

# ***CARIBOO REGIONAL DISTRICT***

## ***SOUTH CARIBOO AREA***

### ***ZONING BYLAW***

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**I hereby certify that this is a true and correct copy  
of South Cariboo Area Zoning Bylaw No. 3501, 1999.**

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**Corporate Secretary**

**ADOPTED April 14, 2000  
Revised January 30, 2020**

# **CARIBOO REGIONAL DISTRICT BYLAW NO. 3501**

A zoning bylaw for the South Cariboo Planning Area,  
Electoral Areas G, H and L

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

AND WHEREAS the Board of Directors of the Cariboo Regional District deems it necessary to adopt a new zoning bylaw to ensure appropriate land use regulations and prohibitions for the South Cariboo Planning Area, consistent with the Official Community and Settlement Plans in existence for this area at the time of adoption;

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

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

## TITLE

1. This bylaw may be cited as the "South Cariboo Area Zoning Bylaw No. 3501, 1999".

## APPLICATION

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

## ORGANIZATION

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

Schedule A: South Cariboo Area Zoning Bylaw (text)  
Schedule B: South Cariboo Planning Area - Map Reference  
Schedule C: Zone Assignment by Property Description  
Schedule D: Map Appendices - For Multiple Zones  
Schedule E: Map Appendix – Comprehensive Development 1 (CD 1) Zone

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 this 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Regional District Zoning Bylaw No. 1000, 1980", as amended, applicable to the area identified in Schedule B, were repealed by Cariboo Regional District Zoning Amendment Bylaw No. 3506, being an amendment to Zoning Bylaw No. 1000, 1980.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 19<sup>th</sup> day of November, 1999.

READ A SECOND TIME this 19<sup>th</sup> day of November, 1999.

WHEREAS a Public Hearing was held on the 13<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup> days of December, 1999.

READ A THIRD TIME this 21<sup>st</sup> day of January, 2000.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 3501, cited as the "South Cariboo Area Zoning Bylaw No. 3501, 1998", as read a third time by the Regional District Board on the 21<sup>st</sup> 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 31<sup>st</sup> 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

**SOUTH CARIBOO AREA ZONING BYLAW  
TABLE OF CONTENTS**

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<b><u>SCHEDULE A:</u></b>	South Cariboo Area Zoning Bylaw (text)	<b><u>Page No.</u></b>
1.0	INTRODUCTION .....	1
1.1	The Purpose .....	1
1.2	Background .....	1
2.0	GENERAL .....	2
2.1	Basic Provisions .....	2
2.2	Administration and Enforcement .....	3
3.0	INTERPRETATION AND DEFINITIONS .....	4
4.0	GENERAL PROVISIONS AND REGULATIONS .....	29
4.1	Uses Permitted - General .....	29
4.2	Lake/Watercourse Setback Provisions .....	29
4.3	Sensitive / Hazardous Areas .....	30
4.4	Visibility .....	30
4.5	Multiple Uses and Zones .....	30
4.6	Existing Lot of Record .....	31
4.7	Established Building Line .....	31
4.8	Comprehensive Zone Coverage .....	31
4.9	Home Occupation .....	31
4.10	Home Industry .....	32
4.11	Occupancy During Construction .....	33
4.12	Bed and Breakfast Accommodations .....	33
4.13	Rooming and Boarding Accommodations.....	34
4.14	Ancillary Buildings, Structures and Uses .....	34
4.15	Accessory Dwelling Units .....	36
4.16	Temporary Dwelling Units .....	36
4.17	Temporary Accommodation .....	37
4.18	Height and Yard Exceptions .....	37
4.19	Minimum Lot Area Exceptions .....	38
4.20	Off-Street Parking and Loading Space Requirements .....	39
4.21	Farm Retail Sales .....	42
4.22	Comprehensive Development Zones .....	42
4.23	Laying Hens .....	43
4.24	Hobby Beekeeping .....	45
4.25	Minimum Lot Area – Section 946 .....	47
4.26	Secondary Suites and Detached Accessory Dwelling Units.....	47

5.0	USES PERMITTED AND ZONE PROVISIONS .....	50
5.1	General Commercial (C 1) Zone .....	51
5.2	Tourist Commercial (C 2) Zone .....	54
5.3	Highway Commercial (C 3) Zone .....	65
5.4	Service Commercial (C 4) Zone .....	68
5.5	Community Commercial (C 5) Zone .....	72
5.6	Light Industrial (M 1) Zone .....	75
5.7	General Industrial (M 2) Zone .....	79
5.8	Heavy Industrial 1 (M 3-1) Zone .....	84
5.9	Heavy Industrial 2 (M 3-2) Zone .....	87
5.10	Heavy Industrial 3 (M 3-3) Zone .....	89
5.11	Institutional (P) Zone .....	91
5.12	Residential 1 (R 1) Zone .....	95
5.13	Residential 2 (R 2) Zone .....	99
5.14	Multi-Family Residential (R 3) Zone .....	101
5.15	Mobile Home Park (R 4) Zone .....	104
5.16	Lakeshore Residential (RL) Zone .....	105
5.17	Lakeshore Residential 2 (RL 2) Zone .....	107
5.18	Rural 1 (RR 1) Zone .....	109
5.19	Rural 2 (RR 2) Zone .....	114
5.20	Rural 3 (RR 3) Zone .....	117
5.21	Resource /Agricultural (RA 1) Zone .....	121
5.22	Acreage Reserve (RA 2) Zone .....	124
5.23	Comprehensive Development 1 (CD 1) Zone .....	126
5.24	Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort.....	129
5.25	Open Space, Parkland (OSP) Zone.....	133

**SCHEDULE B:** South Cariboo Planning Area - Map Reference

**SCHEDULE C:** Zone Assignment by Property Description

**SCHEDULE D:** Map Appendices - For Multiple Zones

**SCHEDULE E:** Map Appendix - For Comprehensive Development 1 (CD 1) Zone

## SCHEDULE A

### SOUTH CARIBOO AREA ZONING BYLAW

#### **1.0 INTRODUCTION**

##### **1.1 THE PURPOSE**

The purpose of this zoning bylaw is to establish land use regulations for the South Cariboo Planning Area consistent with the existing official community plans and settlement plan policies relevant to specific portions of this area.

##### **1.2 BACKGROUND**

The South Cariboo Planning Area contains all of Electoral Areas G, H and L in the Cariboo Regional District. Electoral Area G includes the 93 Mile Loop Road area, the 108 Mile Ranch area, and the Lac La Hache area. Electoral Area H includes Buffalo Creek, Forest Grove, Eagle Creek, Canim and Mahood Lakes areas extending into Wells Gray Provincial Park. Electoral Area L includes the Horse Lake and Green Lake areas, Lone Butte, and the Sheridan, Bridge, Deka and Sulphurous Lakes areas.

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

"1.2.8 It is recommended that the South Cariboo Area / Lac La Hache Area / Interlakes Area Zoning Bylaw be established to include all of Electoral Areas G, H and L, including the limits of the South Cariboo Area, Lac La Hache Area, and the Interlakes Area official community / settlement plans. A new zoning bylaw is recommended for this area because of the extent of existing official community plan coverage, and, therefore, to better comply with those policies. It is also recommended to address the strong growth pressures that have been encountered in these areas, and thereby to better address the more complex growth and development related issues."

The decision to proceed with an independent zoning bylaw was therefore based on the desire to better recognize and implement the different land use policies in this area, and to establish appropriate land use regulations and prohibitions in an area of strong growth pressure with complex growth and development-related issues.

## **2.0 GENERAL**

### **2.1 BASIC PROVISIONS**

2.1.1 Within the South Cariboo Planning Area, no person shall:

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

B/L 4180

B/L 4180 2.1.2 No provisions in these regulations shall be construed to replace, or remove the need for approvals under any other act or regulation, notably the Agricultural Land Commission Act, Forest Land Reserve Act; Health Act, Environmental Management Act, Water Act, Forest Act, Land Act, Community Care and Assisted Living Act, Food Safety Act, and Indian Act. Further, Ministry of Transportation approval shall be required pursuant to Section 54 of the Highway Act for any development within 800 metres of a Controlled Access Highway.

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

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

2.1.5 Applications to amend this bylaw should be evaluated in relation to the goals, objectives and policy guidelines of the South Cariboo Area and Lac La Hache Area Official Community Plans, as well as the Interlakes official settlement plan, and with reference to:

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

- (d) traffic and access, especially where a controlled access highway is involved;
- (e) comments and approvals required by other jurisdictions; and
- (f) public input received from the required public hearing.

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

B/L 4180 2.1.7 Pursuant to Section 920 of the Local Government Act, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-family developments can be achieved.

B/L 4180 2.1.8 Any railway rights-of-way and sidings not being used by a registered railroad company for rail purposes shall be zoned Rural 3 (RR 3).

## **2.2 ADMINISTRATION AND ENFORCEMENT**

B/L 4180 2.2.1 The Bylaw Enforcement Officer appointed by the Cariboo Regional District Board of Directors is hereby authorized pursuant to Section 268 of the *Local Government Act* to enter, at all reasonable times, on any property including land and improvements, that is subject to this bylaw to ascertain whether the requirements of this bylaw are being met or the regulations and prohibitions under this bylaw are being observed.

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

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

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

## **3.0 INTERPRETATION AND DEFINITIONS**

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



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

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

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

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

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

BL 5218

BL 4180

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

BL 4989

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

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

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

BL 4237

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 also include ancillary boarding for those animals provided that they are confined within a fully-enclosed building between the hours of 8:00 p.m. and 7:00 a.m.

BL 4180

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

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

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

BL 4180

12. "ARTISAN AND CRAFTSPERSON STUDIO" means a developed space dedicated to small-scale, on-site production of goods by hand, primarily involving the use of hand tools and related equipment to create works of aesthetic value. This type of use includes fine arts and crafts such as weaving, pottery, jewelry, ceramics and sculpture and artist studios.

13. "ASPHALT MANUFACTURING" means the production of road paving materials from raw materials and petroleum products.

14. "ASSEMBLY" means the collection and fitting of various parts into a final product.

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

BL 4989

27. "BUILDING INSPECTOR" means the Building Inspector employed by or under contract to the Cariboo Regional District.
28. "BUILDING SUPPLY STORE" means a building or structure in which construction and home improvement products, tools, equipment and materials are stored and offered for retail sale, and may include the assembly and fabrication of materials related to construction and home improvements.
29. "BUTCHERING AND SLAUGHTERING" means the killing of live animals and the dressing of their flesh for market.
30. "BYLAW ENFORCEMENT OFFICER" means the Bylaw Enforcement Officer employed by or under contract to the Cariboo Regional District.
- BL 4180  
31. "CAMPGROUND" means an area of a lot used for the transient accommodation of travellers in camping units such as tents or recreational vehicle for recreation, education or vacation purposes.
- BL 4237  
32. "CAMPSITE" means an individual site within a campground designated or allocated for transient accommodation of travellers in a specific camping unit.
- BL 4989  
33. "CARRIAGE HOUSE" means an additional dwelling unit within a detached or semi-detached ancillary building.
- BL 5218  
34. "CANNABIS" means cannabis as defined in the Cannabis Act and includes any products containing cannabis or its derivatives.
- BL 5218  
35. "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.
36. "CAR WASH" means a business establishment consisting of a building or structure for washing automobiles and may include facilities for automatic or semi-automatic washing, rinsing, drying and waxing of automobiles.
- BL 4989  
37. "CARPORT" means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway.
38. "CATALOGUE SALES" means a business establishment which does not display products or commodities on site, but relies on product lists and catalogues for the sale of products and commodities which are warehoused and distributed from an alternative location.

