

CARIBOO REGIONAL DISTRICT

NORTH CARIBOO AREA

RURAL LAND USE BYLAW

I hereby certify that this is a true and correct copy of
North Cariboo Area Rural Land Use Bylaw No. 3505, 1999.

Corporate Secretary

ADOPTED April 14, 2000
Revised November 10, 2022

CARIBOO REGIONAL DISTRICT BYLAW NO. 3505

A rural land use bylaw for the North Cariboo Rural Planning Area,
Parts of Electoral Areas A, B, C and I

WHEREAS the regional board may, pursuant to Part 26, Division 3 of the Municipal Act, adopt a rural land use bylaw;

AND WHEREAS the Board of Directors of the Cariboo Regional District deems it necessary to adopt a rural land use bylaw to ensure appropriate policies and land use regulations and prohibitions for the North Cariboo Rural Planning Area;

AND WHEREAS the requirements of Sections 883, and 886 to 892 of the Municipal Act respecting content and procedures have been met;

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

TITLE

1. This bylaw may be cited as the "North Cariboo Area Rural Land Use Bylaw No. 3505, 1999".

APPLICATION

2. This bylaw applies to the area identified on Schedule B, which area is referred to in this bylaw as the "North Cariboo Rural Planning Area".

ORGANIZATION

3. Schedules A, B and C of the North Cariboo Area Rural Land Use Bylaw are attached hereto and form part of this bylaw. The schedules are titled as follows:

Schedule A: Rural Land Use Bylaw, including Part 1 - Objectives and Policies, and Part 2 - Provisions and Regulations

Schedule B: North Cariboo Rural 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Regional District Zoning Bylaw No. 1000, 1980", as amended, applicable to the area identified in Schedule B, were repealed by Cariboo Regional District Zoning Amendment Bylaw No. 3506, being an amendment to Zoning Bylaw No. 1000, 1980.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 21st 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. 3505, cited as the "North Cariboo Area Rural Land Use Bylaw No. 3505, 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

NORTH CARIBOO AREA RURAL LAND USE BYLAW

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SCHEDULE D: Map Appendices - For Multiple Zones

SCHEDULE A

NORTH CARIBOO AREA RURAL LAND USE BYLAW

PART 1

1.0 INTRODUCTION

1.1 THE PURPOSE

The purpose of this rural land use bylaw is to provide a statement of the objectives, policies, regulations and prohibitions of the Cariboo Regional District Board of Directors (herein after referred to as "the Board") respecting present and proposed land use and development in the North Cariboo Rural Planning Area.

1.2 BACKGROUND

The North Cariboo Rural Planning Area, which includes the remainder of Electoral Areas A, B, C and I, exclusive of the Wells Area and the Quesnel Fringe Area, is characterized as a relatively large geographic and sporadically populated rural area, consisting of a number of small and historic rural settlements, which serve the outlying agricultural and ranching operations, recreational and forestry resource areas, as well as tourist establishments, which take advantage of the abundant lakes, rivers and mountains by catering to the fishing, hunting, hiking and cottage enthusiasts. It also includes Barkerville Historic Park and Satellite Areas, a designated Provincial Historic Park.

The Background Study: Review of Bylaw No. 1000, 1980 (Part 1) was completed early in 1997 as background to this rural land use 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 rural land use bylaw for the remainder of Electoral Areas A, B, C and I, as follows:

"1.2.4 It is recommended that the North Cariboo Area Rural Land Use Bylaw be established to include the remaining areas of Electoral Areas A, B, C and I, to provide for a set of limited policies, to minimize conflicts between residential and agricultural uses and otherwise provide general direction for growth and development matters, in conjunction with a set of more simplified zone regulations and provisions appropriate to the rural areas. Further, that the bylaw also establish a special Barkerville District Zone to better recognize Barkerville's provincial significance as an historic site and tourism destination point."

The decision to proceed with a rural land use bylaw was therefore based on the desire to maintain lifestyles and economic and environmental objectives with a minimum of conflicts, to provide for orderly growth and development within a simplified regulatory framework suited to the needs and desires of the area, as well as to better recognize Barkerville's historic significance and long-range redevelopment plans.

2.0 BROAD OBJECTIVES

The broad land use objectives for the North Cariboo Rural Planning Area are:

- 2.1 To preserve and enhance the rural character of the area, and provide for a variety of lifestyles and housing choices to meet the needs and affordability levels of area residents.
- 2.2 To regulate land use in a manner consistent with the rural character of the area and in a manner which provides flexibility for decision-makers and property owners.
- 2.3 To accommodate community facilities, residential, commercial, and industrial development in a manner that will not intrude upon the established rural lifestyle, add unnecessary strain to the existing transportation network, or conflict with agricultural and forest resource areas.
- 2.4 To encourage community facilities and new residential and general commercial growth and development to locate in the existing settlement areas of Kersley, Nazko and New Cinema.
- 2.5 To encourage the growth and expansion of economic development activities, including service commercial and industrial activities, and direct their location in proximity to existing settlement areas, so as not to conflict with residential or agricultural uses.
- 2.6 To both encourage the growth and expansion of the tourism industry in the area and therefore foster tourist-related economic development, in an environmentally friendly manner, while preserving and maintaining lake water quality in the area.
- 2.7 To encourage the preservation and sustainability of the natural resources of the area for resource development, including agriculture, forestry, mining and resource extraction, fish and wildlife habitat, and recreation, with the goal of preserving the pristine quality of the lakes, rivers and streams in the applicable watershed areas.
- 2.8 To promote public health and safety and to protect the general public by maintaining minimum lot or parcel sizes in areas where community services (water or sewer) are unavailable, and encourage development to locate away from areas which may be subject to sensitive and hazardous conditions.
- 2.9 To recognize and support the heritage conservation and related recreation goals and objectives for Barkerville Historic Park, surrounding lands and satellite sites, as identified from the "Barkerville Historic Park - Concept Plan, 1981".

3.0 GENERAL LAND USE POLICIES

The general land use policies for the North Cariboo Rural Planning Area are briefly outlined as follows:

3.1 SETTLEMENT AREAS

It is the policy of the Board to recognize the existing settlement areas of Kersley, Nazko and New Cinema, and to encourage community growth and development, including a variety of different uses, to locate in these areas.

Rather than apply specific land use designations, it is the intention of the Board to regulate growth and development through the assignment of zones as outlined in Part 2 of this bylaw, thereby allowing for flexibility in interpretation, as well as providing for growth and expansion on a site specific basis, either within the existing service areas or where services can be readily extended, where applicable, or otherwise within reasonable proximity to ensure that the settlement areas remain contiguous and self-contained, and do not extend into or conflict with existing agricultural or resource areas.

3.2 COMMUNITY FACILITIES

It is the policy of the Board to encourage the location of community facilities in the existing settlement areas, and thereby assist in better defining and establishing those settlement areas as centres for community growth and development, as well as limited service centres for the outlying rural areas.

3.3 RESIDENTIAL

It is the policy of the Board with respect to residential uses and development:

- (a) to allow for the provision of temporary dwelling units as identified in Part 2, and in accordance with the provisions outlined in subsection 7.14;
- (b) to otherwise limit higher densities, including multi-family or mobile home park residential developments, by encouraging them to locate in the settlement areas where sewer or water services are available, or where similar developments already exist;
- (c) to allow for a range of lot sizes and uses for rural and rural residential type developments, where appropriate, and to minimize conflicts with agricultural operations;
- (d) to provide opportunities for the provision of affordable housing by accommodating a mobile or manufactured home within the meaning of a single-family residential dwelling;

- (e) to adhere to the objectives and policies of Section 3.10 Energy & Conservation of this bylaw; and
- (f) to adhere to the objectives and policies of Section 3.11 Climate Change of this bylaw.

