colonies

- i. Notwithstanding any other provisions of this Bylaw, on Residential zoned properties (R 1, R 2, R 3, RL, RL 2 zones), except on properties with a Multi-Family Residential use or zoned for a Mobile Home Park (R 4), are permitted:
 - a) a maximum of 2 colonies and 2 nucleus colonies on properties which are less than 0.1 hectare (0.25 acre.);
 - b) a maximum of 4 colonies and 4 nucleus colonies on properties which are between 0.1 hectare (0.25 acre) and 0.2 hectare (0.49 acre);
 - c) a maximum of 6 colonies and 6 nucleus colonies on properties which are greater than 0.2 hectare (0.49 acre) and less than or equal to 0.4 hectare (0.99 acre);
 - d) 6 additional colonies and 6 additional nucleus colonies may be kept for each additional 0.4 hectare (0.99 acre) on properties greater than 0.4 hectare (0.99 acre) in size;

- ii. Beekeeping in accordance with this section of the bylaw is also permitted on sites where the beekeeping forms a part of an educational program.
- iii. Beekeeping restrictions do not apply to properties within the Provincial Agricultural Land Reserve (ALR) or to properties which are otherwise zoned to allow for agricultural operations.

(c) Hobby Beekeeping General Provisions

- i. Beekeeping in accordance with this section of the bylaw must be ancillary to a residential use.
- ii. All beehives and/or nucleus colonies must be registered with the apiculture registration system for British Columbia, coordinated by the BC Ministry of Agriculture Apiculture Program, under the authority of the *Provincial Bee Act, [RSBC] 1996*.
- iii. Every person who owns, possesses, or keeps bees and every person on whose property bees are kept must adhere to good management practices by:
 - a) providing unlimited access to water on the property which the apiary is located to prevent the bees from seeking water from other sources;
 - b) maintaining the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees;
 - c) deterring other animals and protecting the hives from disturbance by animals by a suitable method of prevention, including but not limited to adequate fencing or hedging.
- iv. Beehives must be located in accordance with all of the following:
 - a) so the entrance to the hive faces away from adjacent properties;
 - b) a minimum of 7.6 metres (24.9 feet) from any property line, unless the beehive is situated either:
 - i. 2.5 metres (8.2 feet) or more above the adjacent ground level, or
 - ii. less than 2.0 meters (6.6 feet) above the adjacent ground level and behind a solid fence or hedge more than 2.0 metres (6.6 feet) in height running parallel to any property line and extending at least 6.0 metres (19.7 feet) beyond the hive in both directions.
 - c) notwithstanding section ii. above, beehives must not be located within 4.5 metres (14.8 feet) of property lines fronting a highway.
 - d) for human protection from potential dangerous wildlife encounters, beehives must be located so that they can be seen from a safe distance from any direction which a reasonable person may approach.

- v. Products derived from the keeping of bees may be sold in accordance with Section 4.9 (Home Occupation) or Section 4.10 (Home Industry) of this bylaw, in addition to any applicable Provincial regulations.

BL 4829

4.24 MINIMUM LOT AREA FOR LOTS SUBDIVIDED PURSUANT TO SECTION 946 OF THE LOCAL GOVERNMENT ACT

The minimum size for a parcel of land that may be subdivided under Section 946(4) of the *Local Government Act* shall be 4 ha. This regulation does not apply to parcels within the Agricultural Land Reserve

BL 4990

4.25 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 4.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

- i) for properties zoned Residential 1 (R 1), Residential 2 (R 2), Multi-Family Residential (R 3), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
- ii) for properties zoned Rural 1 (RR 1), Resource/Agricultural (RA 1) and Acreage Reserve (RA 2) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

b) General Provisions:

- i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii) limited to one (1) set of cooking facilities;
- iii) subject to development permit(s) where applicable;
- iv) a building permit has been approved where applicable;
- v) the applicant must comply with the servicing standards of the sewage system regulations;
- vi) no vacation rentals are permitted;
- vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii) the property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;

- ix) one additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
- x) two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions:

i) Secondary Suite:

- 1. maximum total floor area of 90 sq. m (968.75 sq. ft.).
- 2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
- 3. located within a building of residential occupancy i.e. a single-family dwelling;
- 4. cannot be attached to the single-family dwelling via a breezeway;
- 5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit);
- 6. home occupation or home industry not permitted within the secondary suite.

ii) Carriage House:

- 1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
- 2. must be located within a detached or semi-detached ancillary building;
- 3. the ancillary building must be in conformance with siting and land use;
- 4. carriage house height limited to one (1) storey;
- 5. The combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
- 6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
- 7. home occupation or home industry not permitted within the carriage house.

iii) Secondary Dwelling:

- 1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
- 2. must be detached from principal dwelling and ancillary buildings;
- 3. secondary dwelling height limited to two (2) storeys;
- 4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
- 5. home industry not permitted within the secondary dwelling; and
- 6. home occupation cannot exceed 40% of the total living floor space.

5.0 USES PERMITTED AND ZONE PROVISIONS

<u>Zone Symbols</u>	<u>Zones</u>
C 1	General Commercial
C 2	Tourist Commercial
C 3	Highway Commercial
C 4	Service Commercial
C 5	Community Commercial
M 1	Light Industrial
M 2	General Industrial
M 3-1	Heavy Industrial 1
M 3-2	Heavy Industrial 2
M 3-3	Heavy Industrial 3
P	Institutional
R 1	Residential 1
R 2	Residential 2
R 3	Multi-Family Residential
R 4	Mobile Home Park
RL	Lakeshore Residential
RR 1	Rural 1 (4 hectares)
RR 2	Rural 2 (2 hectares)
RR 3	Rural 3 (0.8 hectare)
RA 1	Resource / Agricultural
RA 2	Acreage Reserve
OSP	Open Space, Parkland
(S)	Sensitive / Hazardous Areas

5.1 **GENERAL COMMERCIAL (C 1) ZONE**

5.1.1 **USES PERMITTED**

No person shall, within any C 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 1 uses, namely:

(a) **RESIDENTIAL USES:**

- i) an accessory dwelling unit.

(b) **NON-RESIDENTIAL USES:**

- i) general store, convenience store, grocery store, pharmacy;
- ii) retail sale of household and personal goods;
- iii) business or professional office;
- iv) restaurant, bakery, delicatessen;
- v) personal service shop;
- vi) merchandise service shop;
- vii) bank or financial institution;
- viii) postal outlet;
- ix) motor vehicle fuel station, motor vehicle service station;
- x) liquor store, neighbourhood public house, hotel, motel;
- xi) dry cleaners, laundromat;
- xii) community hall or auditorium, recreational facility;
- xiii) museum, historic site, or cemetery;
- xiv) commercial club, fraternal club or organization;
- xv) public use, library, community care facility;
- xvi) ancillary buildings.

5.1.2 **ZONE PROVISIONS**

No person shall, within any C 1 zone, use any lot, or erect or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is service by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

(b) **REQUIRED YARDS (minimum):**

- i) Front Yard – Setback =7.6 metres (24.9 feet)
 - ii) Exterior Side Yard – Setback =7.6 metres (24.9 feet)
 - iii) Interior Side Yard – Setback -1.5 metres (4.92 feet)
- Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 1 zone or an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
- iv) Rear Yard – Setback =1.5 metres (4.92 feet)

(c) **LOT COVERAGE (maximum):** =40%

(d) **HEIGHT OF BUILDINGS (maximum):** =10.67 metres (35.0 feet)

(e) **COMMERCIAL FLOOR AREA (maximum):**

- i) Multi-Tenant Complex =2,000 square metres
(21,528 square feet)
- ii) Individual Store or Use =560 square metres
(6,027 square feet)

B/L 4181

(f) **OPEN STORAGE:**

No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

(g) **ANCILLARY USERS, PARKING, LOADING, ETC.:**

In accordance with the provisions of Section 4.0 hereof.