39. "CEMETERY" means lands or property that is used as a place for the interment of the dead, or in which human bodies have been buried, within the meaning of the Cemetery Act.
40. "CHURCH" means a building or structure or part thereof dedicated to religious worship or organized religious services and associated accessory uses which may include a church hall or auditorium, Sunday school, nursery school, day care centre, parish hall or other related non-profit organizational uses, an accessory dwelling unit and a cemetery.
41. "CINEMA" means a building or part thereof devoted to the showing of motion pictures.
42. "COFFEE SHOP" means a business establishment specializing in the retail sale of coffee, snack foods and other refreshments, ancillary to a permitted tourist or service commercial use.
43. "COMMERCIAL CLUB" means a building or part thereof where a club, organization or activities centre is operated for gain or profit, may require membership qualifications or the payment of fees and dues, and may include facilities for social activities, athletic activities, physical fitness or recreation.
44. "COMMERCIAL FLOOR AREA" means the total usable floor area within a building used for commercial purposes, otherwise referred to as "gross leasable area", but excludes common areas shared by all tenants in a multi-tenant building, areas for public washrooms, utility rooms, storage rooms, and common malls between stores.

BL 5218

45. "COMMERCIAL NURSERY AND GREENHOUSE" means a building or structure or part thereof for the growing, display, wholesale or retail sale of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation, not including cannabis, and may include the sale of other goods, products and equipment normally associated with gardening and landscaping.
46. "COMMERCIAL STORAGE OF VEHICLES" means an establishment containing a fenced area or compound for the temporary storage of vehicles, but does not include the dismantling, repair or storage of automotive parts and accessories.

BL 4180

47. "COMMUNITY CARE FACILITY" means a licensed establishment or daycare providing for the care, supervision and protection of ten or more children. Establishments for ten or fewer children may be permitted to operate as a home occupation. Otherwise, a community care facility shall be interpreted in accordance with the provisions of the Community Care and Assisted Living Act.

BL 4180

48. "COMMUNITY FACILITY" means a building or structure used for the purpose of providing services to the community such as an ambulance station, arena, court of law, government agency office, community centre, fire hall, police station, or

community recreation centre.

49. "COMMUNITY HALL" means a building or room of considerable size, for the benefit and use of the community, and used as a place for the meeting of public assemblies.
- BL 4180
50. "COMMUNITY SEWER SYSTEM" means a common sewer, or system of sewerage or sewage disposal, which serves two or more lots, and is approved under the Health Act or the Environmental Management Act.
51. "COMMUNITY SHOPPING CENTRE" means a group of commercial establishments intended to serve a community area, and planned, constructed, and managed as a total entity, ranging in size from 2,000 square metres (21,528.5 square feet) up to 6,000 square metres (64,585.6 square feet) total floor area, with customer and employee parking provided on-site, and provision for goods delivery separated from customer access.
52. "COMMUNITY WATER SYSTEM" means a system of diverting, developing, pumping, impounding, distributing, or furnishing water, for domestic purposes, to four or more lots, and is approved under:
- (a) the Health Act, Water Act and Water Utility Act; or
  - (b) the Health Act and Water Utility Act.
- BL 4180
53. "COMPOST" means a substance which is produced by the decomposition of organic matter.
- BL 4180
54. "COMPOSTING FACILITY" means a facility for the controlled biological oxidation and decomposition of organic matter in accordance with the time and temperature requirements for the purposes. Organic matter or sludge may be brought onto the land for purposes of processing or completing the decomposition process, provided the activity is done in compliance with provincial and federal legislation.
55. "CONCESSION STAND" means a business or non-profit establishment occupying a portion of a building or structure and involved in the retail sale of refreshments and snack foods ancillary to a permitted tourist commercial use.
56. "CONCRETE AND CEMENT MANUFACTURING AND STORAGE" means an establishment, including lands, buildings and structures, involved in the making and shipment of concrete and cement products and materials, including the storage of raw materials such as limestone powders, sand and gravel.
57. "CONFECTIONARY SHOP" means a business establishment occupying a portion of a building or structure and involved in the retail sale of sweet foods, candy, and other sundry items, ancillary to a permitted tourist commercial use.
58. "CONTRACTORS OFFICE, SHOP OR YARD" means a yard, buildings or part thereof, including office area and structures for any building trade or contractor,

where equipment, materials, tools and machinery are stored, and includes a shop or related assembly work, but specifically excludes the storage or repair of any industrial equipment, machinery or motor vehicles, excluding recreational vehicles, with a rated gross vehicle weight of more than 10,000 kilograms (22,045 pounds).

59. "CONVENIENCE STORE" means a business establishment involved in the retail sale of food, tobacco, pharmaceuticals, periodicals, or other similar items of household necessity.

BL 4989

60. "COOKING FACILITIES" means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing, or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.

61. "CURIO SHOP" means a business establishment occupying a portion of a building or structure and involved in the retail sale of objects or articles valued because they are strange or rare, ancillary to a permitted tourist commercial use.

BL 4180

62. "CURLING RINK" means a building or structure or part thereof designed, built and intended for the recreational sport of ice curling, and may include a room or hall for related social activities.

63. "DAIRY PRODUCTS" means the products from milk and milk byproducts.

BL 4989

64. "DECK" means a roofless outdoor space built as an aboveground platform more than 0.6 m above grade projecting from the wall of a building, and is connected by structural supports at grade or by the building structure.

65. "DELICATESSEN" means a business establishment specializing in the preparation and retail sale of ready-to-eat food products such as cooked meats and prepared salads.

66. "DISCOUNT RETAIL OUTLET" means an establishment or store, offering merchandise for retail sales at less-than-usual retail prices, and characterized by large structures or warehouse style facilities, offering merchandise for sale on industrial-style shelving in original shipping boxes.

67. "DISTILLED PRODUCTS" means liquid products condensed from vapour during distillation, and includes spirits and distilled alcoholic liquor.

68. "DRY CLEANERS" means a business establishment involved in the process of dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric, and may include use of solvents, where odours, fumes, noise or vibration does not create a nuisance or disturbance off-premises.

BL 5218

69. "DWELLING UNIT" means a building or portion of a building used for residential occupancy, used or intended to be used primarily by one household, and usually containing cooking, eating, living, sleeping and sanitary facilities for domestic purposes. Other related and supplementary definitions include:

(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.

BL 4180

(b) "MULTI-FAMILY RESIDENTIAL DWELLING" means a building containing three or more residential dwelling units either with individual accesses or common accesses or hallways, and may include threeplexes, fourplexes, apartments, townhouses or row housing, for rental occupation, or for common ownership in accordance with the Strata Property Act, and may also include a complex of individual dwelling units in the form of cluster housing.

(c) "MULTI-FAMILY RESIDENTIAL DWELLING UNIT" means a dwelling unit located within a multi-family residential dwelling.

(d) "SINGLE-FAMILY RESIDENTIAL DWELLING" means a building consisting of not more than one dwelling unit.

(e) "TEMPORARY DWELLING UNIT" means a residential dwelling unit intended for occupation on a temporary basis, in accordance with the provisions of this bylaw.

BL 5218

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

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

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



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

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

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

BL5040

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

BL5080

76. "FARMERS MARKET" means the gathering of multiple vendors for the sale of agricultural products; artisan goods and handicrafts; harvested and/or processed in British Columbia for the sale to the public, this may also include the sale of prepared foods and beverages for consumption on or off site. A Farmers Market may occupy an outdoor space or be inside a building, and may provide entertainment from local artists during its hours of operation.

BL 4180

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

BL 4180

78. "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.

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

80. "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.

81. "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.

82. "FIRST AID STATION" means a building or structure or part thereof providing services for the emergency care or treatment of injured or ill persons.
83. "FIRST STOREY" means the uppermost storey having its floor level not more than 2.0 m above grade.
84. "FLOOR AREA" means the maximum area contained within the outside dimensions of the exterior walls of a building.
85. "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.
86. "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.
87. "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.
88. "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.
89. "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.
90. "FURNITURE REPAIR" means the repair and refurbishing of household and office-related furniture.
91. "GAME BIRDS" include guinea fowl, pheasant, partridge, pigeon, quail, silkies, peafowl, squab and tinamou.
92. "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.
93. "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 practise range.
94. "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.

95. "GROCERY STORE" means a business establishment involved in the retail sale of groceries and staple food items, and related household items.
96. "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.
97. "HEALTH SERVICES CENTRE" means an establishment containing equipment and facilities for exercising, training, reducing, tanning and relaxation.
98. "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.
99. "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.
100. "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 agricultural operations, chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating / cooling units.
101. "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.
102. "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.
103. "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, but specifically excludes or prohibits such uses as auto body work and painting, automotive repair, auto wrecking, commercial storage of vehicles, heavy equipment sales, repairs or storage, and transport terminal or depot. A home industry shall not include a cannabis production facility.
104. "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

BL 5218

- bylaw, and may only be located within the principal residential dwelling unit.
- BL 4180  
105. “HORSE BOARDING CENTRE” means a facility for horse riding, training and boarding, but is not intended for the holding of spectator events.
- BL 4729  
106. “HORSE CLINICS” means seminars for profit or non-profit, providing equine educational and training sessions such as workshops and courses to the public, related to a variety of topics ranging from health, breeding practices, riding, and horsemanship.
- BL 5218  
107. “HORTICULTURE” means activities related to the growing and cultivation of fruits, vegetables, flowers, and ornamental plants, but not including cannabis. Notwithstanding this definition, the cultivation of cannabis in accordance with Provincial and Federal regulations, including the Agricultural Land Commission Act, is permitted on lands within the Agricultural Land Reserve.
- BL 4180  
108. “HOTEL” means a building used exclusively for the transient lodging of the general public, where payment for occupancy is on a daily or weekly basis to the operator of the premises and which building may include ancillary services such as restaurants, meeting or conference rooms, recreational facilities, and entertainment facilities issued a license pursuant to the Liquor Control and Licensing Act.
- BL 4237  
109. "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.
110. "INDUSTRIAL REPAIRS" means an establishment offering services related to the replacement and repair of industrial machinery and equipment.
111. “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.
- BL 4237  
112. "KENNEL" means any building, structure, compound, group of pens or cages, or property where dogs or cats are intended to be trained, cared for, bred, boarded or kept for any purpose. A dog or cat means a member of the canine or feline species which is 4 or more months in age.
- BL 4180  
113. “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.
- BL 4180  
114. "LAND" includes any land, the surface of water, and land covered by water.
115. "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.