3.4 ECONOMIC DEVELOPMENT

It is the policy of the Board with respect to commercial and industrial uses and development:

- (a) to encourage the growth and expansion of a broad range of general commercial uses serving the residential uses and outlying rural areas to locate in the settlement areas, as identified in Part 2;
- (b) to encourage the growth and expansion of service commercial and industrial uses to locate within or in proximity to the existing settlement areas, but so as not to conflict with residential or agricultural uses;
- (c) to permit the issuance of temporary commercial and industrial permits anywhere in the North Cariboo Rural Planning Area (except those areas identified in Schedule B: Map Reference B 2 for the Barkerville Townsite, Satellite and Protected Areas), in accordance with the provisions of Section 921 of the Local Government Act;
- (d) to foster tourism-related, economic development and encourage the growth and expansion of the tourism industry by including a broad range of recreational amenities in conjunction with accommodations-based businesses, while at the same time encouraging their location, operation and expansion in an environmentally friendly manner by maintaining minimum setback distances from the lakes and watercourses, in an effort to preserve and maintain lake water quality; and
- (e) to encourage the location and establishment of home-based businesses, as either home occupations or home industries, within reasonable limits, as identified in Part 2 and outlined in the provisions of subsections 7.8 and 7.9.
- (f) to adhere to the objectives and policies of Section 3.10 Energy & Conservation of this bylaw.
- (g) to adhere to the objectives and policies of Section 3.11 Climate Change of this bylaw.

3.5 AGRICULTURAL LANDS

With regards to the agricultural land base, the general policies of the Board are:

- (a) to support the Agricultural Land Commission Act with its general objective of protecting agricultural land for future food production;

- (b) to discourage the fragmentation of agricultural lands by subdivision, and support the maintenance of generally large minimum lot sizes, as well as support temporary dwelling units for compassionate reasons or for farm help in accordance with the provisions of Part 2;
- (c) to limit the amount of non-farming residential uses, except as otherwise permitted, and other uses which create conflict with agricultural uses, in existing or potential future agricultural areas;
- (d) to discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location; and
- (e) to support a review of lands in the Agricultural Land Reserve where it has been established that the land has no agricultural potential, and where needed to accommodate growth in and around the existing settlement areas, so as not to conflict with agricultural uses.

3.6 CROWN LAND PLANS

Recognizing that much of the land adjacent to existing settlement areas, not presently used for residential or agricultural purposes, remains as Crown land in right of the Province, it is the policy of the Board to support the establishment and development of Crown Land Plans for the subdivision of properties for development purposes on Crown lands, in accordance with the objectives and policies of this bylaw, to take advantage of existing community services, where available, and so as not to conflict with agricultural or resource uses.

3.7 RESOURCE LANDS

The importance of the regions forest, agricultural and mineral resource land base is fully recognized, and it is the general policy of the Board:

- (a) that decisions on resource management-related matters within its jurisdiction will support the objectives and policies of agencies responsible for resource lands management;
- (b) to support the approach to forest management which integrates compatible non-forest uses and which accounts for other roles for resource lands, such as wildlife and fisheries management, watershed protection, scenic areas protection, and other special considerations, including recreational; and
- (c) to discourage subdivisions which would significantly add traffic on or accesses from forest roads, except for:
 - i) large acreage parcels for agricultural or forestry use; or
 - ii) for lot boundary adjustments and property consolidations.

3.8 BARKERVILLE TOWNSITE, SATELLITE AND PROTECTED AREAS

It is the policy of the Board with respect to the Barkerville Historic Park Townsite, Satellite and Protected Areas:

- (a) to recognize, encourage and support the provincial heritage conservation goals and objectives for the Barkerville Historic Park, as identified in the "Barkerville Historic Park - Concept Plan, 1981";
- (b) to encourage and support provincial initiatives for further park development and restorations, and expansion as a provincially significant historic site and tourist destination area, as further identified from the subject Concept Plan, by including a range of historic site, parks administration facilities, and tourism-related uses on publicly owned lands within the designated townsite area;
- (c) to recognize and support provincial initiatives for satellite sites related to the Cariboo Gold Rush, particularly relating to the "Cottonwood" historic site;
- (d) to support provincial initiatives respecting future land acquisitions and protection of visual and watershed buffers in the designated Protected Areas outside of the existing townsite area, while recognising existing land use rights for privately owned properties in this area; and
- (e) to discourage the issuance of temporary commercial and industrial permits in those areas identified on Schedule B - Map Reference B 2, applicable to the Barkerville Townsite, Satellite and Protected Areas.
- (f) to adhere to the objectives and policies of Section 3.10 Energy & Conservation of this bylaw.
- (g) to adhere to the objectives and policies of Section 3.11 Climate Change of this bylaw.

3.9 EXISTING USES

Uses existing at the date of adoption of this bylaw may be designated in Part 2 to recognize the existing use, rather than render the use non-conforming, even though it may not be entirely consistent with the land use policies in Part 1.

3.10 ENERGY & CONSERVATION

Objectives

- | |
|--|
| <p>3.10.1 To recognize the need for and participate in energy conservation measures.</p> <p>3.10.2 To reduce community greenhouse gas emissions by 33% by the year 2020 and 80% by the year 2050 from 2007 levels.</p> |
|--|

Policies

- 3.10.3 Encourage collaboration with other levels of government, First Nations, regional districts and utilities to address energy and emissions management and promote best practices in energy efficiency. The CRD Board will work with the provincial government to increase the building codes to reflect current best practices in energy efficiency.
- 3.10.4 Endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.
- 3.10.5 Encourage the planning, design and construction strategies to minimize greenhouse gas emissions.
- 3.10.6 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; stormwater detention ponds, solar orientation etc.).
- 3.10.7 Encourage and support initiatives to upgrade wood-burning appliances through the woodstove exchange program.
- 3.10.8 Consider creating incentives for responsible development practices by creating an incentive for green building policy that exchanges developer investment in green technology for density bonusing, modified development standards or other appropriate mechanisms. The CRD Board will support the enhancement of incentives for installation of energy efficient and alternative energy systems. As a performance benchmark the Regional District Board may choose to adopt a recognized energy and environmental standard.
- 3.10.9 Increase recycling options.
- 3.10.10 New developments and redevelopments of property shall consider the Environmental Best Management Practices for Urban and Rural Land Development (Ministry of Water, Land and Air Protection) and Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia where applicable.

3.11 CLIMATE CHANGE

Objectives

3.11.1 To acknowledge the existence of climate change and its effects on the economic, social and environmental impacts locally and globally.

3.11.2 To participate in an effort to reduce human impacts on the climate.
3.11.3 To reduce community greenhouse gas emissions by 33% by the year 2020 and 80% by the year 2050 from 2007 levels.

Policies

3.11.4 As a signatory to the Climate Action Charter, the Regional District will take steps to address and support the goals of the Charter including becoming carbon neutral in respect of its corporate operations by 2012.