5.1.3 SPECIAL C 1 ZONES

5.1.3.1 Special Exception C 1-1 Zone (4600-20-2208)

Notwithstanding any other provisions of this bylaw to the contrary, in the C 1-1 zone, the non-residential uses shall be limited to:

- i) retail sale and repair of household and personal goods;
- ii) merchandise service shop;
- iii) business or professional office;
- iv) medical clinic; and
- v) ancillary buildings.

All other provisions of the C 1 zone shall apply.

5.2 TOURIST COMMERCIAL (C 2) ZONE

5.2.1 USES PERMITTED

No person shall, within any C 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 2 uses, namely:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) lodge, seasonal resort, guest ranch, health spa;
 - ii) hotel, motel;
 - iii) campground, recreational vehicle park;
 - iv) recreation facility including a golf course, a curling rink, racquet courts, bowling alleys, ice or roller skating rink, etc.;
 - v) trail riding, guide / outfitting operation;
 - vi) restaurant;
 - vii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
 - viii) rental and sales of boats and sporting equipment as ancillary uses;
 - ix) fuel service for auto, marine or aviation purposes;
 - x) marina and float plane base;
 - xi) airplane landing strip and helicopter pad;
 - xii) ancillary buildings.

5.2.2 ZONE PROVISIONS

No person shall within any C 2 zone, use any lot, or erect or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for permitted residential and non-residential uses, excluding campgrounds and recreation vehicle parks. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,672 square metres (17,998 square feet)	4,000 square metres (43,057 square feet)

- (b) **REQUIRED YARDS (minimum):**
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 1.5 metres (4.9 feet)
- Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 2 zone or an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
- iv) Rear Yard - Setback = 1.5 metres (4.92 feet)
- (c) **LOT COVERAGE (maximum):** = 40%
- (d) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres (35 feet)
- (e) **“WATER FRONTAGE (minimum):** = 150 metres (492 feet)
- (f) **LODGE, RESORT, GUEST RANCH AND HEALTH SPA:**
- i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
 - ii) Percentage of Building Area for Ancillary Uses, i.e. 4.2.1(b)(vii) and (viii)(maximum) = 25%
- (g) **CAMPGROUND OR RECREATIONAL VEHICLE PARK:**
- i) Lot Area (minimum) = 0.8 hectare (1.98 acres)
 - ii) Number of Campsites or Recreational Vehicle Sites (maximum) = 15 per 0.4 hectare
 - iii) Vehicle Space per Campsite or Recreational Vehicle Site (minimum) = 4.5 by 12 metres

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No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

- ### 5.2.3 SPECIAL C 2 ZONES

Notwithstanding any other provisions of this bylaw to the contrary, in the C 2-1 zone, the permitted non-residential uses shall be limited to:

- All other provisions of the C 2 zone shall apply.

5.3 **HIGHWAY COMMERCIAL (C 3) ZONE**

5.3.1 **USES PERMITTED**

No person shall, within any C 3 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 3 uses, namely:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) hotel, motel;
 - ii) restaurant;
 - iii) motor vehicle fuel station, motor vehicle service station;
 - iv) convenience store;
 - v) liquor store, neighbourhood public house;
 - vi) sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
 - vii) farm vehicle and equipment sales and service;
 - viii) merchandise service shop;
 - ix) commercial nursery and greenhouse;
 - x) small equipment, machinery and tool rental;
 - xi) ancillary buildings.

5.3.2 **ZONE PROVISIONS**

No person shall, within any C 3 zone, use any lot, or erect or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
- iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)

B/L 4181

Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 1 zone or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69 feet).

B/L 4181

- iv) Rear Yard - Setback = 1.5 metres (4.92 feet)
Notwithstanding the above, where abutting an R, RR, RA 1, or RA 2 zone, a rear yard setback of 6 metres (19.69 feet) shall be required.

(c) LOT COVERAGE (maximum): = 40%

(d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(e) HOTEL AND MOTEL:

- i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
- ii) Percentage of Building Area for Ancillary Uses (maximum) = 25%

B/L 4181

(f) OPEN STORAGE:

No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

(g) ANCILLARY USES, PARKING, LOADING, ETC.:

In accordance with the provisions of Section 4.0 hereof.

5.3.3 SPECIAL C 3 ZONES

5.3.3.1 Special Exception C 3-1 Zone (4600-20-2811)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 3-1:

- a) permitted residential uses shall be limited to:
 - i. a single family residential dwelling unit;
 - ii. one accessory dwelling units; and
 - iii. a seasonal lodging facility limited to a maximum of four occupants.
- b) permitted non-residential uses shall be limited to:
 - i. a contractors office, shop, or yard;
 - ii. agricultural operations, excluding intensive livestock operations, feedlots and stockyards; and
 - iii. ancillary buildings

The following provision shall also apply:

- i. Lot Area (minimum) = 2 ha (4.94 ac)

All other provisions of the C 3-1 zone shall apply.

5.3.3.2 Special Exception C 3-2 Zone (4600-20-2729)

Notwithstanding any other provisions of this bylaw to the contrary, in the C 3-1 zone:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) hotel, motel;
 - ii) restaurant;
 - iii) convenience store;
 - iv) liquor store, neighbourhood public house;
 - v) sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts, secondary fuel storage;
 - vi) farm vehicle and equipment sales and service;
 - vii) merchandise service shop;
 - viii) commercial nursery and greenhouse;
 - ix) small equipment, machinery and tool rental;
 - x) ancillary buildings
 - xi) office, wholesale and retail sales, and showcase building ancillary to the permitted non-residential use.

- xii) transport terminal or depot limited to a storage, maintenance of related vehicles, and trailers and ancillary warehouse and office use.
- xiii) the construction, repair and storage of wood products, excluding log home construction or the milling of timber frame lumber.

All other provisions of the C 3 zone shall apply.

5.4 SERVICE COMMERCIAL (C 4) ZONE

5.4.1 USES PERMITTED

No person shall, within any C 4 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 4 uses, namely:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) motor vehicle fuel station, motor vehicle service station;
 - ii) sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
 - iii) mobile home and trailer sales;
 - iv) car wash, laundromat, cleaning and drying establishment;
 - v) mini-storage or self-storage facility;
 - vi) parking lot for the commercial storage of vehicles;
 - vii) publishing and printing;
 - viii) building supply stores;
 - ix) wholesale outlet;
 - x) commercial nursery and greenhouse;
 - xi) farm vehicle sales and service;
 - xii) small equipment, machinery and tool rental;
 - xiii) upholstering shops;
 - xiv) plumbing, heating, and electrical sales and service;
 - xv) paint, floor and wall covering stores;
 - xvi) antique and secondhand sales;
 - xvii) commercial museums;
 - xviii) taxidermies;
 - xix) body and paint shops ancillary to (ii) above;
 - xx) animal hospitals, veterinary clinics, and ancillary kennels provided animals are confined within a fully-enclosed building between the hours of 8:00 pm and 7:00 am;
 - xxi) office, wholesale and retail sales, and a coffee shop, ancillary to the permitted non-residential uses;
 - xxii) ancillary buildings.