116. "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.
117. "LIBRARY" means a place in which books and related materials are kept for use but not for sale.
118. "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.
119. "LIVESTOCK" includes cattle, horses, mules, donkey, sheep, goats, swine, bison, llamas, alpacas and rabbits.
- BL 4180  
120. "LIVESTOCK INCINERATOR" means an incineration unit used for the purpose of reducing livestock and poultry remains to ash, provided the activity is in compliance with federal and provincial regulation.
121. "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.
122. "LOGGING AND FORESTRY ACTIVITIES" means the management, development and cultivation of timber resources.
- BL 4237  
123. "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.
- BL 4180  
124. "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.

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

BL 4989

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

BL 5218

127. "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.

128. "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.

129. "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.
130. "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.
131. "MERCHANDISE SERVICE SHOP" means an establishment wherein articles or goods such as household items and appliances or similar items may be repaired or serviced.
- BL 4989
132. "MEZZANINE" means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.
133. "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.
134. "MINI-STORAGE and SELF-STORAGE" means a building or structure or part thereof containing separate, individual, and private storage spaces of various sizes, leased or rented on individual leases for varying periods of time.
- BL 4180
135. "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.
136. "MOBILE HOME and TRAILER SALES" means an establishment involved in the display and sales of mobile homes and trailers.
- BL4989
137. "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.
138. "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.
139. "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.

140. "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.
141. "MUFFLER SHOP" means an establishment specializing in the repair and replacement of automotive exhaust systems.
142. "MULTI-TENANT COMPLEX" means a building or structure leased to or owned by different tenants containing two or more units and, as an example, may include retail stores or wholesale outlets on the first floor, and offices on the second floor, or main floor commercial uses and upper level residential uses, where permitted.
- BL 4180  
143. "MUSEUM" means an institution or establishment devoted to the procurement, care, and display of objects of lasting interest or value, and may include ancillary retail sales of related souvenirs and the like.
144. "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.
145. "NEIGHBOURHOOD PLAZA" means a group of commercial establishments intended to serve a local neighbourhood area, and planned, constructed, and managed as a total entity up to a maximum of 2,000 square metres (21,528.5 square feet) total floor area, with customer and employee parking provided on-site, and provision for goods delivery separated from customer access.
- BL 4180  
146. "NEIGHBOURHOOD PUBLIC HOUSE" means a neighbourhood-oriented local beverage room issued a license pursuant to the Liquor Control and Licensing Act.
- BL 4180  
147. "NOISE" means any level of sound that can be measured in decibels greater than zero decibels above ambient levels, measured at the property line.
- BL 5218  
148. "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.
149. "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.



- 150. "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.
- 151. "OPEN STORAGE" means the keeping or storage of goods, materials, merchandise, supplies, equipment or parts outdoors or in an unenclosed area.
- 152. "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.
- 153. "PACKING OR CRATING PLANT" means an industrial establishment involved in processing, packing and crating of products and goods for shipment and transport.
- 154. "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.
- 155. "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.
- 156. "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.
- 157. "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.
- 158. "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.

BL 4989

- 159. "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.

BL 4237

- 160. "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.

161. "POSTAL OUTLET" means a limited service agency involved in the provision of mail services.
162. "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.
163. "PRIMARY AGRICULTURAL PRODUCTS" means those products produced on the farm and offered at the farm gate without any processing or value added.
- BL 5218
164. "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.
165. "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.
166. "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.
167. "PUBLIC STORAGE YARD" means a space or area appurtenant to a building or structure belonging to an agency for public use where motor vehicles, equipment and materials, including road sand and gravels, are stored and kept.
- BL 4180
168. "PUBLIC USE" means lands, buildings, structures, or parts thereof used for community services such as an ambulance station, arena, court of law, community centre, fire hall, police station, and community recreation centre, but excluding a public garage or public storage yard.
- BL 4180
169. "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.
170. "PUBLISHING AND PRINTING" means an establishment involved in the

production and reproduction of printed materials.

171. "PULP AND PAPER" means the process of making paper from wood.
172. "RACQUET COURTS" means indoor or outdoor court areas for the playing of racquet sports, including tennis, squash, racquet ball and handball.
173. "RATITES" means birds that have small or rudimentary wings and no keel to the breastbone and includes ostriches, rheas and emus.
- BL 4180  
174. "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.
175. "RECREATIONAL FACILITY" means a facility or place designed and equipped for the conduct of sports and leisure-time activities.
- BL 4989  
176. "RECREATIONAL VEHICLES (RV)" means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, park model recreational units, motor homes, or other similar vehicles designed to provide temporary living quarters for recreational, camping, or travel use.
- BL 4237  
177. "RECREATIONAL VEHICLE PARK" means, similar to a campsite, an area of a lot used for the transient accommodation of travellers in recreational vehicles such as trailers, campers or motor homes for recreation, education or vacation purposes, and which may be licensed accommodation under the regulations made pursuant to the Travel Regulation Act.
- BL 4237  
178. "RECREATIONAL VEHICLE SITE" means an individual site within a recreational vehicle park designated or allocated for the transient accommodation of travellers in a specific recreational vehicle.
179. "REFUSE DISPOSAL SITE" means an area or site for the disposal of refuse and solid wastes, and may include facilities for collection, sorting and storage of recyclable materials, under the operational control of the Cariboo Regional District and/or a member municipality, or a privately owned site approved by and under the regulatory control of the Province of British Columbia. It may also include or consist of any major installation and collection facility associated with a sanitary sewerage system, including pumphouses, lagoons, and treatment plants.
- BL 4989  
180. "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.
181. "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.

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

BL 4180

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

184. "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.

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

BL 5218

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

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

188. "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.

189. "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.

190. "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.
191. "SCHOOL" means buildings or structures or parts thereof which are designed, constructed and used for educational purposes, and includes private and public elementary, secondary and post-secondary educational facilities.
- BL 4180
192. "SCREENING AND FENCING" means a vegetated buffer, noise abatement berm, or a closed wood, metal and/or plastic barrier designed to screen or obstruct certain views of the property and reduce the escape of noise from the property, and is broken only by access drives, lanes and walkways, and is maintained in good condition, free of advertising materials, displays of notices. This term excludes open mesh or chain link style fences and vegetation used as a wind break.
- BL 4989
193. "SECONDARY DWELLING" means a self-contained, detached single-family dwelling usually containing cooking, eating, living, sleeping and sanitary facilities, located on the same parcel and smaller than the principal dwelling.
- BL 4989
194. "SECONDARY SUITE" means an additional dwelling unit
- a) having a total floor space of not more than 90 m<sup>2</sup> 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.
195. "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.
196. "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.
197. "SHEET METAL WORKSHOP" means an industrial establishment specializing in the storage, bending, fabrication and assembly of sheet metal products and services thereof.
198. "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.

199. "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.
- BL 4237
200. "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.
201. "SMALL EQUIPMENT, MACHINERY AND TOOL RENTAL" means a business establishment specializing in the sale and rental of small equipment, machinery and tools, and includes facilities for the indoor and outdoor storage of such, as well as facilities for repair and service of such.
- BL 4237
202. "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.
- BL 4180
203. "SPECIAL GROUP CAMP" – means a facility that includes overnight accommodation and delivers identified spiritual, educational or recreational programs and includes church camps, Scout and Girl Guide camps, and similar uses, but excluding commercial campgrounds, recreational vehicle parks, lodges, resorts, guest ranches and health spas.
204. "STOCKYARD" means an enclosed place where livestock and domestic farm animals are kept temporarily for auction, marketing or shipment.
- BL 4989
205. "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.
206. "STREET" also means, a public road and road right-of-way designed and constructed for use of vehicular traffic or vehicular and pedestrian traffic.
207. "STRUCTURE" means any appurtenance or improvement which is affixed to, supported by or sunk into land or water.
- BL 4237
208. "TEMPORARY ACCOMMODATION" means rental, lease or accommodation for consideration for a period of less than four consecutive weeks in a calendar year or, with respect to a time share plan, as defined in the Real Estate Act, a period of less than 6 consecutive months.

209. "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.
210. "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.
211. "TEMPORARY USE" means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.
212. "THEATRE OR PLACE OF ENTERTAINMENT" means a building or part thereof devoted to dramatic, dance, musical or other live performances.
213. "TIRE SALES AND SERVICE" means a business specializing in the sales and service of automotive and vehicular tires, and related products.
214. "TRANSMISSION SHOPS" means a business specializing in the sales and service, including repair and replacement of, motor vehicle transmissions.
215. "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.
216. "UPHOLSTERY SHOP" means an establishment specializing in the repair, replacement or refurbishing of fabrics, padding and springs for household or office furniture.
217. "USE" means the purpose or activities for which land, buildings and structures are designed, arranged, intended, occupied or maintained.
218. "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).

BL 4989

219. "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.
220. "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.
221. "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.
- BL 5218
222. "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.
223. "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.
224. "WELDING SHOP" means an industrial establishment specializing in the fabrication of metals by means of heating and fusion.
- BL 4989
225. "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.
226. "WHOLESALE OUTLET" means a business establishment devoted to wholesale sales.
227. "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.
228. "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.

## **4.0 GENERAL PROVISIONS AND REGULATIONS**

### **4.1 USES PERMITTED - GENERAL**

(a) No person shall use or occupy any building, structure or land, including land covered by water, except as expressly permitted by this bylaw, and everything that is not expressly permitted is prohibited. A permitted use may only be carried on if all provisions of this bylaw are complied with.

B/L 4180

(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

### **4.2 LAKE/WATERCOURSE SETBACK PROVISIONS**

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

(a) within 7.6 metres (24.93 feet) of the natural boundary of a lake;

(b) within 30 metres (98.43 feet) of the natural boundary of a watercourse;

B/L 4180

(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 Lac La Hache; or
- ii) 3 metres (9.84 feet) above the natural boundary of a watercourse or Green Lake, Canim Lake and Mahood Lake.

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

(d) Clauses (a), (b) and (c) shall not apply to the renovation or alteration of a lawfully existing building that does not involve an addition thereto.

- (e) Notwithstanding the provisions of clause (b) above, the setback requirement for a watercourse may be reduced to a minimum of 15 metres (49.21 feet) where it can be demonstrated that on-ground surface is a minimum of 6 metres (19.69 feet) above the natural boundary of the watercourse.

#### **4.3 SENSITIVE / HAZARDOUS AREAS**

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

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

The site specific investigation shall be in the form of a certified report of a professional engineer who is an expert in the field and shall provide information regarding the nature of the soils and slope of the site, any other terrain or geological constraints pertinent to the development proposal, and, where applicable, a recommendation for appropriate lot sizes and uses based on the degree of risk involved in locating buildings and structures on the site.