3.11.5 The Regional District recognizes the need to take a region-wide approach to energy and emissions planning and will complete a CRD Climate Action Plan on reducing energy use and greenhouse gas emissions by December 2011. Steps and considerations in the planning process will include:

- a. conducting a corporate inventory of energy use and greenhouse gas emissions.
- b. using the CRD Climate Action Plan as a guide when making land use decisions and directing future development to create more complete and self-sustaining communities. This may include: the production of in-house public education materials on building energy efficient homes and how-to retrofit existing buildings; production of sustainability checklists for developers; and preparation of other general information on how residents can contribute to building greener communities.
- c. review opportunities for home-based business and industry to decrease dependence on automobiles.
- d. support local food security through local agricultural uses and food processing and by encouraging community gardens and farmers markets to create more food independent communities.
- e. support a broader range of local goods and services to service settlement areas and thereby decreasing dependence on automobiles.
- f. investigate opportunities to control GHG emissions at Regional District landfills through the collection of methane.
- g. promote reduction, reuse and recycling of waste and investigate waste to energy opportunities.
- h. encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
- i. work with First Nations and the District of Wells to ensure a region-wide approach.

- j. create partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District.
- 3.11.6 The Regional District will adopt a “lead by example” approach to energy and emissions planning and will commit to setting corporate targets, by:
- a. seeking funding support for measuring the Regional District’s carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint, and,
 - b. identifying best carbon reduction opportunities and setting specific reduction targets.
- 3.11.7 The Regional District will incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.
- 3.11.8 The Regional District supports a land use strategy that encourages, infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.
- 3.11.9 The Regional District will continue to support opportunities to directly address climate change and energy sustainability through such projects as:
- a. new trails and bike paths that support alternative transportation options.
 - b. supporting Smart Growth planning principles as applicable to rural areas; and
 - c. protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water.
- 3.11.10 Determine which provincially funded initiatives that target the reduction of greenhouse gas emissions are available to the Regional District.
- 3.11.11 The Regional District will explore new economically feasible policies, strategies and initiatives– passing bylaws when needed, that aim to reduce greenhouse gas emissions and build environmentally sustainable communities.

Bl 4823 **3.12 DEVELOPMENT PERMITS**

Development permits are permitted through BC legislation, and serve the purpose of dealing with specific community goals such as respect for the environment. These permits are to be considered when certain types of developments are proposed. Each permit type has specific objectives and guidelines and justification for the permit. Each permit type outlines conditions and uses where a development permit is not required.

The location and circumstances for each development permit is indicated by text and mapping.

Policies

3.12.1 Development within designated Development Permit Areas will be reviewed by the Regional District in consideration of the objectives and guidelines identified in this Section. Conditions or restrictions may be imposed on the development accordingly.

3.12.2 Development Permit Areas are designated and Development Permits are required in accordance with the conditions, objectives and guidelines indicated.

Kersley Aquifer Development Permit Area

Development proposals within the Kersley Aquifer Development Permit Area will be reviewed by the Regional District using guidelines in this section. Conditions or restrictions may be imposed by the Regional District on any proposed development following such a review.

Area

Applies to land zoned Commercial (or Residential that permit a home occupation), and Rural that are wholly or partially within the Kersley Aquifer Development Permit Area shown on Map 1.

Category

The Kersley Aquifer Development Permit Area is designated pursuant to Section 919.1(1) (a) of the *Local Government Act* – protection of the natural environment, its ecosystem and biological diversity.

Justification

The Kersley Aquifer Development Permit Area is above a groundwater aquifer that is a source of potable water for many residents of the Kersley community. The British Columbia government classifies the aquifer that underlies the majority of the Kersley community as low demand, high vulnerability. The objective of the Development Permit is to provide assurance that land use and development activities above the aquifer do not result in contamination of the aquifer and does not contribute to elevating the concentration of parameters above the Canadian Drinking Water Standards. This aquifer is most susceptible to contamination from petroleum products, forestry by-products, chemicals and fertilizers.

There is interest in the community to protect the aquifers, given that the residents draw their drinking water from the aquifer and the community has no community water or sewer system.

Guidelines

Prior to commencing any identified land development as per Guidelines below, a development permit must be obtained.

1. The commercial/large scale use or disposal of substances or contaminants that may be harmful to area aquifers shall be discouraged and wherever practical, steps shall be taken to ensure the proper disposal of such contaminants. Examples of identified contaminants that would require a Development Permit includes businesses that use machinery greases, lubricants, fuels, solvents, antifreeze, salts, hide tanning preservatives or conditioners, household cleaning products, and fertilizers.
2. Where the possibility of an impact exists, the Regional District may require the applicant to supply a report from a registered professional which must include the following:
 - i. A statement backed by a professional assessment that the proposed development will not have a negative impact on the aquifer, and
 - ii. Recommendations on what measures are required to ensure the aquifer is protected. Examples of identified contaminants that may require a professional assessment include but are not limited to those listed in Schedule 2 of the Contaminated Sites Regulation (BC Reg 375/96)
3. Notwithstanding the ability to apply for a development permit, developments that are found to pose detrimental impacts on water quality shall not be supported.
4. New sewage disposal installations for multi-family residential development is to be installed by a Registered Onsite Wastewater Practitioner (ROWP) or qualified engineer licensed to practise in BC.
5. The use of impermeable paving and other methods to reduce rain water runoff shall be encouraged.

As applicable, a report submitted must indicate location of fuel storage tanks, abandoned or operational water wells and underground pipelines such as water, wastewater or natural gas, as applicable.

The report, which will form part of the Development Permit terms and conditions, may include recommendations pertaining to registration of a restrictive covenant to prohibit particular high risk land uses or activities, or to specify other restrictions on use of the property.