5.4.2 ZONE PROVISIONS

No person shall, within any C 4 zone, use any lot, or erect or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

- (b) **REQUIRED YARDS (minimum):**

- i) Front Yard - Setback = 7.6 metres (24.9 feet)
 ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)

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Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 4 zone or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69) feet.

- iv) Rear Yard - Setback = 1.5 metres (4.92 feet)

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Notwithstanding the above, where abutting an R, RR, RA 1, or RA 2 zone, a rear yard setback of 6 metres (19.69 feet) shall be required.

- (c) **LOT COVERAGE (maximum):** = 40%

- (d) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres (35 feet)

- (e) **OPEN STORAGE:**

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No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

- (f) **ANCILLARY USES, PARKING, LOADING, ETC.:**
In accordance with the provisions of Section 4.0 hereof.

5.4.3 SPECIAL C 4 ZONES

5.4.3.1 Special Exception C 4-1 Zone (4600-20-1225)

Notwithstanding any other provision of this bylaw to the contrary, in the C 4-1 zone:

- i) non-residential uses shall be limited to a building supply store.
- All other provisions of the C 4 zone shall apply.

5.4.3.2 Special Exception C 4-2 Zone (4600-20-1588)

Notwithstanding any other provision of this bylaw to the contrary, in the C 4-2 zone, non-residential uses shall be limited to:

- i) sale of vehicles including ancillary sales and service;
- ii) auto repair shops;
- iii) car washes;
- iv) mobile homes and trailer sales;
- v) building supply stores;
- vi) commercial nurseries and greenhouses;
- vii) antique and secondhand sales; and
- viii) animal hospitals, veterinary clinics, and ancillary kennels provided animals are confined within a fully-enclosed building between the hours of 8:00 pm and 7:00 am.

All other provisions of the C 4 zone shall apply.

5.4.3.3 Special Exception C 4-3 Zone (4600-20-2259)

Notwithstanding any other provision of this bylaw to the contrary, in the C 4-3 zone:

- i) permitted non-residential uses shall not include car washes, cleaning and drying establishments, body shops and painting ancillary to the sale of new automobiles, veterinary hospitals and clinics, and kennels ancillary to veterinary hospitals and clinics;
- ii) a 7.6 metre (24.93 feet) buffer area shall be provided along the south property line adjacent to the abutting residential lot, wherein the placement of buildings and structures or outside storage areas shall be prohibited in this area, but parking may be permitted; and
- iii) all repair work shall be contained within the building.

All other provisions of the C 4 zone shall apply.

5.4.3.4 Special Exception C 4-4 Zone (4600-20-2292)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 4-4:

- i) car washes, and cleaning and drying establishments are prohibited, and therefore excluded from the permitted non-residential uses.

All other provisions of the C 4 zone shall apply.

5.4.3.5 Special Exception C 4-5 Zone (4600-20-2562)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-5:

- i) The permitted non-residential uses shall be limited to a mini-storage or self storage facility and ancillary buildings.

All other provisions of the C 4-5 zone shall apply.

5.4.3.6 Special Exception C 4-6 Zone (4600-20-2729)

Notwithstanding any other provisions of this bylaw to the contrary, in the C 4-6 zone:

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts, secondary fuel storage;
- ii) mobile home and trailer sales;
- iii) mini-storage or self-storage facility;
- iv) parking lot for the commercial storage of vehicles;
- v) publishing and printing;
- vi) building supply stores;
- vii) wholesale outlet;
- viii) commercial nursery and greenhouse, including ancillary composting;
- ix) farm vehicle sales and service;
- x) small equipment, machinery and tool rental;
- xi) upholstering shops;
- xii) plumbing, heating, and electrical sales and service;
- xiii) paint, floor and wall covering stores;
- xiv) antique and secondhand sales;
- xv) commercial museums;
- xvi) body and paint shops ancillary to (ii) above;
- xvii) animal hospitals, veterinary clinics, and ancillary kennels provided animals are confined within a fully-enclosed building between the hours of 8:00 pm and 7:00 am;

- xviii) office, wholesale and retail sales, and a coffee shop,
ancillary to the permitted non-residential uses;
- xix) ancillary buildings.

All other provisions of the C 4 zone shall apply.

5.5 **COMMUNITY COMMERCIAL (C 5) ZONE**

5.5.1 **USES PERMITTED**

No person shall, within any C 5 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C 5 uses, namely:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) uses permitted in the General Commercial (C 1) zone;
 - ii) uses permitted in the Highway Commercial (C 3) zone;
 - iii) wholesale outlet, discount retail outlet;
 - iv) neighbourhood plaza, community shopping centre;
 - v) cinema, theatre or place of entertainment, library;
 - vi) health service centre, including fitness facility and reducing salon;
 - vii) bowling facility, billiard hall;
 - viii) ancillary buildings.

5.5.2 **ZONE PROVISIONS**

No person shall, within any C 5 zone, use any lot, erect or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

Notwithstanding the above, for a multi-tenant complex, the minimum lot area shall be 0.4 hectare (0.99 acre).

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
- iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)

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Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 5 zone or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69) feet.

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- iv) Rear Yard - Setback = 1.5 metres (4.92 feet)

Notwithstanding the above, where abutting an R, RR, RA 1, or RA 2 zone, a rear yard setback of 6 metres (19.69 feet) shall be required.

(c) COMMERCIAL FLOOR AREA (maximum):

- i) Multi-Tenant Complex /
Neighbourhood Plaza = 2,000 square metres
(21,528.5 square feet)
- ii) Individual Use = 560 square metres
(6,028 square feet)
- iii) Community Shopping Centre = 4,650 square metres
(50,053.8 square feet)

(d) LOT COVERAGE (maximum): = 40%

(e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(f) OPEN STORAGE:

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No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.

- (g) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.5.3 SPECIAL C 5 ZONES

5.6 LIGHT INDUSTRIAL (M 1) ZONE

5.6.1 USES PERMITTED

No person shall, within any M 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M 1 uses, namely:

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) uses permitted in the Service Commercial (C 4) zone;
- ii) the construction, storage and repair of boats, bicycles, trailers, recreational vehicles and prefabricated buildings, signs, finished concrete products, ceramics, wood and fibreglass products;
- iii) manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry, peat, and other soil-related products, composting facilities and products using recycled materials;
- iv) Animal incineration; provided the activity is in conformance with applicable provincial and federal legislation;
- v) warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
- vi) packing and crating, bottling and distribution plant, including a micro brewery;
- vii) contractor's office, shop or yard;
- viii) vocational training facilities, including administrative offices;
- ix) ancillary uses to the uses permitted above, including offices, wholesale and retail sales;
- x) ancillary buildings.

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5.6.2 ZONE PROVISIONS

No person shall, within any M 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,058 square feet)

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.93 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
- iii) Interior Side Yard - Setback = 3.6 metres (11.81 feet)

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Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the M 1 zone or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69) feet.

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- iv) Rear Yard - Setback = 3 metres (9.84 feet)

Notwithstanding the above, where abutting an R, RR, RA 1, or RA 2 zone, a rear yard setback of 6 metres (19.69 feet) shall be required.

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(c) CONDITIONS OF USE:

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness. Nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

- (d) LOT COVERAGE (maximum): = 40%

- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(f) OPEN STORAGE:

Any portion of a lot used as an outdoor storage area, except outdoor vehicle display areas, shall be enclosed by a solid wall or tight board fence 2 metres (6.56 feet) high which is uniformly painted, well maintained and not used for advertising, display purposes or the posting of notices.

(g) ANCILLARY USES, PARKING, LOADING, ETC.:

In accordance with the provisions of Section 4.0 hereof.