#### **4.4 VISIBILITY**

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

#### **4.5 MULTIPLE USES AND ZONES**

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

#### **4.6 EXISTING LOT OF RECORD**

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

#### **4.7 ESTABLISHED BUILDING LINE**

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

#### **4.8 COMPREHENSIVE ZONE COVERAGE**

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

#### **4.9 HOME OCCUPATION**

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

- (a) the activity shall be confined to the interior of the principal dwelling with the exception of keeping of laying hens and beekeeping in accordance with Sections 4.23 and 4.24.;
- (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;

BL 4873

- (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) no 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.

BL 4873

#### **4.10 HOME INDUSTRY**

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

- (a) the activity shall be confined to the interior of the principal dwelling or to the interior of an ancillary building, with the exception of keeping of laying hens and beekeeping in accordance with Sections 4.23 and 4.24.;
- (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;
- (f) there shall be no retail sales of commodities offered for sale except for catalogue

- (g) sales, or those products or commodities produced on the premises; 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) no more than two persons who are not residents of the dwelling to which the home industry is ancillary, may be employed in the activity.

#### **4.11 OCCUPANCY DURING CONSTRUCTION**

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

#### **4.12 BED AND BREAKFAST ACCOMMODATIONS**

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

BL 4828

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

**4.13 ROOMING AND BOARDING ACCOMMODATIONS**

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

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

**4.14 ANCILLARY BUILDINGS, STRUCTURES AND USES**

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

- (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

B/L 5040

B/L 5040

are excluded as ancillary buildings or structures;

- B/L 4180 (e) the combined or gross floor area and maximum height of all ancillary buildings and structures permitted are calculated as follows:

B/L 5040

**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 4180 (f) the maximum height for an ancillary building that is attached to a dwelling by a common wall and/or roofline, may be increased to the height of that dwelling.

- (g) no person shall construct or erect an ancillary building or structure on a lot unless a principal building exists on the lot, or unless a valid and lawful building permit has been issued or remains in effect, where applicable. Notwithstanding this provision, lake shoreland properties in the RL, RL 2, RR 1, RR 2 and RR 3 zones may establish ancillary buildings or structures, including a garage, a carport, a storage shed, a



gazebo, a porch, or a deck, without or prior to a principal building, provided that the combined floor area of all ancillary buildings or structures on the subject lot does not exceed a maximum of 75 square metres (807.3 square feet), and the maximum height of any ancillary building or structure does not exceed 5 metres (16.4 feet).

BL 4828

(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 5040

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

**4.15 ACCESSORY DWELLING UNITS**

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

**4.16 TEMPORARY DWELLING UNITS**

B/L 4237

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 R 1 and RL zones, and 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.

B/L 4237 **4.17 TEMPORARY ACCOMMODATION**

No Temporary Accommodation is permitted in any R 1, R 2, R 3, RL, RL 2 or RR 3 zone except for Bed and Breakfast Accommodations or Rooming and Boarding Accommodations where specifically permitted in the applicable zone.

**4.18 HEIGHT AND YARD EXCEPTIONS**

- (a) Notwithstanding any other provisions of this bylaw to the contrary, the maximum height requirements shall not apply to a chimney, a farm building for a bona fide agricultural operation, a church spire or belfry, an electrical transmission tower, a radio or television antenna, a satellite dish, a flag pole, a clock tower, a windmill, an elevator or ventilation machinery, or a public utility building or structure, including a monument, a water tower, a fire hose drying tower, or an observation tower.

- (b) Notwithstanding any other provisions of this bylaw to the contrary, where roof overhangs, chimneys, bay windows, cantilevers or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre provided that such reduction shall apply only to the projected feature.
- (c) Notwithstanding any other provisions of this bylaw to the contrary, where steps, or where unsupported eaves, canopies or balconies project beyond the face of a building:
  - i) the minimum permitted front yard or exterior side yard requirement may be reduced by not more than 2 metres; and
  - ii) the minimum permitted interior side yard or rear yard may be reduced by not more than 50% of such minimum distance, to a maximum reduction of 2 metres, provided that such reduction shall apply only to the projected feature.
- (d) Notwithstanding any other provisions of this bylaw to the contrary, the interior side yard and rear yard setback requirements shall not apply to a clothesline pole, an on ground surface patio, or an open deck where the open deck is not elevated more than 0.2 metre (0.66 feet) above on-ground surface. Furthermore, the minimum permitted interior side yard or rear yard may be reduced by not more than 50% of such minimum distance for a barbecue or satellite dish.

**4.19 MINIMUM LOT AREA EXCEPTIONS**

- (a) Minimum lot area requirements shall not apply:
  - i) where the lot is intended for public use, including public utility buildings and structures, parks and playgrounds as well as outdoor recreational facilities of a non-commercial nature, museums and historic sites, cemeteries, refuse disposal sites, extraction of raw materials from the land, trapping and guide camps except main lodges, and temporary construction, exploration or logging camps;
  - ii) where lot lines are relocated to facilitate an existing development or improve a subdivision layout provided that no additional lots are created, all parts of all lots are zoned the same and physically contiguous, and no lot is enlarged to a size permitting further subdivision unless each lot included in the boundary revision is of an area large enough to satisfy the size requirements applied to the subject lands; or
  - iii) where an existing multi-family residential dwelling that was lawfully established and is properly zoned is converted to a strata parcel pursuant to the Strata Property Act, provided that the number of strata parcels being created does not exceed the number of dwelling units permitted on the original parcel, and each proposed strata parcel contains an existing dwelling unit within its area.
- (b) The minimum lot area requirements may be reduced by the amount of land required

B/L 4180

for road widening or relocation purposes, to a maximum of 10%, where the Subdivision Approving Officer requires that land be provided by the owner for highways when:

- i) the land is required for the purpose of widening an existing highway or right-of-way;
- ii) the proposed subdivision would create less than three parcels; and
- iii) but for this section, the proposed subdivision would be otherwise prohibited because the lots created would not attain the minimum lot area required herein.

B/L 4180

- (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.

#### **4.20 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**

<b>Class of Building or Use</b>	<b>Required Parking Spaces</b>	<b>Required Loading Spaces</b>
<b>Residential:</b> - one- or two-family dwelling - multi-family dwelling	- 2 per dwelling unit - 1.5 per dwelling unit	- N/A - N/A
<b>Commercial (Retail):</b> - 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
<b>Commercial (Office):</b>	- 2.8 per 100 square metres of gross floor area	- as per Commercial (Retail) requirements
<b>Commercial (Other):</b> - 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
<b>Industrial:</b> - 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.
<b>Institutional:</b> - 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
<b>Miscellaneous:</b> - accessory or temporary dwelling unit - bed and breakfast / rooming and boarding - home occupation / industry	- 2 spaces per dwelling unit; 1 per sleeping unit; 1 per non-resident employee, plus 1 per 25 square metres of home occupation / industry use	- N/A

**4.21 FARM RETAIL SALES**

Notwithstanding any other provisions of this bylaw to the contrary, farm retail sales shall not be permitted in any zone unless located on a property in use 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.

**4.22 CD (COMPREHENSIVE DEVELOPMENT) ZONES**

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

**APPLICATION**

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

of such zone; or

- c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of the Board of Directors, is of a unique form or nature not contemplated or reasonably regulated by another zone.
2. In addition to the information required for a Rezoning Application, the applicant shall also provide the following information:
    - a) a general purpose for the zone, a list of permitted uses for the site, a list of regulations for the site, and a list of any other regulations that may apply;
    - b) a site plan and/or elevations may be required to be attached to the specific CD zone as a schedule, where, the complexity of the proposed development is such that a site plan and/or elevations may clarify or interpret the written regulations of the specific CD zone.
  3. The General Provisions of the Zoning Bylaw shall apply to all development within sites zoned as CD, unless such regulations are specifically excluded or modified by the CD zone.
  4. If located in a Development Permit Area, the Comprehensive Development Zone shall specify the nature of development that may be permitted, or which requires a Development Permit, in accordance with the Official Community Plan.
  5. CD zones shall be designated on the Zoning Map by “CD” followed by the reference number of the CD zone.
  6. CD zones shall be included in Schedule “C” to this Bylaw as follows:
    - a) Comprehensive Development 1 (CD 1) Zone
    - b) Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort

BL 4873

#### **4.23 LAYING HENS**

(a) Definitions:

For the purposes of this section:

- i. **“Coop”** means a covered and enclosed structure to shelter hens.



- ii. **“Hen”** means a domesticated female chicken (*gallus gallus domesticus*).
- iii. **“Run”** means a secure outdoor enclosure for hens.

(b) Permitted Zones and Number of Hens:

- i. Notwithstanding any other provisions of this Bylaw, owners or authorized tenants on any Residential zoned property (R 1, R 1-1, R 2, R 3, RL, RL 2 zones), except on properties with a Multi-Family Residential use or zoned for a Mobile Home Park (R 4), are permitted:
  - a) a maximum of 4 hens on properties which are less than 0.4 hectare (0.99 acre);
  - b) a maximum of 10 hens on properties that are between 0.4 hectare and 0.8 hectare (0.99 acre – 1.98 acres);
  - c) a maximum of 20 hens on properties that are greater than 0.8 hectare (1.98 acres).
- ii. Laying Hen restrictions do not apply to properties within the Provincial Agricultural Land Reserve (ALR) or to properties which are otherwise zoned to allow for agricultural operations.

(c) Laying Hen General Provisions:

- i. Keeping of hens in accordance with this section of the bylaw is only permitted ancillary to a residential use.
- ii. A maximum of 1 rooster per 10 hens is permitted, on any property greater than 0.4 hectare (0.99 acre) which allows for the keeping of hens under this section of the bylaw.
- iii. Eggs produced by hens may be sold in accordance with Section 4.9 (Home Occupation) and 4.10 (Home Industry) of this bylaw, in addition to any applicable Provincial regulations. Manure, meat, or other products derived from hens must not be sold.
- iv. Manure must be stored to the rear or side of the dwelling, in a manner that does not generate excessive heat, a minimum of 7.6 metres (24.9 feet) from any property line or dwelling; and, a minimum of 30.0 metres (98.4 feet) from any water well, and natural boundary of any lake, watercourse, or wetland.
- v. A maximum of 5 cubic metres (176.6 cubic feet) of manure may be stored on the property. Excess manure must be removed immediately and be disposed of lawfully.
- vi. All hens must be housed within a Coop that meets all of the following regulations:

- i. A minimum of 0.37 square meter (3.99 square feet) floor area per hen, with the provision that the maximum floor area does not exceed 9.2 square meters (99 square feet);
  - ii. the maximum permitted height is 3.0 metres (9.8 feet), as measured from the finished grade;
  - iii. the minimum permitted setback from any dwelling and property line is 3.0 metres (9.8 feet);
  - iv. must be located only to the rear or side of the residential dwelling;
  - v. on a corner lot, must be located to the rear of the residential dwelling, having a minimum setback of 4.5 metres (14.8 feet) from the exterior side property line, and screened from the abutting highway to the side;
- vii. Hens must be provided access to a secure outdoor run, with a minimum covered floor area of 0.92 square meter (9.9 square feet) per hen, in addition to a coop. The floor of the run must be any combination of vegetated or bare earth.
- viii. On properties less than 0.4 hectare (0.99 acre), all hens must be completely enclosed within either the run or coop at all times.
- ix. Hens must not be kept in an area or enclosure where they may escape the property.
- x. Each hen enclosure and structure must be maintained in good repair, in a manner that prevents entrance by other animals, and kept in a sanitary condition.
- xi. For human protection from potential dangerous wildlife encounters, all runs and coops must be located so that they can be seen from a safe distance from any direction which a reasonable person may approach.
- xii. Chicken feed must be stored in air-tight, wildlife-resistant containers in an area inaccessible to wildlife, and leftover feed must be removed from outside hen enclosures on a daily basis.