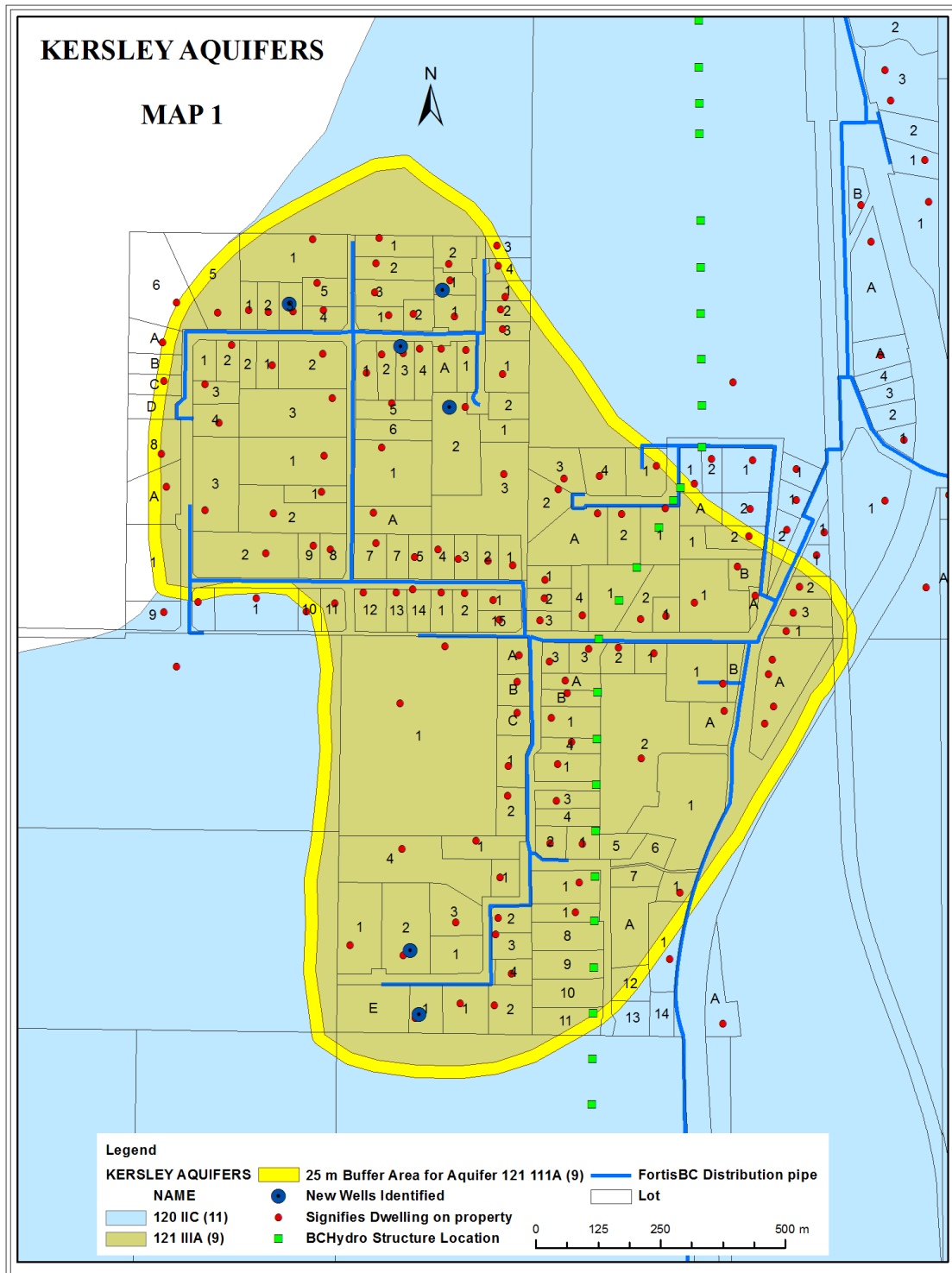
New or expanded vehicle repair facilities, where permitted by zoning, shall have a report attached indicating vehicle storage and repair locations, as well as indication of surface where vehicles are parked and/or stored. A restrictive covenant can also be required to commit to the installation and maintenance of the sedimentation, oil, water and grease separator.

Exemptions

The following activities are exempt from requiring a development permit:

- 1) Subdivision of land;
- 2) Construction of or alteration to a dwelling unit;

- 3) Construction or alteration of an ancillary building, structures and fences;
- 4) Agricultural operations that are permitted by zoning;
- 5) Existing vehicle repair facilities that are permitted by zoning; and
- 6) Land uses that have no demonstrable affect to the aquifer.



4.0 AMENDMENT AND REVIEW

This rural land use bylaw may be amended as deemed necessary by the Board:

- (a) including text amendments, or the creation of special zones to limit specified uses, or for the establishment of uses which may be permitted, by way of amendment to Part 2 of this bylaw; and
- (b) including site area amendments to individual properties, by amendment to Part 2 of this bylaw.

B/L 4184

Amendments to this bylaw shall be completed in accordance with the relevant provisions of the Local Government Act, particularly Part 26 – Planning and Land Use Management, Division 1 - Rural Land Use Bylaws.

This rural land use bylaw may be reviewed in full, when deemed necessary to do so by the Board, preferably on a five- to ten-year basis following the date of adoption.

5.0 **RELATIONSHIP BETWEEN PART 1 AND PART 2**

This section is intended primarily for explanatory purposes, and does not otherwise form part of this bylaw.

- (a) In Section 4.0 Amendment and Review, reference is made to uses which may be permitted "through amendment to Part 2". This means that an owner of land may apply to the Cariboo Regional District for an amendment to Part 2 to permit a proposed use. Such applications should be evaluated with reference to:
 - i) consistency with the general policies of Part 1;
 - ii) public input received from the required public hearing;
 - iii) comments and approvals required by other jurisdictions;
 - iv) compatibility and the degree of potential land use conflict between the proposed use and nearby existing uses;
 - v) the ability to provide the necessary servicing, including the provision of adequate water supply and on-site sewage disposal;
 - vi) environmental impact; and
 - vii) traffic and access, especially where a controlled access highway is involved.
- (b) 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.
- (c) The regulations which follow in Part 2 have the purpose and effect of a zoning bylaw, and are used as the basis for review and approval of subdivision plans, and for the provision of land use regulations.
- (d) This rural land use bylaw is a combination of land use policy (in Part 1) and land use regulation (in Part 2). The regulations in Part 2 are required by the Local Government Act to be consistent with Part 1, and it is the policy of the Cariboo Regional District Board of Directors that such is the case.

B/L 4184

NORTH CARIBOO AREA RURAL LAND USE BYLAW

PART 2

6.0 GENERAL

6.1 BASIC PROVISIONS

6.1.1 Within the North Cariboo Rural Planning Area, no person shall:

- B/L 4184
- (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 4184 6.1.2 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, 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.

6.1.3 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.

B/L 4184 6.1.4 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).

6.2 ADMINISTRATION AND ENFORCEMENT

B/L 4184 6.2.1 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.

- 6.2.2 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.
- 6.2.3 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.
- 6.2.4 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.

6.3 INTERPRETATION AND DEFINITIONS

- 6.3.1 Throughout Part 2, 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 6.3.3 shall apply. Reference to a "zone" or "zone symbol" are as established in Section 8.
- 6.3.2 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 standing 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 North Cariboo Rural Planning Area boundaries, which includes the remainder of Electoral Areas A, B, C and I, where applicable, exclusive of the Wells and Quesnel fringe areas, as generally outlined in Schedule B: North Cariboo Area Rural Land Use 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 measurement from the Map Appendices, where applicable.

6.3.3 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.

BL 5222

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 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.

B/L 4184

3. "AGRI-TOURISM" means a tourist activity, service or facility accessory 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.

B/L 4993

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.

B/L4241

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.

B/L 4184

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.

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.
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. "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.
21. "BEEKEEPING" means an apiary or a place where bees are kept and raised, and includes the preparation of honey from the nectar of flowers.
22. "BOTTLING AND DISTRIBUTION PLANT" means a business establishment involved in the receipt, mixing, filling, storage and distribution of bottled goods.
23. "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.

B/L 4993

24. "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.
25. "BUILDING" means a building as defined in the BC Building Code.
26. "BUILDING INSPECTOR" means the Building Inspector employed by or under contract to the Cariboo Regional District.
27. "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.
28. "BUTCHERING AND SLAUGHTERING" means the killing of live animals and the dressing of their flesh for market.
29. "BYLAW ENFORCEMENT OFFICER" means the Bylaw Enforcement Officer employed by or under contract to the Cariboo Regional District.

B/L 4241

30. "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.

B/L 4241

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

B/L 5222

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

B/L 5222

33. "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.

B/L 4993

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

35. "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.

B/L 4993

36. "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.
37. "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.

38. "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.
 39. "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.
 40. "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.
 41. "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.
 42. "COMMERCIAL FLOOR AREA" means the total usable floor area within a building used for commercial purposes, otherwise referred to as "gross lease-able 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.
- B/L 5222
43. "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.
- B/L 4184
44. "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.
- B/L 4184
45. "COMMUNITY FACILITY" 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.
 46. "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.
- B/L 4184
47. "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.