5.6.3 SPECIAL M 1 ZONES

5.6.3.1 Special Exception M 1-1 Zone (4600-20-1613)

Notwithstanding any other provision of this bylaw to the contrary, in the M 1-1 zone, non-residential uses shall be limited to:

- i) meat cutting and ancillary wholesale and retail sales; and
- ii) ancillary buildings.

All other provisions of the M 1 zone shall apply.

5.6.3.2 Special Exception M 1-2 Zone (LUC 01305)

Notwithstanding any other provision of this bylaw to the contrary, in the M 1-2 zone:

- (a) residential uses shall be limited to:
 - i) two ancillary dwelling units.
- (b) non-residential uses shall be limited to:
 - i) the construction, storage and repair of boats, trailers and mobile homes;
 - ii) mobile home and trailer sales;
 - iii) sales and service of vehicles, parts and accessories, including automobiles, trucks, motor cycles, recreational vehicles and boats or marine crafts;
 - iv) feed and seed storage and distribution;
 - v) mini-storage or self-storage facility; and
 - vi) ancillary buildings.

All other provisions of the M 1 zone shall apply.

5.6.3.3 Special Exception M 1-3 Zone (4600-20-1807; and 4600-20-1970)

Notwithstanding any other provision of this bylaw to the contrary, in the M 1-3 zone, the permitted non-residential uses shall be limited to:

- i) a contractors office, shop or yard; and
- ii) ancillary buildings.

All other provisions of the M 1 zone shall apply.

5.6.3.6 Special Exception M 1-4 Zone (4600-20-2139)

Notwithstanding any other provision of this bylaw to the contrary, in the M 1-4 zone, the permitted non-residential uses shall be limited to:

- i) the construction, storage and repair of boats, bicycles, trailers and prefabricated buildings, wood and fiberglass products, and bicycles;
- ii) packing and crating, bottling and distribution plants;
- iii) contractor's offices, shop or yard;
- iv) mini-storage and self-storage facilities;
- v) ancillary uses to the uses permitted above, including offices, wholesale and retail sales; and
- vi) ancillary buildings.

All other provisions of the M 1 zone shall apply.

5.6.3.7 Special Exception M 1-5 Zone (4600-20-2301)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned M 1-5:

- i) heavy equipment sales and repairs may permitted in addition to all other permitted uses for the M 1 zone;
 - ii) not more than three heavy equipment vehicles shall be located on a lot for sales display purposes; and
 - iii) all repair work shall be conducted indoors.
- All other provisions of the M 1 zone shall apply.

5.6.3.8 Special Exception M 1-6 Zone (4600-20-2567)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-6, non residential uses shall be limited to:

- i) log home construction
- ii) log milling ancillary to log home construction
- iii) log storage ancillary to log home construction
- iv) ancillary buildings

REQUIRED YARDS (minimum):

- i) Front yard – Setback = 7.6 m (24.93 ft)
- ii) Exterior Side Yard – Setback = 7.6 m (24.93 ft)
- iii) Interior Side Yard – Setback = 30 m (98.43 ft)
- iv) Rear yard – Setback = 6 m (19.69 ft)

LOT AREA (minimum) = 2.0 ha (4.94 ac)

All other provisions of the M 1 zone shall apply.

5.7 **GENERAL INDUSTRIAL (M 2) ZONE**

5.7.1 **USES PERMITTED**

No person shall, within any M 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M 2 uses, namely:

- (a) **RESIDENTIAL USES:**
 - i) an accessory dwelling unit.
- (b) **NON-RESIDENTIAL USES:**
 - i) uses permitted in the Light Industrial (M 1) zone;
 - ii) fuel storage and supply yard, including a motor vehicle service station as an ancillary use;
 - iii) machine shop and parts manufacturing, machining and assembly;
 - iv) electrical and electronic equipment manufacture and assembly;
 - v) heavy equipment sales, repairs or storage;
 - vi) sheet metal workshops, electroplating, welding shop, industrial repair;
 - vii) automotive repair garage, including but not limited to auto body work and painting, muffler shop, transmission shop, tire sales and service, and ancillary retail sales of used automobiles;
 - viii) a transport terminal or depot;
 - ix) an assembly, fabricating or processing plant;
 - x) office, wholesale and retail sales ancillary to the permitted non-residential uses;
 - xi) a public use, a public garage, or a public storage yard;
 - xii) ancillary buildings.

5.7.2 **ZONE PROVISIONS**

No person shall, within any M 2 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,058 square feet)

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.93 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
- iii) Interior Side Yard - Setback = 3.6 metres (11.81 feet)

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Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the M 1 zone or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69) feet.

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- iv) Rear Yard - Setback = 3 metres (9.84 feet)

Notwithstanding the above, where abutting an R, RR, RA 1, or RA 2 zone, a rear yard setback of 6 metres (19.69 feet) shall be required.

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(c) CONDITIONS OF USE:

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness. Nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

- (d) LOT COVERAGE (maximum): = 40%

- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(f) OPEN STORAGE:

Any portion of a lot used as an outdoor storage area, except outdoor vehicle display areas, shall be enclosed by a solid wall or tight board fence 2 metres (6.56 feet) high which is uniformly painted, well maintained and not used for advertising, display purposes or the posting of notices.

(g) ANCILLARY USES, PARKING, LOADING, ETC.:

In accordance with the provisions of Section 4.0 hereof.

5.7.3 SPECIAL M 2 ZONES

5.7.3.1 Special Exception M 2-1 Zone (4600-20-2729)

Notwithstanding any other provisions of this bylaw to the contrary, in the M 2-1 zone:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) fuel storage and supply yard, including a motor vehicle service station as an ancillary use;
 - ii) machine shop and parts manufacturing, machining and assembly;
 - iii) heavy equipment sales, repairs or storage;
 - iv) automotive repair garage, including but not limited to auto body work and painting, muffler shop, transmission shop, tire sales and service, and ancillary retail sales of used automobiles;
 - v) a transport terminal or depot;
 - vi) an assembly, fabricating or processing plant;
 - vii) office, wholesale and retail sales ancillary to the permitted non-residential uses;
 - viii) a public use, a public garage, or a public storage yard;
 - ix) ancillary buildings.

In addition, the M 2-1 zone shall permit the following Light Industrial (M 1) zone uses:

- (b) NON-RESIDENTIAL USES:
 - i) non-residential uses permitted in the C 4-6 zone;
 - ii) the construction, storage and repair of boats, bicycles, trailers, recreational vehicles and prefabricated buildings, signs, finished concrete products, ceramics, wood and fibreglass products;
 - iii) manufacturing, processing and packaging of dairy, food and meat products, excluding fish but including only pre-dress meats and eviscerated poultry, peat, and other soil-related products;
 - iv) warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
 - v) packing and crating, bottling and distribution plant, including a micro brewery;
 - vi) contractor's office, shop or yard;

- vii) vocational training facilities, including administrative offices;
- viii) ancillary uses to the uses permitted above, including offices, wholesale and retail sales;
- ix) ancillary buildings.

All other provisions of the M 2 zone shall apply.