BL 4873

#### **4.24 HOBBY BEEKEEPING**

(a) Definitions:

For the purposes of this Section:

- i. “**Apiary**” means a place where bees or beehive or beekeeping equipment is kept;
- ii. “**Bee**” means the honey producing insect *Apis mellifera*;

- iii. **“Beehive”** means a structure which houses a colony of worker-bees with a queen and drones.
- iv. **“Nucleus colony”** means a small honeybee colony created from a larger colony and can consist of up to 5 frames primarily used for rearing and storing of queen bees.

(b) Permitted Zones and Number of Colonies

- i. Notwithstanding any other provisions of this Bylaw, on Residential zoned properties (R 1, R 1-1, R 2, R 3, RL, RL 2 zones), except on properties with a Multi-Family Residential use or zoned for a Mobile Home Park (R 4), are permitted:
  - a) a maximum of 2 colonies and 2 nucleus colonies on properties which are less than 0.1 hectare (0.25 acre);
  - b) a maximum of 4 colonies and 4 nucleus colonies on properties which are between 0.1 hectare (0.25 acre) and 0.2 hectare (0.49 acre);
  - c) a maximum of 6 colonies and 6 nucleus colonies on properties which are greater than 0.2 hectare (0.49 acre) and less than or equal to 0.4 hectare (0.99 acre);
  - d) 6 additional colonies and 6 additional nucleus colonies may be kept for each additional 0.4 hectare (0.99 acre) on properties greater than 0.4 hectare (0.99 acre) in size;
- ii. Beekeeping in accordance with this section of the bylaw is also permitted on sites where the beekeeping forms a part of an educational program.
- iii. Beekeeping restrictions do not apply to properties within the Provincial Agricultural Land Reserve (ALR) or to properties which are otherwise zoned to allow for agricultural operations.

(c) Hobby Beekeeping General Provisions

- i. Beekeeping in accordance with this section of the bylaw must be ancillary to a residential use.
- ii. All beehives and/or nucleus colonies must be registered with the apiculture registration system for British Columbia, coordinated by the BC Ministry of Agriculture Apiculture Program, under the authority of the *Provincial Bee Act, [RSBC] 1996*.
- iii. Every person who owns, possesses, or keeps bees and every person on whose property bees are kept must adhere to good management practices by:
  - a) providing unlimited access to water on the property which the apiary is located to prevent the bees from seeking water from other sources;

- b) maintaining the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees;
  - c) deterring other animals and protecting the hives from disturbance by animals by a suitable method of prevention, including but not limited to adequate fencing or hedging.
- iv. Beehives must be located in accordance with all of the following:
- a) so the entrance to the hive faces away from adjacent properties;
  - b) a minimum of 7.6 metres (24.9 feet) from any property line, unless the beehive is situated either:
    - i. 2.5 metres (8.2 feet) or more above the adjacent ground level, or
    - ii. less than 2.0 meters (6.6 feet) above the adjacent ground level and behind a solid fence or hedge more than 2.0 metres (6.6 feet) in height running parallel to any property line and extending at least 6.0 metres (19.7 feet) beyond the hive in both directions.
  - c) notwithstanding section ii. above, beehives must not be located within 4.5 metres (14.8 feet) of property lines fronting a highway.
  - d) for human protection from potential dangerous wildlife encounters, beehives must be located so that they can be seen from a safe distance from any direction which a reasonable person may approach.
- v. Products derived from the keeping of bees may be sold in accordance with Section 4.9 (Home Occupation) or Section 4.10 (Home Industry) of this bylaw, in addition to any applicable Provincial regulations.

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

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

BL 4989

**4.26 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS**

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

- a) Permitted Zones:
  - i) for properties zoned Residential 1 (R 1), Residential 2 (R 2), Multi-Family Residential (R 3), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
  - ii) for properties zoned Rural 1 (RR 1), Resource/Agricultural (RA 1) and Acreage Reserve (RA 2) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.
  
- b) General Provisions:
  - i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
  - ii) limited to one (1) set of cooking facilities;
  - iii) subject to development permit(s) where applicable;
  - iv) a building permit has been approved where applicable;
  - v) the applicant must comply with the servicing standards of the sewage system regulations;
  - vi) No vacation rentals are permitted;
  - vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
  - viii) The property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
  - ix) One additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
  - x) Two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.
  
- c) Specific Provisions:
  - i) Secondary Suite:
    1. maximum total floor area of 90 sq. m (968.75 sq. ft.).
    2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;

3. located within a building of residential occupancy i.e. a single-family dwelling;
  4. cannot be attached to the single-family dwelling via a breezeway;
  5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit);
  6. home occupation or home industry not permitted within the secondary suite.
- ii) Carriage House:
1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
  2. must be located within a detached or semi-detached ancillary building;
  3. the ancillary building must be in conformance with siting and land use;
  4. carriage house height limited to one (1) storey;
  5. The combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
  6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
  7. home occupation or home industry not permitted within the carriage house.
- iii) Secondary Dwelling:
1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
  2. must be detached from principal dwelling and ancillary buildings;
  3. secondary dwelling height limited to two (2) storeys;
  4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
  5. home industry not permitted within the secondary dwelling; and
  6. home occupation cannot exceed 40% of the total living floor space.

## **5.0 USES PERMITTED AND ZONE PROVISIONS**

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

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

### **5.1.1 USES PERMITTED**

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

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

### **5.1.2 ZONE PROVISIONS**

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

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements. 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 served 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.



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

- (b) **REQUIRED YARDS (minimum):**
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
- Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 1 zone or an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
- iv) Rear Yard - Setback = 1.5 metres (4.92 feet)
- (c) **LOT COVERAGE (maximum):** = 40%
- (d) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres (35 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)
- (f) **OPEN STORAGE:**  
No open storage of goods or materials shall be permitted except where in full compliance with the required yard setbacks and unless fully enclosed behind a screened and fenced area a minimum height of 2 metres (6.56 feet), uniformly painted, constructed of durable materials and maintained in good condition free of advertising materials, displays or notices.
- (g) **ANCILLARY USES, PARKING, LOADING, ETC.:**  
In accordance with the provisions of Section 4.0 hereof.

B/L 4180

### 5.1.3 SPECIAL C 1 ZONES

#### 5.1.3.1 Special Exception C 1-1 Zone (4600-20-2317)

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

- i) non-residential uses shall be limited to a medical clinic and associated research and development facility, as professional offices.

All other provisions of the C 1 zone shall apply.

#### 5.1.3.2 Special Exception C 1-2 Zone (4600-20-2374)

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

1. Non-residential uses shall be limited to:
  - i) a convenience store for the sale of certified organic foods, vitamins, natural health supplements and products;
  - ii) a restaurant for the sale of soups, salads, casserole dishes, bread, desserts, and beverages, including specialty coffees; and
  - iii) ancillary buildings.
2. The above uses shall be permitted on a maximum total of seventeen (17) parking spaces, and no loading spaces.

All other provisions of the C 1 zone shall apply.

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#### 5.1.3.3 Special Exception C 1-3 Zone (4600-20-20170004)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 1-3, permitted non-residential uses shall be limited to:

- i) General store, convenience store, grocery store;
- ii) Restaurant, bakery, delicatessen;
- iii) Farmers market;
- iv) Ancillary buildings.

## **5.2 TOURIST COMMERCIAL (C 2) ZONE**

### **5.2.1 USES PERMITTED**

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

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

### **5.2.2 ZONE PROVISIONS**

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

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements for permitted residential and non-residential uses, excluding campgrounds and 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 requirements where the lot is served 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.

<b>USE</b>	<b>SERVED BY COMMUNITY WATER AND COMMUNITY SEWER</b>	<b>SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER</b>	<b>UNSERVICED LOT</b>
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 an adjacent commercial or industrial zone, an interior side yard setback of zero metres may be permitted.

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

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

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

B/L 4180

(e) **“WATER FRONTAGE (minimum):** = 150 metres (492 feet)

(f) **LODGE, RESORT, GUEST RANCH AND HEALTH SPA:**

- i) Number of Sleeping or Housekeeping Units (maximum) = 8 per 0.4 hectare
- ii) Percentage of Building Area for Ancillary Uses, i.e. 5.2.1(b)(vii) and (viii)(maximum) = 25%

(g) **CAMPGROUND OR RECREATIONAL VEHICLE PARK:**

- i) Lot Area (minimum) = 0.8 hectare (1.98 acres)
- ii) Buffer area adjacent to a residential or rural zone = 7.6 metres
- iii) Number of Campsites or Recreational Vehicle Sites (maximum) = 15 per 0.4 hectare
- iv) Vehicle Space per Campsite or Recreational Vehicle Site

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

B/L 4180

(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 4.0 hereof.

5.2.3 **SPECIAL C 2 ZONES**

5.2.3.1 **Special Exception C 2-1 Zone** (LUC 135-479-G)

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

- i) the minimum setback from the natural boundary of any lake or watercourse for buildings or structures used for human habitation shall be 80 metres (262.47 feet).
  - ii) the maximum lot coverage shall be 20%.
- All other provisions of the C 2 zone shall apply.

5.2.3.2 **Special Exception C 2-2 Zone** (4600-20-2149)

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

- i) a campground or recreational vehicle park with a maximum of twenty-five (25) serviced campsites or recreational vehicle sites;
- ii) a maximum of thirteen (13) housekeeping units;
- iii) a restaurant, as an ancillary use;
- iv) a curio shop, on-site sale of liquor, as ancillary uses; and
- v) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.3 **Special Exception C 2-3 Zone** (4600-20-1744)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-3:

- i) the permitted non-residential uses shall be limited to a nine-hole golf course, excluding clubhouse facilities; and
- ii) sewage disposal facilities shall be limited to pit privy=s.

All other provisions of the C 2 zone shall apply.

5.2.3.4 Special Exception C 2-4 Zone (4600-20-1946)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-4, the permitted non-residential uses shall be limited to:

- i) a lodge, seasonal resort, or guest ranch; and
- ii) a campground or recreational vehicle park.