48. "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.
- B/L 4184
49. "COMPOST" means a substance which is produced by the decomposition of organic matter.
- B/L 4184
50. "COMPOSTING FACILITY" means a facility for the controlled biological oxidation and decomposition of organic matter in accordance with the time and temperature requirements. 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 provincial and federal legislation
51. "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.
52. "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.
53. "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.
54. "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).
55. "CONVENIENCE STORE" means a business establishment involved in the retail sale of food, tobacco, pharmaceuticals, periodicals, or other similar items of household necessity.
- B/L 4993
56. "COOKING FACILITIES" means an area principally used for the preparation or cooking of food, and may include fixtures, appliances, plumbing or wiring intended or used for the preparation or cooking of food.
57. "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.
- B/L 4184
58. "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.

- B/L 4993
59. "DAIRY PRODUCTS" means the products from milk and milk byproducts.
60. "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.
61. "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.
62. "DISTILLED PRODUCTS" means liquid products condensed from vapour during distillation, and includes spirits and distilled alcoholic liquor.
63. "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.
- B/L 5222
64. "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:
- (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/L 4184
- (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.

(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.

65. "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.

66. “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.

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

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

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

B/L 5044

70. “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.

B/L 4184

71. “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.”

B/L 4184

72. “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

73. "FEED AND SEED STORAGE" means the keeping and storage of agricultural products or food for livestock or crop production.

- 74. "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.
- 75. "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.
- 76. "FIRST AID STATION" means a building or structure or part thereof providing services for the emergency care or treatment of injured or ill persons.
- 77. "FIRST STOREY" means the uppermost storey having its floor level not more than 2.0 m above grade.
- 78. "FLOOR AREA" means the maximum area contained within the outside dimensions of the exterior walls of a building.
- 79. "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.
- 80. "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.
- 81. "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.
- 82. "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.
- 83. "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.
- 84. "FURNITURE REPAIR" means the repair and refurbishing of household and office-related furniture.
- 85. "GAME BIRDS" include guinea fowl, pheasant, partridge, pigeon, quail, silkies, peafowl, squab and tinamou.
- 86. "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.

87. "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.
88. "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.
89. "GROCERY STORE" means a business establishment involved in the retail sale of groceries and staple food items, and related household items.
90. "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.
91. "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.
92. "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.
93. "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.
94. "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.
- B/L 4184 95. "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.
- B/L 5222 96. "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.
97. "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.

B/L 4184

98. "HORSE BOARDING CENTRE" means a facility for horse riding, training and boarding, but is not intended for the holding of spectator events.

B/L 5222

99. "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.

B/L 4184

100. "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.

B/L 4241

101. "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.

102. "INDUSTRIAL REPAIRS" means an establishment offering services related to the replacement and repair of industrial machinery and equipment.

103. "INTENSIVE LIVESTOCK OPERATION" 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.

B/L 4241

104. "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.

B/L 4184

105. "LAND" includes any land, the surface of water, and land covered by water.

106. "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.

107. "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.

108. "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.

109. "LIBRARY" means a place in which books and related materials are kept for use but not for sale.

110. "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.

111. "LIVESTOCK" includes cattle, horses, mules, donkey, sheep, goats, swine, bison, llamas, alpacas and rabbits.

B/L 4184

112. "LIVESTOCK INCINERATOR" means an incineration unit used for the purpose of reducing livestock and poultry remains to ash.

113. "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.

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

B/L 4241

115. "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.

B/L 4184

116. "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.

B/L 4993

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

B/L 5222

118. "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.

119. "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.

120. "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.

121. "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.

122. "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.

123. "MERCHANDISE SERVICE SHOP" means an establishment wherein articles or goods such as household items and appliances or similar items may be repaired or serviced.
124. "MEZZANINE" means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.
125. "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.
126. "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.
127. "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 Act.
128. "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.
129. "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.
130. "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.
131. "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.
132. "MUFFLER SHOP" means an establishment specializing in the repair and replacement of automotive exhaust systems.
133. "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.

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

135. "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.

B/L 4184

136. "NEIGHBOURHOOD PUBLIC HOUSE" means a neighbourhood-oriented local beverage room issued a license pursuant to the Liquor Control and Licensing Act.

B/L 4184

137. "NOISE" means any level of sound that can be measured in decibels greater than zero decibels above ambient levels.

B/L 5222

138. "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.

139. "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.

140. "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.

141. "OPEN STORAGE" means the keeping or storage of goods, materials, merchandise, supplies, equipment or parts outdoors or in an unenclosed area.

142. "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.

143. "PACKING OR CRATING PLANT" means an industrial establishment involved in processing, packing and crating of products and goods for shipment and transport.

144. "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.

145. "PARKS ADMINISTRATION OFFICES" means the offices of a provincial or federal park agency providing administrative services for a provincial or federal park.

146. "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.
147. "PARKS HOTEL AND ACCOMMODATION FACILITIES" means the same as a hotel as otherwise herein defined, located within a provincial or federal park.
148. "PARKS RESIDENCES" means a dwelling unit or combination of various dwelling units, including dormitories, intended to provide residences for employees of a provincial or federal park.
149. "PARKS SERVICE AND PUBLIC FACILITIES" means the same as a public garage, a public storage yard, a public use, or public utility buildings and structures as otherwise herein defined, located within a provincial or federal park and intended for the maintenance and operation of the park.
150. "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.
151. "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.
152. "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.
- B/L 4993 153. "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.
- B/L 4241 154. "PORTABLE SAWMILL" means a mill for sawing logs into lumber that is capable of being moved, and operated for no longer than two months duration within a calendar year. This applies to timber harvested on the property on which the portable sawmill is located or from abutting properties as a result of arrangement with the abutting landowner.
155. "POSTAL OUTLET" means a limited service agency involved in the provision of mail services.
156. "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.
157. "PRIMARY AGRICULTURAL PRODUCTS" means those products produced on the farm and offered at the farm gate without any processing or value added.

158. "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.
159. "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.
160. "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.
161. "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.

162. "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.

163. "'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.
164. "PULP AND PAPER" means the process of making paper from wood.
165. "RACQUET COURTS" means indoor or outdoor court areas for the playing of racquet sports, including tennis, squash, racquet ball and handball.
166. "RATITES" means birds that have small or rudimentary wings and no keel to the breastbone and includes ostriches, rheas and emus.
167. "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.
168. "RECREATIONAL FACILITY" means a facility or place designed and equipped for the conduct of sports and leisure-time activities.

B/L 4993

169. "RECREATIONAL VEHICLE (RV)" means a vehicle, either designed to be towed behind a motor vehicle, transported, 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.

B/L 4241

170. "RECREATIONAL VEHICLE PARK" means, similar to a campsite, an area of a lot used for the transient accommodation of travelers 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.

B/L 4241

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

172. "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.

B/L 4993

173. "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.

174. "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.

175. "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.

B/L 4184

176. "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.

177. "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.

178. "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.

B/L 5222

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

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

181. "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.

182. "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.

183. "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.

184. "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.

B/L 4184

185. "SCREENING AND FENCING" means a vegetated buffer, noise abatement berm, or a closed wood, metal and/or plastic fence 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. This term excludes open mesh or chain link style fences and vegetation used as a wind break.

B/L 4993

186. "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.

B/L 4993

187. "SECONDARY SUITE" means a 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.

188. "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.
189. "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.
190. "SHEET METAL WORKSHOP" means an industrial establishment specializing in the storage, bending, fabrication and assembly of sheet metal products and services thereof.
191. "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.
192. "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.
- B/L 4241 193. "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.
194. "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.
- B/L 4241 195. "SMALL SAWMILL" means a facility for the sawing, planing and dressing of logs and timber into finished lumber and building materials (including timber frame home components but does not include assembly) and includes areas for the sorting, storage, and shipment of such. This includes timber 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.
- B/L 4184 196. "SPECIAL GROUP CAMP" – means a facility that includes overnight accommodation and delivers identified spiritual 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.
197. "STOCKYARD" means an enclosed place where livestock and domestic farm animals are kept temporarily for auction, marketing or shipment.