5.7.3.2 Special Exception M 2-2 Zone (4600-20-20130015)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 2-2, in addition to permitted M 2 non-residential uses, the following non-residential uses shall also be permitted:

(b) NON-RESIDENTIAL USES:

- i) Log storage;
- ii) Sawmill with input capacity of up to 5000 cubic metres of wood per year;
- iii) Log home manufacturing;
- iv) Timber frame manufacturing

All other provisions of the M 2 zone shall apply

5.8 HEAVY INDUSTRIAL 1 (M 3-1) ZONE

5.8.1 USES PERMITTED

No person shall, within any M 3-1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M 3-1 uses, namely:

(a) RESIDENTIAL USES:

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) uses permitted in the General Industrial (M 2) zone;
- ii) livestock auction, stockyard, and abattoir;
- iii) meat, fish and poultry packing plant;
- iv) pulp and paper manufacturing;
- v) sawmill and manufacturing of natural wood products;
- vi) log sort yard, providing such activities are located no closer than 300 m (984 ft) from an existing residential use on an adjacent or nearby property;
- vii) wholesale and retail sales ancillary to the permitted non-residential uses;
- viii) ancillary buildings;
- ix) cannabis production facility.

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5.8.2 ZONE PROVISIONS

No person shall, within any M 3-1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 0.4 hectare (0.99 acre)

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- ii) Exterior Side Yard -Setback = 7.6 metres (24.9 feet)
- iii) Interior Side Yard - Setback = 3.6 metres (11.8 feet)

Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the M 3-1 zone, or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted.

- iv) Rear Yard - Setback = 3 metres (9.84 feet)
- v) Setback from an R, RR, RA 1, or RA 2 zone =30 metres (98.43 feet)

B/L 4181

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(c) CONDITIONS OF USE:

No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness. Nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement

measures in the form of screening may be required.

- (d) LOT COVERAGE (maximum): = 40%
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) OPEN STORAGE:
No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2.5 metres (8.2 feet) for auto wrecking and storage uses and for storage of scrap metal, paper and other salvage materials, or 2 metres (6.56 feet) for other permitted non-residential uses, and uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.
- (g) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

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5.8.3 SPECIAL M 3-1 ZONES

5.9 HEAVY INDUSTRIAL 2 (M 3-2) ZONE

5.9.1 USES PERMITTED

No person shall, within any M 3-2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M 3-2 uses, namely:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) uses permitted in the Heavy Industrial 1 (M 3-1) zone;
 - ii) asphalt manufacturing;
 - iii) concrete and cement manufacturing and storage;
 - iv) extracting and processing of raw materials;
 - v) bulk fuel storage, petroleum and natural gas products manufacturing;
 - vi) brewery;
 - vii) office, wholesale and retail sales ancillary to the permitted non-residential uses;
 - viii) ancillary buildings.

5.9.2 ZONE PROVISIONS

No person shall, within any M 3-2 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 0.4 hectare (0.99 acre)
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 3.6 metres (11.8 feet)
Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the M 3-2 zone, or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
 - v) Setback from an R, RR, RA 1, or RA 2 zone = 30 metres (98.43 feet)
- (c) LOT COVERAGE (maximum): = 40%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) OPEN STORAGE:
 - i) Industrial activity and storage areas not contained within a building shall be

enclosed by a solid wall or tight board fence not less than 2 metres (6.56 feet) high;.

- ii) Automobile wreckage, scrap metal, paper, and other salvage materials not stored within a building shall be enclosed by a solid wall or tight board fence 2.5 metres (8.2 feet) high and shall not be piled higher than the required screening; and
- iii) Fences or walls used for screening shall be uniformly painted, well maintained, and not used for advertising, display purposes, or the posting of notices.

- (f) **ANCILLARY USES, PARKING, LOADING, ETC.:**
In accordance with the provisions of Section 4.0 hereof.

5.9.3 SPECIAL M 3-2 ZONES

5.10 HEAVY INDUSTRIAL 3 (M 3-3) ZONE

5.10.1 USES PERMITTED

No person shall, within any M 3-3 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M 3-3 uses, namely:

- (a) RESIDENTIAL USES:
 - i) an accessory dwelling unit.
- (b) NON-RESIDENTIAL USES:
 - i) uses permitted in the Heavy Industrial 2 (M 3-2) zone;
 - ii) auto wrecking;
 - iii) storage and processing of scrap metal, paper and other salvage material;
 - iv) septic tank service excluding the disposal of sludge and liquid waste;
 - v) office, wholesale and retail sales ancillary to the permitted non-residential uses;
 - vi) ancillary buildings;

5.10.2 ZONE PROVISIONS

No person shall, within any M 3-3 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 0.4 hectare (0.99 acre)
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 3.6 metres (11.8 feet)
Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the M 3-3 zone, or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
 - v) Setback from an R, RR, RA 1, or RA 2 zone = 30 metres (98.43 feet)
- (c) LOT COVERAGE (maximum): = 40%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

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(e) OPEN STORAGE:

- i) Industrial activity and storage areas not contained within a building shall be enclosed by a solid wall or tight board fence not less than 2 metres (6.56 feet) high;
- ii) Automobile wreckage, scrap metal, paper, and other salvage materials not stored within a building shall be enclosed by a solid wall or tight board fence 2.5 metres (8.2 feet) high and shall not be piled higher than the required screening; and
- iii) Fences or walls used for screening shall be uniformly painted, well maintained, and not used for advertising, display purposes, or the posting of notices.

(f) ANCILLARY USES, PARKING, LOADING, ETC.:

In accordance with the provisions of Section 4.0 hereof.

5.10.3 SPECIAL M 3-3 ZONES

5.11 INSTITUTIONAL (P) ZONE

5.11.1 USES PERMITTED

No person shall, within any P zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following P uses, namely:

- (a) **RESIDENTIAL USES:**
 - i) an accessory dwelling unit or units for the accommodation of a caretaker or staff members of the permitted non-residential uses.
- (b) **NON-RESIDENTIAL USES:**
 - i) churches;
 - ii) community halls;
 - iii) fraternal lodges;
 - iv) hospitals;
 - v) public utility buildings and structures;
 - vi) schools;
 - vii) libraries;
 - viii) community recreation centres;
 - ix) special group camps;
 - x) cemeteries;
 - xi) private hospitals, personal care homes or rest homes;
 - xii) museums and historic sites;
 - xiii) fire halls;
 - xiv) first aid stations;
 - xv) buildings associated with the operation and maintenance of airports;
 - xvi) community care facility.

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5.11.2 ZONE PROVISIONS

No person shall, within any P zone, use any lot or erect, alter, or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Non-Residential Use	557 square metres (5,996 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)
Combined Residential and Non-Residential Use	649 square metres (6,986 square feet)	1,600 square metres (17,223 square feet)	4,000 square metres (43,057 square feet)

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Notwithstanding the above, the minimum lot area for a special group camp shall be 2.0 hectares (4.94 acres).

- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 1.5 metres (4.92 feet)
- (c) LOT COVERAGE (maximum): = 25%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.11.3 SPECIAL P ZONES

5.11.3.1 Special Exception P 1-1 Zone (4600 20 2416)

Notwithstanding any other provisions of this bylaw to the contrary, in the P 1-1 zone, uses shall be limited to:

- i) office and administrative headquarters for the research forest;
- ii) a caretakers residence;
- iii) residences for the researchers and students; and
- iv) storage and shop space for small equipment storage, maintenance and repairs.

The following provision shall also apply:

- (a) Lot Area (minimum) = 4 hectares (9.88 acres)
All other provisions of the P 1 zone shall apply.

5.11.3.2 Special Exception P 1-2 Zone (4600-20-20120015)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned P 1-2, uses shall be limited to:

- i) Parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- ii) Sports club house containing an accessory dwelling unit for the accommodation of a caretaker or staff member employed as a caretaker.

All other provisions of the Institutional (P) zone shall apply.