Notwithstanding the above:

1. Development on the north side of Wilson Lake shall be limited to:
  - a) a main lodge containing a maximum of ten housekeeping units internal to the lodge, plus ten free-standing housekeeping units (as independent cabins);
  - b) a campground or recreational vehicle park containing a maximum of thirty combined campsites or recreational vehicle sites; and
  - c) ancillary buildings.
2. Development on the south side of Wilson Lake shall be limited to:
  - a) a maximum of twenty-five free standing housekeeping units (as independent cabins), plus ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.5 Special Exception C 2-5 Zone (4600-20-2053)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-5, the permitted non-residential uses shall be limited to:

- i) a seasonal resort or guest ranch with a maximum of eight (8) sleeping units, and one (1) housekeeping unit;
- ii) a curio shop; and
- iii) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.6 Special Exception C 2-6 Zone (4035-20-L 056)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-6, the permitted non-residential uses shall be limited to:

- i) a lodge or seasonal resort with a maximum of fourteen (14) housekeeping units;
- ii) a campground or recreational vehicle park with a maximum of twenty-three (23) campsites or serviced recreational vehicle sites;
- iii) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- iv) fuel and propane service for marine purpose, as ancillary uses; and
- v) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.7 Special Exception C 2-7 Zone (4600-20-2156)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-7, permitted uses shall be limited to:

- i) a lodge with a maximum of seven (7) sleeping units;

- ii) one single family residential dwelling, as an attached addition to the main structure for the lodge;
- iii) a restaurant; and
- iv) one ancillary building.

All other provisions of the C 2 zone shall apply.

5.2.3.8 Special Exception C 2-8 Zone (4600-20-2249)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-8, permitted non-residential uses shall be limited to:

- i) a lodge, seasonal resort or guest ranch with a maximum of eight (8) sleeping or housekeeping units;
- ii) a campground or recreational vehicle park with a maximum of twenty-nine (29) campsites or recreational vehicle sites;
- iii) trail riding, guide / outfitting operation;
- iv) restaurant;
- v) laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- vi) ancillary rental and sales of boats and sporting equipment; and
- vii) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.9 Special Exception C 2-9 Zone (4600-20-2291)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 2-9, permitted non-residential uses shall be limited to:

- i) a lodge, seasonal resort or guest ranch with a maximum of fifteen (15) sleeping or housekeeping units;
- ii) a campground or recreational vehicle park, in accordance with the provisions of sub-section 5.2.2 (f) above;
- iii) restaurant;
- iv) laundromat, concession stand, coffee shop, confectionary or curio shop, on-site sale of liquor, as ancillary uses;
- v) ancillary rental and sales of boats and sporting equipment; and
- vi) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.10 Special Exception C 2-10 Zone (4600-20-2349)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-10:

- i) A lodge or seasonal resort shall be permitted with a maximum of fifteen (15) sleeping or housekeeping units; and
- ii) A campground or recreational vehicle park shall be permitted with a maximum of (12) campsites or recreational vehicle sites.
- iii) the setbacks from all property lines (including front yard, exterior

side yard, interior side yard, and rear yard) shall be 7.6 metres (24.9 feet).

All other provisions of the C 2 zone shall apply.

5.2.3.11 Special Exception C 2-11 Zone (4600-20-2353)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-11:

- i) A lodge or seasonal resort shall be permitted with a maximum of twenty (20) sleeping or housekeeping units; and
- ii) A campground or recreational vehicle park shall be permitted with a maximum of thirty (30) campsites or recreational vehicle sites.

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

5.2.3.12 Special Exception C 2-12 Zone (4600-20-2357)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-12:

- i) A lodge or seasonal resort shall be permitted with a maximum of fourteen (14) sleeping or housekeeping units.

All other provisions of the C 2 zone shall apply.

5.2.3.13 Special Exception C 2-13 Zone (4600-20-2354)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned C 2-13:

1. permitted residential uses shall be limited to:
  - i) an accessory dwelling unit.
2. permitted non-residential uses shall be limited to:
  - i) a lodge, seasonal resort or guest ranch with a maximum of eight sleeping or housekeeping units;
  - ii) a trail riding and guide outfitting operation; and
  - iii) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.14 Special Exception C 2-14 Zone (4600-20-2362)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-14, the following non-residential uses shall be permitted:

- i) a guest ranch or health spa, with a maximum of eight (8) sleeping or housekeeping units;
- ii) curio shop, on-site sale of liquor, as ancillary uses;
- iii) rental and sales of sporting equipment, as ancillary uses; and
- iv) ancillary buildings.

All other provisions of the C 2 zone shall apply.

5.2.3.15 Special Exception C 2-15 Zone (4600-20-2365)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-15, the following non-residential uses shall be permitted:



- i) a lodge or seasonal resort with a maximum of eight (8) sleeping or housekeeping units, in addition to a campground or recreational vehicle park with a maximum of fifteen (15) campsites or recreational vehicle sites, and located on a property containing 0.8 hectare (2.0 acres) land area;
  - ii) laundromat, concession stand, confectionary or curio shop, as ancillary uses;
  - iii) rental and sale of boats and sporting equipment as ancillary uses; and
  - iv) ancillary buildings.
- All other provisions of the C 2 zone shall apply.

- 5.2.3.16 Special Exception C 2-16 Zone (4600-20-2435)  
 Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-16, permitted non-residential uses shall be limited to:
- i. Lodge, seasonal resort, health spa
  - ii. Campground, recreational vehicle park
  - iii. Restaurant
  - iv. Confectionary or curio shop, on-site sale of liquor as ancillary uses
  - v. Rental and sales of boats and sporting equipment as ancillary uses
  - vi. Ancillary buildings

The following provisions shall also apply:

- i. Lot Area (minimum) = 5.5 hectares (13.59 acres)
  - ii. Lot coverage (maximum) = 20%
  - iii. Lodge, resort, health spa shall be limited to:
    - a. Number of sleeping or housekeeping units (maximum) = 15
    - b. Percentage of building area for ancillary uses, i.e. 5.2.3.16 (v)(vi) (maximum) = 20%
  - iv) Number of campsites or recreational vehicle sites (maximum) = 7
- All other provisions of the C 2 zone shall apply.

- 5.2.3.19 Special Exception C 2-19 Zone (4600-20-2512)  
 Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-19:
- 1) the permitted residential uses shall be limited to:
    - a) an accessory dwelling unit.
  - 2) the permitted non-residential uses shall be limited to:
    - a) guest ranch;
    - b) trail riding;
    - c) equestrian facility;
    - d) concession stand, confectionary shop, gift shop or curio shop as ancillary uses;
    - e) agricultural operations including horticulture, silviculture, livestock, beekeeping and aquaculture;

- f) animal hospital;
  - g) ancillary buildings.
- 3) The zone provisions shall be limited to:
- a) lot area (minimum): =4.0 ha (9.88 ac);
  - b) required yards:
    - i) front yard setback = 7.6 metres
    - ii) exterior side yard setback = 7.6 metres
    - iii) interior side yard setback = 7.6 metres
    - iv) rear yard setback = 7.6 metres;
  - c) lot coverage (maximum) = 10%;
  - d) water frontage (minimum) = 200 metres;
  - e) height of buildings (maximum) = 10.67 metres;
  - f) number of sleeping or housekeeping units (maximum) = 1 per hectare;
  - g) maximum size of a sleeping unit or housekeeping unit = 56 square 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 are a minimum height of 2 metres;
  - i) ancillary uses, parking, loading, etc. in accordance with the provisions of Section 4.0 hereof.

5.2.3.20

Special Exception C 2-20 Zone (4600-20-2542)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-20:

- a) RESIDENTIAL USES:
  - i) A maximum of 3 accessory dwelling units
- b) NON-RESIDENTIAL USES:
  - i) sleeping unit cabins only
  - ii) campground, recreational vehicle park
  - iii) recreation facilities providing buildings for equestrian and agricultural purposes
  - iv) trail riding
  - v) laundromat, concession stand, coffee shop, gift store, curio shop, on-site sale of liquor, as ancillary uses
  - vi) helicopter pad
  - vii) agricultural operations including horticulture, silviculture, livestock, stockyard, beekeeping and aquaculture

- viii) ancillary buildings

The following provisions shall also apply:

- i) Lot area (minimum) =5.0 ha (12.35 ac)
- ii) Number of sleeping units (maximum) – 4 cabins
- iii) Number of campsites or  
Recreational vehicle sites =1 per 0.3 ha (0.75 ac)  
(maximum)

5.2.3.21 Special Exception C 2-21 Zone (4600-20-2547)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-21 Residential Uses shall permit:

- i) a maximum of 2 accessory dwelling units.

All other provisions of the C 2 zone shall apply.

5.2.3.23 Special Exception C 2-23 Zone (4600-20-20110027)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-23, permitted residential and non-residential uses shall be limited to:

- a) RESIDENTIAL USES:
  - i. an accessory dwelling
- b) NON-RESIDENTIAL USES:
  - i. Lodge and guest ranch
  - ii. Horse boarding
  - iii. Bed and breakfast
  - iv. Restaurant for guest only
  - v. Souvenir sales
  - vi. Horse clinics
  - vii. Ancillary buildings

The following provisions shall also apply:

- a) Lot Area (minimum) = 1.5 hectares (3.7 acres)
- b) Maximum of 3 guest units in the lodge
- c) Maximum of 3 cabins (housekeeping units)
- d) Percentage of Building Area for Ancillary Uses, i.e. 5.2.23  
b) ii, vi (maximum) = 30%

All other provisions of the C 2 zone shall apply

B/L 5115 5.2.3.24 Special Exception C 2-24 Zone (4600-20-20130049)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-24, permitted non-residential uses shall be limited to:

- (b) NON-RESIDENTIAL USES:
  - i) a guest ranch with a maximum of four (4) independent housekeeping units (cabins), containing a maximum of two (2) bedrooms each;
  - ii) trail riding, guide / outfitting operation; and
  - iii) ancillary buildings.
- 1) The following provisions shall also apply:
  - i) Lot Area (minimum) = 2.0 hectares (4.9 acres)
  - ii) Lot Coverage (maximum) = 20%

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

B/L 5074 5.2.3.25

Special Exception C 2-25 Zone (3360-20-20160073)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 2-25, permitted residential and non-residential uses shall be limited to:

- a) RESIDENTIAL USES:
  - i) An accessory dwelling unit
- b) NON-RESIDENTIAL USES:
  - i) Health Spa
    - a. 2 holistic treatment rooms contained in the accessory dwelling unit
    - b. Accommodation building for the health spa users
    - c. Recreational Vehicle Park for the health spa users
    - d. Horseback riding and equestrian facility ancillary to the health spa
  - ii) Ancillary buildings

The following provisions shall also apply:

- a) Lot area – minimum 2.0 hectares
- b) Health Spa
  - i) Number of sleeping units – 3 per 2.0 hectares
  - ii) Number of communal kitchen - 1
- c) Recreational Vehicle Park
  - i) Number of recreational vehicle sites – 4 per 2.0 hectares
- d) Required yards (minimum):
  - i) Front yard setback = 7.6 metres

- ii) Exterior side yard setback = 7.6 metres
- iii) Interior side yard setback = 7.6 metres
- iv) Rear yard setback = 7.6 metres

All other provisions of the C 2 zone shall apply

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

#### **5.3.1 USES PERMITTED**

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

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

#### **5.3.2 ZONE PROVISIONS**

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

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

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

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

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

B/L 4180

Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the C 3 zone or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69 feet).