198. "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.
199. "STREET" also means, a public road and road right-of-way designed and constructed for use of vehicular traffic or vehicular and pedestrian traffic.
200. "STRUCTURE" means any appurtenance or improvement which is affixed to, supported by or sunk into land or water.
201. "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.
202. "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.
203. "TEMPORARY USE" means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.
204. "TIRE SALES AND SERVICE" means a business specializing in the sales and service of automotive and vehicular tires, and related products.
205. "TRANSMISSION SHOPS" means a business specializing in the sales and service, including repair and replacement of, motor vehicle transmissions.
206. "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.
207. "UPHOLSTERY SHOP" means an establishment specializing in the repair, replacement or refurbishing of fabrics, padding and springs for household or office furniture.
208. "USE" means the purpose or activities for which land, buildings and structures are designed, arranged, intended, occupied or maintained.

209. "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).

210. "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.

211. "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.

212. "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.

B/L 5222

213. "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.

214. "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.

215. "WELDING SHOP" means an industrial establishment specializing in the fabrication of metals by means of heating and fusion.

B/L 4993

216. "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.

217. "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.

218. "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 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.

7.0 GENERAL PROVISIONS AND REGULATIONS

7.1 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

B/L 4184

7.2 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.

7.3 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 metres (3.28) feet and 3 metres (9.84 feet) above the established grade of any highway.

7.4 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.

7.5 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.

7.6 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.

7.7 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 (R/A) zone unless or until specified otherwise.

7.8 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:

BL 4877

- (a) the activity shall be confined to the interior of the principal dwelling, with the exception of laying hens and beekeeping in accordance with Sections 7.20 and 7.21;
- (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);
- (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.

7.9 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:

BL 4877

- (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 7.20 and 7.21;
- (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;
- (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.

7.10 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.

7.11 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;
- (b) the dwelling unit shall be occupied by the owner or operator of the bed and breakfast establishment;
- (c) no more than two sleeping units to accommodate a maximum of four 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).

7.12 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.

7.13 ANCILLARY BUILDINGS, STRUCTURES AND USES

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

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

- (b) ancillary buildings and structures do not include a dwelling or a sleeping unit or a structure providing overnight accommodation;
- (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.
- (e) the combined or gross floor area and maximum height of all ancillary buildings and structures permitted are calculated as follows:

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>)

B/L 4184

- (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.

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- (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).

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- (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

B/L 5044

- (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 dicks, are not exempt from the lot coverage requirement.

7.14 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 8 for each zone respecting uses permitted and zone provisions, provided there are no other residential dwelling units on the subject lot.

7.15 TEMPORARY DWELLING UNITS

B/L 4241

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:

- (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 RL zone, 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 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.

7.16 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.

7.17 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, 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 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

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- 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.

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- (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.

7.18 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 area 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 50 square metres of home occupation / industry use	- N/A

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 for 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.

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7.20 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, on Residential zoned properties (RS 1, RS 2, RL, RL 2 zones), except on properties with a Multi-Family Residential use, Mobile Home Park use, Institutional use, or Commercial use, 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 acre);
 - 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 7.8 (Home Occupation) and 7.9 (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.

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7.21 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 (RS 1, RS 2, RL, RL 2 zones), except on properties with a Multi-Family Residential use, Mobile Home Park use, Institutional use, or Commercial use, 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 7.8 (Home Occupation) or Section 7.9 (Home Industry) of this bylaw, in addition to any applicable Provincial regulations.

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7.22 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.

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7.23 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 7.0 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 Settlement Area 1 (RS 1), Settlement Area 2 (RS 2), 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) and Resource/Agricultural (R/A) 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); and
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
home occupation cannot exceed 40% of the total living floor space.

8.0 RURAL LAND USE BYLAW (RLUB) - ZONES

<u>Zone Symbols</u>	<u>Zones</u>
C 1	General Commercial
C 2	Tourist Commercial
C/M	Commercial Service / Light Industrial
M 2	General Industrial
M 3	Heavy Industrial
RS 1	Settlement Area 1
RS 2	Settlement Area 2
RL	Lakeshore Residential
RR 1	Rural 1
RR 2	Rural 2
RR 3	Rural 3
R/A	Resource / Agricultural Area
B 1	Barkerville Townsite
B 2	Barkerville Satellite and Protected Areas

8.1 GENERAL COMMERCIAL (C 1) ZONE

8.1.1 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, professional or government 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.

8.1.2 ZONE PROVISIONS

No person shall, within any C 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. 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 where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area 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)

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.

- 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) 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)

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(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 7.0 hereof.

8.1.3 SPECIAL C 1 ZONES

8.1.3.1 Special Exception C 1-1 Zone (LUC 240-11064)

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

- i) the permitted non-residential uses shall be limited to a motor vehicle service station, including a retail convenience store, four tourist cabins and ancillary buildings; and
- ii) the minimum setback distance from all property lines shall be 7.62 metres (25 feet).

All other provisions of the C 1 zone shall apply.

8.2 TOURIST COMMERCIAL (C 2) ZONE

8.2.1 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, resort, guest ranch, health spa;
 - ii) hotel, motel;
 - iii) campground, recreational vehicle park;
 - iv) recreational facility, including a golf course, a curling rink, racquet courts, 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 floatplane base;
 - xi) airplane landing strip and helicopter pad;
 - xii) ancillary buildings.

8.2.2 ZONE PROVISIONS

No person shall, with any C 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, excluding campgrounds and recreational 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 where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area where community water and community sewer services are unavailable.

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY EITHER 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 (4.9 feet)
- Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 2 zone or where adjacent to another 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, HEALTH SPA, HOTEL, MOTEL:**
- i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
 - ii) Percentage of Building Area for Ancillary Uses, i.e. 8.2.1(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

- iv) Amenity Area per Campsite or
Recreational Vehicle Site
(minimum) = 4.5 by 12 metres

(h) **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.

(i) **ANCILLARY USES, PARKING, LOADING, ETC.:**

In accordance with the provisions of Section 7.0 hereof.

8.2.3 SPECIAL C 2 ZONES

8.2.3.1 Special Exception C 2-1 Zone (4600-20-2309)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 2-1:

- i) a general store shall be a permitted non-residential use, in addition to all other permitted non-residential uses for the C 2 zone.

All other provisions of the C 2 zone shall apply.

8.2.3.2 Special Exception C 2-2 Zone (4600-20-2386)

Notwithstanding any other provisions of this bylaw to the contrary, on land zoned C 2-2, non-residential uses shall be limited to:

- i) a campground, recreational vehicle park with a maximum of twenty-five (25) campsites and fifty (50) recreational vehicle sites;
- ii) restaurant;
- iii) museum;
- iv) antique and second hand sales;
- v) fuel service for auto or marine purposes;
- vi) a recreational facility (fish pond and skating rink);
- vii) laundromat, coffee shop, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- viii) rental and sales of sporting equipment, as ancillary uses; and
- ix) ancillary buildings.

All other provisions of the C 2 zone shall apply

8.3 COMMERCIAL SERVICE / LIGHT INDUSTRIAL (C/M) ZONE

8.3.1 USES PERMITTED

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

(a) **RESIDENTIAL USES:**

- i) an accessory dwelling unit.