5.12 **RESIDENTIAL 1 (R 1) ZONE**

5.12.1 **USES PERMITTED**

No person shall, within any R 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R 1 uses, namely:

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- BL 4990 ii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or
- BL 4990 iii) one (1) carriage house and must be subordinate to a single-family residential dwelling.
- iv) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) parks and playgrounds;
- ii) home occupation ancillary to a permitted residential use;
- iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- iv) ancillary buildings.

5.12.2 **ZONE PROVISIONS**

No person shall, within any R 1 zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Per Single-Family Dwelling Unit	557 square metres (5,996 square feet)	1,114 square metres (11,991 square feet)	4,000 square metres (43,057 square feet)

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- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.93 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
- Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).
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- iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
- Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) LOT FRONTAGE (minimum): = 15 metres (49.2 feet)
- (d) LOT COVERAGE (maximum): = 40%
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres
- (f) ACCESSORY PARKING, LOADING:
In accordance with the provisions of Section 4.0 hereof.

5.12.3 SPECIAL R 1 ZONES

- 5.12.3.1 Special Exception R 1-1 Zone (3360-20/20200049)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R 1-1:

- i) Lot Area (minimum) = 0.28 hectare (0.69 acres)

All other provisions of R 1 zone shall apply.

5.13 **RESIDENTIAL 2 (R 2) ZONE**

5.13.1 **USES PERMITTED**

No person shall, within any R 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R 2 uses, namely:

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling, or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) parks and playgrounds;
- ii) home occupation or home industry ancillary to a permitted residential use;
- iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- iv) ancillary buildings.

5.13.2 **ZONE PROVISIONS**

No person shall, within any R 2 zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential users. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Per Single-Family Dwelling Unit	557 square metres (5,996 square feet)	1,114 square metres (11,991 square feet)	4,000 square metres (43,057 square feet)

Per Two-Family Dwelling Unit	696 square metres (7,492 square feet)	1,672 square metres (17,998 square feet)	4,000 square metres (43,057 square feet)
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- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.93 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
- Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).
- iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
- Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) LOT FRONTAGE (minimum):
- i) Per Single-Family Dwelling (including a temporary dwelling unit) = 15 metres (49.2 feet)
 - ii) Per Two-Family Dwelling = 20 metres (65.6 feet)
- (d) LOT COVERAGE (maximum): = 40%
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.13.3 SPECIAL R 2 ZONES

5.13.3.1 Special Exception R 2-1 Zone (LUC 254-8835-E)

Notwithstanding any other provisions of this bylaw to the contrary, in the R 2-1 zone:

- i) the permitted residential uses shall include two, single-family residential dwelling units; and
 - ii) the minimum lot area shall be = 0.425 hectare (1.05 acres)
- All other provisions of the R-2 zone shall apply.

5.13.3.2 Special Exception R 2-2 Zone (4600-20-20120082)

Notwithstanding any other provisions of this bylaw to the contrary, in the R 2-2 zone:

- i) the permitted residential uses shall include three single-family residential dwellings units;
- ii) the minimum lot area shall be 0.20 hectares (0.50 acres); and;
- iii) the property be within a community water system.

All other provisions of the R 2 zone shall apply.

5.14 MULTI-FAMILY RESIDENTIAL (R 3) ZONE

5.14.1 USES PERMITTED

No person shall, within any R 3 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R 3 uses, namely:

- (a) **RESIDENTIAL USES:**
 - i) a single-family residential dwelling; or
 - ii) a two-family residential dwelling unit / duplex; or
 - iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
 - iv) one (1) carriage house and must be subordinate to a single-family residential dwelling, or
 - v) multi-family residential dwellings; or
 - vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- (b) **NON-RESIDENTIAL USES:**
 - i) a public use, including parks and playgrounds;
 - ii) a home occupation ancillary to a permitted residential use;
 - iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a single-family or a two-family residential dwelling unit / duplex;
 - iv) ancillary buildings.

5.14.2 ZONE PROVISIONS

No person shall, within any R 3 zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area for permitted residential and non-residential uses. The first column identifies the class of use, the second column identifies the minimum lot area requirements where the lot is served by both community water and community sewer, the third column identifies the minimum lot area requirements where the lot is serviced by either community water or community sewer, and the fourth column identifies the minimum lot area requirements where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVED LOT
Per Single-Family Dwelling Unit	557 square metres (5,996 square feet)	1,114 square metres (11,991 square feet)	4,000 square metres (43,057 square feet)
Per Two-Family Dwelling Unit	696 square metres (6,986 square feet)	1,672 square metres (17,998 square feet)	4,000 square metres (43,057 square feet)
Per Multi-Family Dwelling Unit	222 square metres (2,390 square feet)	836 square metres (8,999 square feet)	2,000 square metres (21,528 square feet)

(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).
- iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
Notwithstanding the above, where adjacent to another residential dwelling unit as part of a multi-family residential dwelling, an interior side yard setback of zero metres may be permitted.
- iv) Rear Yard - Setback = 3 metres (9.84 feet)
Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.

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(c) LOT COVERAGE (maximum): = 40%

(d) ANCILLARY BUILDINGS:

- i) Not more than one ancillary building per multi-family residential dwelling, single-family residential dwelling, or two-family residential dwelling unit / duplex may be located on a lot.
- ii) Maximum ancillary building floor area shall not exceed 11.2 square metres (120.5 square feet) per multi-family residential dwelling unit.

(e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(f) ANCILLARY USES, PARKING, LOADING, ETC.:

In accordance with the provisions of Section 4.0 hereof.

5.14.3 SPECIAL R 3 ZONES

5.14.3.1 Special Exception R 3-1 Zone (Covenant R10596)

Notwithstanding any other provisions of this Bylaw to the contrary, in the R 3-1 zone:

- i) permitted residential uses shall be limited to a maximum of eight (8) multi-family residential dwelling units.

All other provisions of the R 3 zone shall apply.

5.14.3.2 Special Exception R 3-2 Zone (4600-20-2288)

Notwithstanding any other provision of this bylaw to the contrary, in the R 3-2 zone:

- i) permitted residential uses shall be limited to a maximum of four (4) multi-family residential dwelling units (including the owners dwelling unit); and
- ii) one (1) temporary dwelling unit, in conjunction with the owners dwelling unit.

All other provisions of the R 3 zone shall apply.

5.14.3.3 Special Exception R 3-3 Zone (4600-20-2448)

Notwithstanding any other provisions of this bylaw to the contrary, in the R 3-3 zone:

- i) the permitted residential uses shall be limited to a maximum of six (6) single-family residential dwelling units with one dwelling per parcel created by subdivision including a bare land strata; and
- ii) the minimum lot area shall be 5,300 square metres (57,050 square feet)

All other provisions of the R 3 zone shall apply.

5.15 MOBILE HOME PARK (R 4) ZONE

5.15.1 USES PERMITTED

No person shall, within any R 4 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R 4 uses, namely:

- (a) RESIDENTIAL USES:
- i) a mobile home park;
 - ii) an accessory dwelling unit for the owner or operator of the mobile home park.
- (b) NON-RESIDENTIAL USES:
- i) public use, including parks and playgrounds;
 - ii) an outdoor recreational facility of a non-commercial nature;
 - iii) a home occupation ancillary to a permitted residential use;
 - iv) ancillary buildings.

5.15.2 ZONE PROVISIONS

No person shall, within any R 4 zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 2 hectares (4.94 acres)
Notwithstanding the above, where a mobile home park is serviced by a community sewer system, the minimum lot area requirement may be reduced to 1 hectare (2.47 acres).
- (b) OTHER ZONE PROVISIONS:
All other zone provisions, including required yards and setbacks, height of buildings and structures, open storage ancillary uses, parking and loading, etc., shall be in accordance with the applicable mobile home park bylaw.