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

B/L 4180

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

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

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

(e) **HOTEL AND MOTEL:**

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

B/L 4180

(f) **OPEN STORAGE:**

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

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

In accordance with the provisions of Section 4.0 hereof.

### 5.3.3 SPECIAL C 3 ZONES

#### 5.3.3.1 Special Exception C 3-1 Zone (4600-20-1447, 2010, & 2132)

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

- 1) may include, in addition to other permitted non-residential uses:
  - i) general store, grocery store;
  - ii) retail sale of household and personal goods;
  - iii) business or professional office;
  - iv) personal service shop; and
  - v) merchandise service shop.
- 2) but, shall not include:
  - i) hotel, motel;
  - ii) neighbourhood public house;
  - iii) motor vehicle service station;
  - iv) sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts; and
  - v) farm vehicle and equipment sales and service.

All other provisions of the C 3 zone shall apply.

#### 5.3.3.2 Special Exception C 3-2 Zone (4600-20-2089)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 3-2, the permitted non-residential uses shall be limited to:

- i) a hotel or motel, with a maximum of eleven sleeping units; and
- ii) ancillary buildings.

All other provisions of the C 3 zone shall apply.



## **5.4 SERVICE COMMERCIAL (C 4) ZONE**

### **5.4.1 USES PERMITTED**

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

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

### **5.4.2 ZONE PROVISIONS**

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

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements. 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 served 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.

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

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

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

B/L 4180

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

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

B/L 4180

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

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

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

B/L 4180

- (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 4.0 hereof.

### 5.4.3 SPECIAL C 4 ZONES

#### 5.4.3.1 Special Exception C 4-1 Zone (4600-20-1649)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-1, the following provisions shall apply:

- i) the permitted non-residential uses shall be limited to the parking of five or fewer water tanker trucks, excluding on-site fuel storage, and ancillary buildings; and
- ii) except for the provision for access, egress and fire protection, no disturbance of the natural vegetation shall occur within ten metres of the easterly boundary of the land.

All other provisions of the C 4 zone shall apply.

#### 5.4.3.2 Special Exception C 4-2 Zone (4600-20-2395)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-2, non-residential uses shall be limited to:

- i) commercial nursery and greenhouse;
- ii) office, wholesale and retail sales ancillary to the commercial nursery and greenhouse;
- iii) retail sales of crafts and souvenirs, as a curio shop; and,
- iv) ancillary buildings.

All other provisions of the C 4 zone shall apply

#### 5.4.3.3 Special Exception C 4-3 Zone (4600-20-2267)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-3:

- 1) non-residential uses shall be limited to snowmobile sales and service, including accessories.

All other provisions of the C 4 zone shall apply.

#### 5.4.3.4 Special Exception C 4-4 Zone (4600-20-2474)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-4, permitted non-residential uses shall be limited to:

- i) service and repair of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
- ii) service and repair of farm vehicles;
- iii) service, repair and rental of small equipment, machinery and tools;

All other provisions of the C 4 zone shall apply.

5.4.3.5 Special Exception C 4-5 Zone (4600 20 2445)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-5, permitted non-residential uses shall be limited to:

- i. commercial nursery and greenhouse operation that is limited to growing, display, and wholesale or retail sale of flowers, plants, shrubs, trees and similar vegetation; and
- ii. retail sales of garden supplies.

Lot coverage (maximum) = 20%

All other provisions of the C 4 zone shall apply.

5.4.3.6 Special Exception C 4-6 Zone (4600-20-2765)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 4-6, permitted non-residential uses shall be limited to:

- i) mini-storage and self-storage facility;

All other provisions of the C 4 zone shall apply.

## 5.5 COMMUNITY COMMERCIAL (C 5) ZONE

### 5.5.1 USES PERMITTED

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

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

### 5.5.2 ZONE PROVISIONS

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

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements. 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 served 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.

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

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

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

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

B/L 4180

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

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

B/L 4180

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

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

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

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

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

B/L 4180

(f) **OPEN STORAGE:**

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

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

In accordance with the provisions of Section 4.0 hereof.

### 5.5.3 SPECIAL C 5 ZONES

#### 5.5.3.1 Special Exception C 5-1 Zone (4600-20-2253)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned C 5-1, the following provisions shall apply:

- a) the permitted non-residential uses may include all permitted uses for the C 4 zone as outlined in sub-section 5.4.1(b), as well as a campground and/or recreational vehicle park subject to the zone provisions of sub-section 5.2.2 (f), in addition to all other permitted uses for the C 5 zone.

All other provisions of the C 5 zone shall apply.

## 5.6 LIGHT INDUSTRIAL (M 1) ZONE

### 5.6.1 USES PERMITTED

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

(a) **RESIDENTIAL USES:**

- i) an accessory dwelling unit.

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

- i) uses permitted in the Service Commercial (C 4) zone;
- ii) the construction, storage and repair of boats, bicycles, trailers, recreational vehicles and prefabricated buildings, signs, finished concrete products, ceramics, wood and fibreglass products;
- B/L 4180 iii) manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry, peat, and other soil-related products, composting facilities and products using recycled materials;
- B/L 4180 iv) Animal incineration; provided the activity is in conformance with applicable provincial and federal legislation
- v) warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
- vi) packing and crating, bottling and distribution plant, including a micro-brewery;
- vii) contractor's office, shop or yard;
- viii) vocational training facilities, including administrative offices;
- ix) mini-storage and self-storage facilities;
- x) office, wholesale and retail sales ancillary to the permitted non-residential uses;
- xi) ancillary buildings.

### 5.6.2 ZONE PROVISIONS

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

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



unavailable.

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

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

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

B/L 4180

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

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

B/L 4180

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

B/L 4180

(c) **CONDITIONS OF USE:**

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

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

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

(f) **OPEN STORAGE:**

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

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

In accordance with the provisions of Section 4.0 hereof.

### 5.6.3 SPECIAL M 1 ZONES

#### 5.6.3.1 Special Exception M 1-1 Zone (4600-20-1806)

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

- i) the permitted non-residential uses shall be limited to log home manufacturing, ancillary log sorting and storage areas, and ancillary buildings.

All other provisions of the M 1 zone shall apply.

#### 5.6.3.2 Special Exception M 1-2 Zone (4600-20-1973)

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

- (a) the permitted non-residential uses shall be limited to:
  - i) the construction, repair and storage of prefabricated buildings, finished concrete products, and wood products, excluding log home construction or the milling of timber frame lumber;
  - ii) office, wholesale and retail sales ancillary to the permitted non-residential uses; and
  - iii) uses permitted in sub-section 5.17.1 (b).
- (b) the Lot Area (minimum) shall be 4 hectares.

All other provisions of the M 1 zone shall apply.

#### 5.6.3.3 Special Exception M 1-3 Zone (4600-20-2340)

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

- a) the minimum Front Yard setback shall be 10.0 metres (32.8 feet); and
- b) the minimum Interior Side Yard and Rear Yard setbacks, where abutting an R, RR, or RA zone, shall be 10.0 metres (32.8 feet)."

All other provisions of the M 1 zone shall apply.

#### 5.6.3.4 Special Exception M 1-4 Zone (4600-20-2638)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-4, the permitted non-residential uses:

- 1) may include, in addition to other permitted non-residential use of the M 1 zone:
  - i) general store, convenience store, grocery store;
  - ii) retail sale of household and personal goods;

- iii) business or professional office;
- iv) restaurant, bakery, delicatessen;
- v) personal service shop;
- vi) merchandise service shop;
- vii) postal outlet;
- viii) banks or financial institution;

5.6.3.5 Special Exception M 1-5 Zone (3360-20/20180023)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-5, permitted non-residential uses shall be limited to:

(a) RESIDENTIAL USES

- i) an accessory dwelling unit.

(b) NON-RESIDENTIAL USES:

- i) manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dress meats and eviscerated poultry;
- ii) warehousing, including frozen food lockers and cold storage plants;
- iii) photographic and artists studio;
- iv) office, wholesale and retail sales ancillary to the permitted non-residential uses;
- v) ancillary buildings.

All other provisions of the M 1 zone shall apply.

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

### **5.7.1 USES PERMITTED**

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

- (a) **RESIDENTIAL USES:**
  - i) an accessory dwelling unit.
  
- (b) **NON-RESIDENTIAL USES:**
  - i) uses permitted in the Light Industrial (M 1) zone;
  - ii) fuel storage and supply yard, including a motor vehicle service station as an ancillary use;
  - iii) machine shop and parts manufacturing, machining and assembly;
  - iv) electrical and electronic equipment manufacture and assembly;
  - v) heavy equipment sales, repairs or storage;
  - vi) sheet metal 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 motor vehicles;
  - viii) a transport terminal or depot;
  - ix) an assembly, fabricating or processing plant;
  - x) office, wholesale and retail sales ancillary to the permitted non-residential uses;
  - xi) a public use, a public garage, or a public storage yard;
  - xii) ancillary buildings.

### **5.7.2 ZONE PROVISIONS**

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

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

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

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

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

B/L 4180

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. Where abutting an R, RR, RA 1, or RA 2 zone, the interior side yard setback shall be 6 metres (19.69) feet.

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

B/L 4180

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

B/L 4180

(c) **CONDITIONS OF USE:**

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

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

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

(f) **OPEN STORAGE:**

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

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

In accordance with the provisions of Section 4.0 hereof.

### 5.7.3 SPECIAL M 2 ZONES

#### 5.7.3.1 Special Exception M 2-1 Zone (4600-20-1299)

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

- 1) an automotive repair garage, including auto body work and painting;
- 2) the retail sale of used automobiles ancillary to i) above; and
- 3) ancillary buildings.

All other provisions of the M 2 zone shall apply.