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

- i) motor vehicle fuel station, motor vehicle service station;
- ii) a convenience store ancillary to a motor vehicle fuel station;
- iii) sales and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats;
- iv) car wash, laundromat, cleaning and drying establishment;
- v) parking lots for the commercial storage of vehicles;
- vi) sales of automotive parts and accessories;
- vii) publishing and printing;
- viii) building supply store;
- ix) plumbing, heating, electrical sales and service;
- x) paint, floor or wall covering store;
- xi) small equipment, machinery and tool rental;
- xii) upholstery shops and furniture repair;
- xiii) antique and secondhand sales;
- xiv) animal hospital, veterinary clinic, and ancillary kennels provided animals are confined within a fully-enclosed building between the hours of 8:00 pm and 7:00 am;
- xv) construction, storage and repair of boats, bicycles, trailers, recreational vehicles and prefabricated buildings, signs, finished concrete products, ceramics, wood and fibreglass products;
- xvi) 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;
- xvii) warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
- xviii) packing and crating, bottling and distribution plant, including a micro-brewery;
- xix) contractor's office, shop or yard;
- xx) mini-storage and self-storage facility;
- xxi) commercial nursery and greenhouse;
- xxii) vocational training facility, including administrative offices;
- xxiii) office, wholesale and retail sales, and a coffee shop ancillary to permitted non-residential uses;
- xxiv) animal incineration; provided the activity is in conformance with applicable provincial and federal legislation

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xxxii) ancillary buildings.

8.3.2 ZONE PROVISIONS

No person shall, within any C/M 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. 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 where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area 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 = 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 C/M 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)
- (c) **LOT COVERAGE (maximum):** = 40%
- (d) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres (35 feet)
- (e) **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.
- (f) **ANCILLARY USES, PARKING, LOADING, ETC.:**

In accordance with the provisions of Section 7.0 hereof.

8.3.3 SPECIAL C/M ZONES

8.3.3.1 Special Exception C/M-1 Zone

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

- i) the permitted non-residential uses shall be limited to the manufacture, storage and sales of log homes.

All other provisions of the C/M zone shall apply.

8.3.3.2 Special Exception C/M-2 Zone (4600-20-2636)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C/M -2 Non-Residential uses shall be limited to:

- i) Extraction of surface and ground water;
- ii) Processing and packaging of water products;
- iii) Packing and crating, bottling and distribution plant;
- iv) Tanker Filling Station.

All other provisions of the C/M zone shall apply.

8.4 GENERAL INDUSTRIAL (M 2) ZONE

8.4.1 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 C/M 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 workshop, 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.

8.4.2 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. 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 where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area 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 = 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 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)

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

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

(e) **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.

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

In accordance with the provisions of Section 7.0 hereof.

8.4.3 SPECIAL M 2 ZONES

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- 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 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 a Settlement Area or Rural zone = 30 metres (98.43 feet)
- (c) LOT COVERAGE (maximum): = 40%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) 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.
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 7.0 hereof.

8.5.3 SPECIAL M 3 ZONES

8.5.3.1 Special Exception M 3-1 Zone (3360-20/20220044)

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

- i) HEIGHT OF BUILDINGS (maximum): = 35 m (114.83 ft.)

All other provisions of the M 3 zone apply.

8.6 **INSTITUTIONAL (P) ZONE**

8.6.1 **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) church;
 - ii) community hall;
 - iii) public utility buildings and structures;
 - iv) school;
 - v) special group camp;
 - vi) library;
 - vii) cemetery;
 - viii) museum and historic site;
 - ix) fire hall;
 - x) community care facility.

8.6.2 **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. 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, 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.

8.6.3 SPECIAL P ZONES

8.7 SETTLEMENT AREA 1 (RS 1) ZONE

8.7.1 USES PERMITTED

No person shall, within any RS 1 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RS 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) multi-family residential dwellings; or
- vi) a mobile home park; or
- vii) 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, community care facility;
- ii) general store, convenience store, postal outlet;
- iii) business, professional or government office;
- iv) museum and historic site;
- v) cemetery;
- vi) commercial club, fraternal club or organization;
- vii) public use, including parks and playgrounds or a recreational facility;
- viii) a home occupation, or home industry ancillary to a permitted residential use;
- ix) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
- x) ancillary buildings.

8.7.2 ZONE PROVISIONS

No person shall, within any RS 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 where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area 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
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)
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)
Mobile Home Park	1 hectare (2.47 acres)	1 hectare (2.47 acres)	2 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)
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 property line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.

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

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

(e) **ANCILLARY USES, PARKING, LOADING, ETC.:**
In accordance with the provisions of Section 7.0 hereof.

(f) **MOBILE HOME PARK STANDARDS:**
All uses of land, buildings and structures shall conform to the provisions of the Cariboo Regional District Mobile Home Park Bylaw No. 1019, 1980, as amended.

8.7.3 SPECIAL RS-1 ZONES

8.7.3.1 Special Exception RS 1-1 Zone (LUC 101-3960)

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

- i) The lands shall only be used for the development of a mobile home park in accordance with Cariboo Regional District Mobile Home Park Bylaw No. 1019; and
- ii) Not more than 30 mobile home sites shall be permitted in the mobile home park.

All other provisions of the RS 1 zone shall apply.

8.8 SETTLEMENT AREA 2 (RS 2) ZONE

8.8.1 USES PERMITTED

No person shall, within any RS 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RS 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; or
- v) 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) home occupation, or home industry;
- iii) bed and breakfast accommodations or rooming and boarding accommodations;
- iv) ancillary buildings.

8.8.2 ZONE PROVISIONS

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements. 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 where the lot is served by either community water or community sewer, and the fourth column identifies the minimum lot area 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 7,492 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)

Notwithstanding the above, where abutting a lake access road the exterior side yard – setback may be reduced to 4.57 metres (15 feet).

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

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

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

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

- (e) ANCILLARY USES, PARKING, LOADING, ETC.:

8.8.3 SPECIAL RS 2 ZONES

8.9 LAKESHORE RESIDENTIAL (RL) ZONE

8.9.1 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) a public use, including parks and playgrounds;
 - ii) home occupation, or home industry;
 - iii) bed and breakfast accommodations or rooming and boarding accommodations;
 - iv) ancillary buildings.

8.9.2 ZONE 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 property 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): = 30.0 metres (98.4 feet)
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 7.0 hereof.

8.9.3 SPECIAL RL ZONES

8.10 LAKESHORE RESIDENTIAL 2 (RL 2) ZONE

8.10.1 USES PERMITTED

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

B/L 4993

- (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

8.10.2 ZONE PROVISIONS

No person shall, within any RL 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) = 0.8 hectare (1.98 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 the rear property line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) LOT COVERAGE (maximum): = 20%
- (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.

8.10.3 SPECIAL RL 2 ZONES

8.11 RURAL 1 (RR 1) ZONE

8.11.1 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;
- 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 centre, 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) animal incineration; provided the activity is in conformance with applicable provincial and federal legislation, ancillary to a permitted veterinary clinic or animal hospital;

B/L 4184	xv)	agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
	xvi)	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 4184	xvii)	growing, tending and harvesting of trees produced on the property;
	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 4241	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.