5.15.3 SPECIAL R 4 ZONES

5.16 LAKESHORE RESIDENTIAL (RL) ZONE

5.16.1 USES PERMITTED

No person shall, within any RL zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RL uses, namely:

- (a) RESIDENTIAL USES:
 - i) a single-family residential dwelling; or
 - ii) One (1) secondary suite and must be subordinate to a single-family residential dwelling; or
 - iii) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
 - iv) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- (b) NON-RESIDENTIAL USES:
 - i) parks and playgrounds;
 - ii) home occupations, home industry ancillary to a permitted residential use;
 - iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
 - iv) ancillary buildings.

5.16.2 ZONE PROVISIONS

No person shall, within any RL zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 0.4 hectare (0.99 acre)
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).
 - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) LOT COVERAGE (maximum): = 30%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)

- (f) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.16.3 SPECIAL RL ZONES

In accordance with the provisions of Section 4.0 hereof.

5.17.3 SPECIAL RL 2 ZONES

5.18 RURAL 1 (RR 1) ZONE

5.18.1 USES PERMITTED

No person shall, within any RR 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 1 uses, namely:

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- ii) airplane landing strip or helicopter pad;
- iii) a public use, including public utility buildings and structures;
- iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- v) a home occupation or a home industry ancillary to a permitted residential use;
- vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vii) museum, historic site, or cemetery;
- viii) refuse disposal site;
- ix) kennel or animal hospital;
- xi) animal incineration; provided the activity is in conformance with applicable provincial and federal legislation, ancillary to a permitted veterinary clinic or animal hospital;
- xii) Farm Retail Sales;
- xiii) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xiv) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;

- | | | |
|----------|--------|--|
| B/L 4181 | xv) | a horse boarding center, on land that is classified as a farm under the <i>Assessment Act</i> , provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission; |
| | xvi) | agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture; |
| B/L 4181 | xvii) | slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation; |
| B/L 4181 | xviii) | growing, tending and harvesting of trees produced on the property; |
| B/L 4238 | xix) | portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property; |
| B/L 4238 | xx) | Small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient; |
| | xxi) | extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities; |
| | xxii) | temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition; |
| | xxiii) | trapping and guide camps, except main lodges; |
| | xxiv) | ancillary buildings. |

5.18.2 ZONE PROVISIONS

- (a) LOT AREA (minimum): = 4 hectares (9.88 acres)
- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
- Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).
- iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
- iv) Rear Yard - Setback = 7.6 metres (24.9 feet)

Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.

(v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be as follows:

ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)

iii) Interior Side Yard – Setback = 30 metres (98.4 feet)

iv) Rear Yard – Setback = 30 metres (98.4 feet)

(d) DWELLINGS PER LOT (maximum):

(e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

(g) GUEST ACCOMMODATION (maximum):

(h) ANCILLARY USES, PARKING, LOADING, ETC.:

5.18.3 SPECIAL RR 1 ZONES

5.18.3.1 Special Exception RR 1-1 Zone

i) two detached, single-family dwellings shall be permitted.

All other provisions of the RR 1 zone shall apply.

5.18.3.2 Special Exception RR 1-2 Zone (4600-20-2372)

- i.) Residential Uses may include two (2) temporary dwelling units in conjunction with a single-family residential dwelling; and

ii.) The Interior Side Yard – Setback at the north property line, shall be 4.5 metres (14.76 feet).

5.18.3.3 All other provisions of the RR 1 zone shall apply.
Special Exception RR 1-3 Zone (4600-20-20120051)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-3:

iv) Lot Area (minimum) = 12 hectares (29.652 acres)

All other provisions of the RR 1 zone shall apply

5.18.3.4 Special Exception RR 1-4 zone (3360-20/20150008)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-4:

- a) Non-residential uses shall include the following:
 - i) One RV storage building with a maximum of 15 bays and a maximum area of 423 square metres
 - ii) A storage yard with a maximum area of 0.731 ha

The following provision shall also apply:

- a) The storage yard will be screened from Highway 97 with a 2 metre (6.56 feet) high berm with vegetative screen or tight board fence, well maintained and not used for advertising, display purposes or the posting of notices.

5.19 RURAL 2 (RR 2) ZONE

5.19.1 USES PERMITTED

No person shall, within any RR 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 2 uses, namely:

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(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling.
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- ii) airplane landing strip or helicopter pad;
- iii) a public use, including public utility buildings and structures;
- iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- v) a home occupation or a home industry ancillary to a permitted residential use;
- vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vii) museum, historic site, or cemetery;
- viii) refuse disposal site;
- ix) kennel or animal hospital;
- x) Farm Retail Sales;
- xi) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- xiii) a horse boarding center, on land that is classified as a farm under the *Assessment Act*, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;
- xiv) agricultural operations ancillary to a permitted residential use, including horticulture, silviculture, livestock, beekeeping and aquaculture;

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- (d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 5.18.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (g) GUEST ACCOMMODATION (maximum):
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.19.3 SPECIAL RR 2 ZONES

- 5.19.3.1 Special Exception RR 2-1 Zone (4600-20-2397)
Notwithstanding any other provision of this bylaw to the contrary, on lands zoned RR 2-1:
 - i) professional office and ancillary storage for a silviculture business and operation shall be a permitted non-residential use, and buildings related to the business shall be exempt from the provisions of Section 4.14 regarding maximum height and limited to 205 square metres floor area for ancillary buildings.
All other provisions of the RR 2 zone shall apply.
- 5.19.3.2 Special Exception RR 2-2 Zone (3360-20/20210004)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 2-2:
 - i) Permitted residential uses shall include one (1) secondary dwelling and must be subordinate to a single-family residential dwelling.
All other provisions of the RR 2 zone shall apply.

5.20 RURAL 3 (RR 3) ZONE

5.20.1 USES PERMITTED

No person shall, within any RR 3 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 3 uses, namely:

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) one (1) carriage house and must be subordinate to a single-family residential dwelling, or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station;
- ii) a public use, including public utility buildings and structures;
- iii) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- iv) a home occupation or a home industry ancillary to a permitted residential use;
- v) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vi) museum, historic site, or cemetery;
- vii) agricultural operations ancillary to a permitted residential use, excluding intensive livestock operations, feedlots and stockyards;
- viii) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- ix) Farm Retail Sales
- x) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xi) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- xii) portable sawmill, providing such activities are located no closer than 30 metres (98.4 ft) from an existing residential use on an adjacent or nearby property;

xiii) ancillary buildings.

5.20.2 ZONE PROVISIONS

No person shall, within any RR 3 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 0.8 hectare (1.98 acres)
- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
Notwithstanding the above, where abutting a lake access road the exterior side-yard setback may be reduced to 4.57 metres (15 feet).
 - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (d) LOT COVERAGE (maximum): = 20%
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.20.3 SPECIAL RR 3 ZONES

5.20.3.1 Special Exception RR 3-1 Zone

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-1:

Lot Area (minimum) = 1.2 hectares (2.965 acres)

All other provisions of the RR 3 zone shall apply.

5.21 RESOURCE/AGRICULTURAL (RA 1) ZONE

5.21.1 USES PERMITTED

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RA 1 uses, namely:

(a) **RESIDENTIAL USES:**

- i) a single-family residential dwelling; or
- ii) a two-family residential dwelling unit / duplex; or
- iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
- iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
- v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
- vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.