8.11.2 ZONE PROVISIONS

No person shall, within any RR 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):	= 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)
B/L 4184		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)
B/L 4184		Notwithstanding the above, if rear property line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.	
B/L 4184	(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)
	ii)	Exterior Side Yard – Setback	= 30 metres (98.4 feet)

B/L 4241	iii)	Interior Side Yard – Setback	= 30 metres (98.4 feet)
B/L 4241	iv)	Rear Yard – Setback	= 30 metres (98.4 feet)

- (c) LOT COVERAGE (maximum): = 15%
- (d) DWELLINGS PER LOT (maximum):
Notwithstanding the provisions of section 8.9.1(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): = 30.0 metres (98.4 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 7.0 hereof.

8.11.3 SPECIAL RR 1 ZONES

- 8.11.3.1 Special Exception RR 1-1 Zone (LUC 204-6730)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-1:
 - i) two detached, single-family dwellings shall be permitted.
 All other provisions of the RR 1 zone shall apply

- 8.11.3.2 Special Exception RR 1-2 (4600-20-2721)(3360-20/20170038)
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-2:
 - i) lot area (minimum) =10 ha (24.71 ac)
 All other provisions of the Rural 1 (RR 1) zone shall apply

8.12 RURAL 2 (RR 2) ZONE

8.12.1 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:

B/L 4993

(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) 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 centre, 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;
- 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

B/L 4184

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- personal consumption by the owner, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4184 xvi) growing, tending and harvesting of trees produced on the property;
- B/L 4241 xvii) 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;
- xviii) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xix) 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;
- xx) trapping and guide camps, except main lodges;
- xxi) ancillary buildings.

8.12.2 ZONE PROVISIONS

No person shall, within any RR 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): = 2 hectares (4.94 acres)
- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
- B/L 4184 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)
- B/L 4184 iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- Notwithstanding the above, if rear property line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- B/L 4184 (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)
- ii) Exterior Side Yard – Setback = 30 metres (98.4 feet)
- B/L 4241 iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
- B/L 4241 iv) Rear Yard – Setback = 30 metres (98.4 feet)
- (c) LOT COVERAGE (maximum): = 20%
- (d) DWELLINGS PER LOT (maximum):
- Notwithstanding the provisions of section 8.10.1(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): = 30.0 metres (98.4 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 7.0 hereof.

8.12.3 SPECIAL RR 2 ZONES

8.12.3.1 Special Exception RR 2-1 Zone

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 2-1:

- i) Two, detached, single-family dwellings shall be permitted.
All other provisions of the RR 2 zone shall apply.

8.13 RURAL 3 (RR 3) ZONE

8.13.1 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
- v) 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;
- 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 feet) from an existing residential use on an adjacent or nearby property;
- xiii) ancillary buildings.

8.13.2 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)
- B/L 4184 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)
- B/L 4184 Notwithstanding the above, if rear property line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) LOT COVERAGE (maximum): = 20%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) WATER FRONTAGE (minimum): = 30.0 metres (98.4 feet)
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 7.0 hereof.

8.13.3 SPECIAL RR 3 ZONES

8.13.3.1 Special Exception RR 3-1 Zone

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

- (1) Lot Area (minimum) = 1.2 hectares (2.965 acres)
All other provisions of the RR 3 zone shall apply.

8.13.3.2 Special Exception RR 3-2 Zone (4600-20-20140037)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-2, the following non-residential uses are permitted:

(b) NON-RESIDENTIAL USES:

- i) Permanent Logging Camp operated by a Registered Company for the temporary living accommodation of its employees, limited to a maximum of 40 employees.

All other provisions of the RR 3 zone shall apply

8.14 RESOURCE/AGRICULTURAL (R/A) ZONE

8.14.1 USES PERMITTED

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

B/L 4993

(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, 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 centre, 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;
- xv) slaughtering and butchering ancillary to a permitted residential use or

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		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 4184	xvi)	livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
B/L 4184	xvii)	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;
B/L 4241		
B/L 4184	xviii)	growing, tending and harvesting of trees produced on the property;
B/L 4241	xix)	portable sawmill, providing such activities are located no closer than 300 metres (984 feet) 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.

8.14.2 ZONE PROVISIONS

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

B/L 4184	(a)	LOT AREA (minimum)	= 32.0 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 4184	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)
	ii)	Exterior Side Yard – Setback	= 30 metres (98.4 feet)
B/L 4241	iii)	Interior Side Yard – Setback	= 30 metres (98.4 feet)
B/L 4241	iv)	Rear Yard – Setback	= 30 metres (98.4 feet)
	(c)	LOT COVERAGE (maximum):	= 10%
	(d)	DWELLINGS PER LOT (maximum):	

Notwithstanding the provisions of section 8.12.1(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): = 30.0 metres (98.4 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 7.0 hereof.

8.14.3 SPECIAL R/A ZONES

8.14.3.1 Special Exception R/A 1-1 Zone (4600-20-2505)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R/A 1-1, the permitted NON-RESIDENTIAL uses shall include:

- i) livestock incinerator and animal incinerator, including off-farm livestock. This activity shall be restricted to 1 incineration unit with a maximum capacity of 700 kg. All off-farm livestock and animals must be completely reduced to ash within 24 hours of receipt on the property. There shall be no storage of animal remains on the property.

All other provisions of the R/A zone shall apply.

8.14.3.2 Special Exception R/A-2 Zone (3360-20/20220044)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R/A-2, the permitted uses shall include:

- (b) NON-RESIDENTIAL USES:
 - i) Temporary mine construction and operation 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 is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed, and site restored to a satisfactory condition.

All other provisions of the R/A zone apply.

8.15 BARKERVILLE TOWNSITE (B 1) ZONE

8.15.1 USES PERMITTED

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

- (a) RESIDENTIAL USES:
 - i) park residences.
- (b) NON-RESIDENTIAL USES:
 - i) park administration offices;
 - ii) park service and public facilities;
 - iii) museums and historic sites;
 - iv) park hotel and accommodation facilities;
 - v) restaurants, coffee shops, concession stands, confectionary shops, curio shops and convenience stores ancillary to the historic park;
 - vi) airplane landing strip or helicopter pad, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
 - vii) parks, playgrounds, outdoor recreation facilities of a non-commercial nature ancillary to the historic park;
 - viii) ancillary buildings.

8.15.2 ZONE PROVISIONS

No person shall, within any B 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): = 0
- (c) LOT COVERAGE (maximum): = 40%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 7.0 hereof.

8.16 BARKERVILLE SATELLITE AND PROTECTED AREAS (B 2) ZONE

8.16.1 USES PERMITTED

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

- (a) RESIDENTIAL USES:
 - i) a single-family residential dwelling.
- (b) NON-RESIDENTIAL USES:
 - i) park administration offices;
 - ii) park service and public facilities;
 - iii) museums and historic sites;
 - iv) ancillary buildings.

Notwithstanding any other provisions of this bylaw to the contrary, lands held in private ownership in the B 2 zone shall only be used for a single-family residential dwelling.

8.16.2 ZONE PROVISIONS

No person shall, within any B 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): = 0
- (c) LOT COVERAGE (maximum): = 40%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) ANCILLARY USES, PARKING, LOADING, ETC.:
In accordance with the provisions of Section 7.0 hereof.

Notwithstanding any other provision of this bylaw to the contrary, a single-family residential dwelling on lands held in private ownership shall be subject to the zone provisions outlined in subsection 8.12.2.

SCHEDULE B:

North Cariboo Rural Planning Area - Map Reference

SCHEDULE C:

Zone Assignment By Property Description

SCHEDULE D:

Map Appendices - For Multiple Zones