(b) **NON-RESIDENTIAL USES:**

- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
- ii) airplane landing strip or helicopter pad;
- iii) a public use, including public utility buildings and structures;
- iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
- v) a home occupation or a home industry ancillary to a permitted residential use;
- vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- vii) museum, historic site, or cemetery;
- viii) refuse disposal site;
- ix) kennel or animal hospital;
- x) Farm Retail Sales;
- xi) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;
- xii) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- xiii) a horse boarding center, on land that is classified as a farm under the *Assessment Act*, provided that the stables do not have more than 40 stalls and the facility does not contain a racetrack licensed by the British Columbia Racing Commission;

- xiv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- B/L 4181 xv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals produced on the property, or conducted for personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4181 xvi) livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4181 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4238 xviii) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property;
- B/L 4238 xix) small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient;
- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxi) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxii) trapping and guide camps, except main lodges;
- xxiii) ancillary buildings.

5.21.2 ZONE PROVISIONS

No person shall, within any RA 1 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
 - B/L 4181 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be as follows:
 - i) Front Yard – Setback = 30 metres (98.4 feet)

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B/L 4238

- ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)
- iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
- iv) Rear Yard – Setback = 30 metres (98.4 feet)

- (c) LOT COVERAGE (maximum): = 10%
- (d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 5.20.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (g) GUEST ACCOMMODATION (maximum):
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 4.0 hereof.

5.21.3 SPECIAL RA 1 ZONES

5.22 ACREAGE RESERVE (RA 2) ZONE

5.22.1 USES PERMITTED

No person shall, within any RA 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RA 2 uses, namely:

- (a) **RESIDENTIAL USES:**
- i) a single-family residential dwelling; or
 - ii) a two-family residential dwelling unit / duplex; or
 - iii) One (1) secondary suite and must be subordinate to a single-family residential dwelling, or
 - iv) One (1) carriage house and must be subordinate to a single-family residential dwelling, or
 - v) One (1) secondary dwelling and must be subordinate to a single-family residential dwelling, or
 - vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- (b) **NON-RESIDENTIAL USES:**
- i) a public use, including public utility buildings and structures;
 - ii) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
 - iii) a home occupation or a home industry ancillary to a permitted residential use;
 - iv) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
 - v) museum, historic site, or cemetery;
 - vi) agricultural operations existing at the time of adoption of this bylaw;
 - vii) ancillary buildings.

5.22.2 ZONE PROVISIONS

No person shall, within any RA 2 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minimum):** = 4 hectares (9.88 acres)
- (b) **REQUIRED YARDS (minimum):**
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- (c) **LOT COVERAGE (maximum):** = 15%

- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (f) ACCESSORY PARKING, LOADING:
In accordance with the provisions of Section 4.0 hereof.

5.22.3 SPECIAL RA 2 ZONES

5.22.3.1 Special Exception RA 2-1 Zone (LUC 144-47-E)

Notwithstanding any other provisions of this bylaw to the contrary, in the RA 2-1 zone, the following provisions shall apply:

- (a) Non-residential uses shall be limited to agricultural operations ancillary to a permitted residential use, excluding intensive swine operations, fur farms, feedlots and stockyards.
- (b) Lot Area (minimum) = 2 hectares (4.94 hectares)
- (c) Required Yards (minimum)
 - i) Front Yard = 7.6 metres (24.93 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
 - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)
- (d) Lot Coverage (maximum) = 20%
- (e) Floor Area (minimum) = 69.675 square metres (750 square feet)
- (f) No clearing of trees is allowed except for personal use or as necessary for construction of buildings.

All other provisions of the RA 2 zone shall apply.

5.22.3.2 Special Exception RA 2-2 Zone (LUC 144-47-E)

Notwithstanding any other provisions of this bylaw to the contrary, in the RA 2-2 zone the following provisions shall apply:

- (a) Non-residential uses shall be limited to agricultural operations ancillary to a permitted residential use, excluding intensive swine operations, fur farms, feedlots and stockyards.
- (b) Lot Area (minimum) = 1 hectare (2.47 acres)
- (c) Required Yards (minimum)
 - i) Front Yard = 7.6 metres (24.93 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
 - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
 - iv) Rear Yard - Setback = 3 metres (9.84 feet)

- (d) Lot Coverage = 20%
 - (e) Floor Area (minimum) = 69.675 square metres
(750 square feet)
 - (f) No clearing of trees is allowed except for personal use or as necessary
for construction of a building.
- All other provisions of the RA 2 zone shall apply.

5.23 OPEN SPACE, PARKLAND (OSP) ZONE

5.23.1 USES PERMITTED

No person shall, within any OSP zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following OSP uses, namely:

- (a) NON-RESIDENTIAL USES:
 - i) a public use, including public utility buildings and structures;
 - ii) parks, playgrounds and outdoor recreation facilities of a non-commercial nature.

5.23.2 ZONE PROVISIONS

No person shall, within any OSP zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = Not Applicable
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- (c) LOT COVERAGE (maximum): = Not Applicable
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) OPEN STORAGE:
No open storage of goods or materials shall be permitted.

5.23.3 SPECIAL OSP ZONES

5.24 **COMPREHENSIVE DEVELOPMENT 1 (CD 1) ZONE**

The purpose of the CD 1 zone is to provide for a mixed site use combining retail, commercial, accommodation and single family residential on a single parcel.

5.24.1 **USES PERMITTED**

No person shall, within any CD 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CD 1 uses, namely:

(a) **RESIDENTIAL USES:**

- i) Mobile homes;
- ii) Single-Family Dwellings;
- iii) Boarders or lodgers to a maximum of two persons.

(b) **NON-RESIDENTIAL USES:**

- i) Artisan and craft person studio;
- ii) Community care facility;
- iii) Daycare facility;
- iv) Furniture repair;
- v) Home occupation ancillary to permitted residential use;
- vi) Parks, active and passive recreation;
- vii) Rental office for residential units;
- viii) Restaurant;
- ix) Retail trade, excluding liquor sales, neighbourhood pubs, night clubs, and cabarets to a maximum floor area of 200 m²;
- x) Ancillary buildings.

5.24.2 **ZONE PROVISIONS**

- a. In the CD 1 zone, no building or structure shall be constructed, located, altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulation.

<u>Column 1</u>	<u>Column 2</u>
Minimum lot area	1.4 ha (3.5 acres)
Maximum total number of dwelling units permitted	13
Maximum total commercial gross floor area	150m ²
Maximum number of restaurant seats	25
Maximum Lot Coverage	40%

Required Yards (minimum)	
➤ Front and south side yard setback	7.6m (24.9 feet)
➤ North side yard setback	1.8m (6 feet)
➤ Rear yard setback	3.05m (10 feet)
Height of buildings (maximum)	10.67m (35 feet)

- b. The location of structures shall be generally in accordance with the building locations shown on CD 1, Schedule A.

Parking:

Existing development provides parking as outlined below:

	<u>Units</u>
➤ 6 rental dwellings and 6 mobile homes, accessory Or temporary dwelling units require 1 space/unit	12
➤ One caretaker's residence, requires 2 spaces/unit	2
➤ One commercial restaurant, requires 13.3 spaces per 100 square meters of gross floor area	<u>8</u>
TOTAL	22

Additional development will require provision of parking and loading in accordance with Section 4.0 of this bylaw.

SCHEDULE B:

Williams Lake Fringe and 150 Mile House Planning Area Map Reference

SCHEDULE C:

Zone Assignment By Property Description

SCHEDULE D:

Map Appendices - For Multiple Zones