#### 5.7.3.2 Special Exception M 2-2 Zone (4600-20-2525)

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

- a) Residential Uses
  - i. An accessory dwelling unit.
- b) Non-Residential Uses
  - i. machine shop and parts manufacturing, machining and assembly;
  - ii. electrical and electronic equipment manufacture and assembly;
  - iii. heavy equipment sales, repairs or storage;
  - iv. sheet metal workshop, electroplating, welding shop, industrial repair
  - v. 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 motor vehicles, excluding a motor vehicle service station;
  - vi. a transport terminal or depot;
  - vii. an assembly, fabricating or processing plant;
  - viii. a public use, a public garage, or a public storage yard;
  - ix. the construction, storage, and repair of boats, bicycles, recreational vehicles and prefabricated buildings, signs, finished concrete products, ceramics, wood and fiberglass products;
  - x. manufacturing, processing and packaging of dairy, food and meat products, excluding fish and including only pre-dressed meats and eviscerated poultry, peat and other soil-related products, and products using recycled materials;
  - xi. warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
  - xii. packing and crating, bottling and distribution plant, including a micro-brewery;
  - xiii. contractor's office, shop or yard;
  - xiv. vocational training facilities, including administrative offices;
  - xv. sales and service of vehicles, parts and accessories, including automobiles, trucks, motorcycles, recreational vehicles and boats or marine crafts;
  - xvi. mobile home and trailer sales;

- xvii. laundromat, cleaning and drying establishment;
- xviii. parking lot for the commercial storage of vehicles;
- xix. publishing and printing;
- xx. wholesale outlet;
- xxi. commercial nursery and greenhouse;
- xxii. farm vehicles sales and service;
- xxiii. small equipment, machinery and tool rental;
- xxiv. upholstering shop;
- xxv. paint, floor or wall covering store;
- xxvi. antique and secondhand sales;
- xxvii. taxidermies;
- xxviii. body and paint shop ancillary to (xv) above;
- xxix. animal hospital, veterinary clinic, and ancillary kennels provided animals are confined within a fully-enclosed building between the hours of 8:00 p.m. and 7:00 a.m.;
- xxx. office, wholesale and retail sales, and a coffee shop ancillary to the permitted non-residential uses;
- xxxi. ancillary buildings.

c) Zone Provisions

- i. Lot area (minimum) = 0.8 ha (1.98 ac)
- ii. Front yard setback = 7.6 m (24.93 ft)
- iii. Exterior side yard setback = 7.6 m (24.93 ft)
- iv. Interior side yard setback = 3.6 m (11.8 ft)  
Notwithstanding the above, where abutting another non-residential use as part of a multi-tenant complex in the Special Exception M 2-2 zone, an interior side yard setback of zero metres may be permitted. Where abutting an R, RR or RA zone, the interior side yard setback shall be 7.6 m (24.93 ft).
- vi. Rear yard setback = 3.0 m (9.84 ft)  
Notwithstanding the above, where abutting another commercial or industrial zone, a rear yard setback of zero metres may be permitted. Where abutting an R, RR or RA zone, a rear yard setback of 7.6 m (24.93 ft) shall be required.

All other provisions of the M 2 zone shall apply.

5.7.3.3 Special Exception M 2-3 Zone (4600-20-2622)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned Special Exception M 2-3, the permitted uses shall be limited to:

- a. Residential use:
  - i. An accessory dwelling unit
- b. Non-residential uses:

- i. Value added wood processing facility, including such things as:
    - custom sawing primary log breakdown of a maximum of 100 cubic metres per day
    - kiln drying of wood cut on site
    - resawing of pre-manufactured dimension lumber and cants
    - the planing and finishing of wood products including such things as flooring, paneling, moulding and trims
  - ii. An assembly, fabricating or processing plant;
  - iii. Machine shop and parts manufacturing, machinery and assembly;
  - iv. Office, wholesale and retail sales ancillary to the permitted non-residential uses;
  - v. Ancillary buildings.
- 2. Zone provisions:
  - a. Lot area (minimum) 1.5 hectares (3.7 acres).

All other provisions of the General Industrial (M 2) zone shall apply.



**5.8 HEAVY INDUSTRIAL 1 (M 3-1) ZONE**

**5.8.1 USES PERMITTED**

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

- (a) RESIDENTIAL USES:
  - i) an accessory dwelling unit.
  
- (b) NON-RESIDENTIAL USES:
  - i) uses permitted in the General Industrial (M 2) zone;
  - ii) livestock auction, stockyard, and abattoir;
  - iii) meat, fish and poultry packing plant;
  - B/L 4180 iv) log sort yard;
  - v) pulp and paper manufacturing;
  - vi) sawmill and manufacturing of natural wood products;
  - vii) wholesale and retail sales ancillary to the permitted non-residential uses;
  - viii) ancillary buildings;
  - BL 5218 ix) cannabis production facility.

**5.8.2 ZONE PROVISIONS**

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

- (a) LOT AREA (minimum): = 0.4 hectare (0.99 acre)
  
- (b) REQUIRED YARDS (minimum):
  - i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard -Setback = 7.6 metres (24.9 feet)
  - iii) Interior Side Yard - Setback = 3.6 metres (11.8 feet)  
Notwithstanding the above, where abutting another permitted non-residential use as part of a multi-tenant complex in the M 3-1 zone, or where adjacent to another commercial or industrial zone, an interior side yard setback of zero metres may be permitted.
  - B/L 4180 iv) Rear Yard - Setback = 3 metres (9.84 feet)
  - v) Setback from an R, RR, RL, RL 2, RA 1, or RA 2 zone =30 metres (98.43 feet)
  
- B/L 4180 (c) CONDITIONS OF USE:  
No activity may be undertaken which constitutes a nuisance to surrounding areas by reason of unsightliness. Nor may any activity be undertaken which creates or causes a health, fire or explosion hazard or electrical interference. Noise abatement measures in the form of screening may be required.

- (d) LOT COVERAGE (maximum): = 40%
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)

B/L 4180

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

### 5.8.3 SPECIAL M 3-1 ZONES

B/L 5047

- 5.8.3.1 Special Exception M 3-1-1 Zone (3360-20-20160037)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 3-1-1, uses permitted are limited to:

- (a) RESIDENTIAL USES:
  - iv) An accessory dwelling unit
- (b) NON-RESIDENTIAL USES:
  - i) Meat, fish and poultry packing plant;
  - ii) Abattoir;
  - iii) Sawmill and manufacturing of natural wood products;
  - iv) Wholesale and retail sales ancillary to the permitted non-residential uses;
  - v) A medical marihuana operation;
  - vi) Office;
  - vii) Commercial nursery and greenhouse;
  - viii) Manufacturing, processing and packaging of dairy food and meat products including only pre-dress meats and eviscerated fish and poultry facility and products using recycled materials;
  - ix) Warehousing including frozen feed lockers, cold storage plants, feed and seed storage and distribution;
  - x) Packaging and crating, bottling and distribution plant, including a microbrewery;
  - xi) Ancillary buildings.

## ZONE PROVISIONS

- a) Lot Area (minimum) = 10 hectares
- b) Required Yards (minimum)
  - i) Front Yard setbacks = 30 metres
  - ii) Interior Side Yard setback = 3.0 metres
  - iii) Rear Yard setback = 3.0 metres
- c) Height of Buildings (maximum) = 14.0 metres

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

## 5.9 HEAVY INDUSTRIAL 2 (M 3-2) ZONE

### 5.9.1 USES PERMITTED

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

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

### 5.9.2 ZONE PROVISIONS

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

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

B/L 4180

- (e) OPEN STORAGE:
  - i) Industrial activity and storage areas not contained within a building shall be enclosed by a solid wall or tight board fence not less than 2 metres (6.56 feet) high;
  - ii) Automobile wreckage, scrap metal, paper, and other salvage materials not stored within a building shall be enclosed by a solid wall or tight board fence 2.5 metres (8.2 feet) high and shall not be piled higher than the required screening; and
  - iii) Fences or walls used for screening shall be uniformly painted, well maintained, and not used for advertising, display purposes, or the posting of notices.
  
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:  
In accordance with the provisions of Section 4.0 hereof.

5.9.3 SPECIAL M 3-2 ZONES

## 5.10 HEAVY INDUSTRIAL 3 (M 3-3) ZONE

### 5.10.1 USES PERMITTED

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

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

### 5.10.2 ZONE PROVISIONS

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

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

B/L 4180

- (e) OPEN STORAGE:
  - i) Industrial activity and storage areas not contained within a building shall be enclosed by a solid wall or tight board fence not less than 2 metres (6.56 feet) high;
  - ii) Automobile wreckage, scrap metal, paper, and other salvage materials not stored within a building shall be enclosed by a solid wall or tight board fence 2.5 metres (8.2 feet) high and shall not be piled higher than the required screening; and
  - iii) Fences or walls used for screening shall be uniformly painted, well maintained, and not used for advertising, display purposes, or the posting of notices.
  
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:  
In accordance with the provisions of Section 4.0 hereof.

5.10.3 SPECIAL M 3-3 ZONES

## **5.11 INSTITUTIONAL (P) ZONE**

### **5.11.1 USES PERMITTED**

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

- (a) **RESIDENTIAL USES:**
  - i) an accessory dwelling unit or units for the accommodation of a caretaker or staff members of the permitted non-residential uses.
  
- (b) **NON-RESIDENTIAL USES:**
  - i) church;
  - ii) community hall;
  - iii) fraternal lodge;
  - iv) hospital;
  - v) public utility buildings and structures;
  - vi) school;
  - vii) library;
  - viii) community recreation centres;
  - ix) cemetery;
  - x) private hospital, personal care home or rest home;
  - xi) museums and historic sites;
  - xii) fire hall;
  - xiii) first aid stations;
  - xiv) airplane landing strip, helicopter pad;
  - xv) buildings associated with the operation and maintenance of airports;
  - xvi) community care facility;
  - xvii) special group camp

BL 4099

### **5.11.2 ZONE PROVISIONS**

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

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



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

- (b) **REQUIRED YARDS (minimum):**
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iii) Interior Side Yard - Setback = 1.5 metres (4.92 feet)
  - iv) Rear Yard - Setback = 1.5 metres (4.92 feet)
- (c) **LOT COVERAGE (maximum):** = 25%
- (d) **MINIMUM SITE AREA for special group camp** = 2 ha
- (e) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres (35 feet)
- (f) **ANCILLARY USES, PARKING, LOADING, ETC.:**  
In accordance with the provisions of Section 4.0 hereof.

### 5.11.3 SPECIAL P ZONES

#### 5.11.3.1 Special Exception P-1 Zone (4600-20-2214)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned P-1, the following provisions shall apply:

- (a) **RESIDENTIAL USES:**
- i) an accessory dwelling unit for the owner or operator of the private educational facility;
  - ii) multiple family residential dwelling units for staff members of the private educational facility; and
  - iii) dormitories for residents of the private educational facility.
- (b) **NON-RESIDENTIAL USES:**
- i) private educational facility;
  - ii) recreational facilities, including a swimming pool, gymnasium, racquet courts, golf course, and health spa as ancillary uses;
  - iii) lodge, campground, as ancillary uses;

- iv) restaurant, confectionary, and curio shops, as ancillary uses;
  - v) airplane landing strips and helicopter pads;
  - vi) on-site liquor sales, in conjunction with a restaurant or lodge;
  - vii) ancillary buildings.
- (c) **ZONE PROVISIONS:**
- i) Lot Area (minimum): = 4 hectares (9.88 acres)  
Notwithstanding the above, provisions respecting multi-family residential dwellings shall be in accordance with subsection 5.14.2, whereas campgrounds shall be in accordance with subsection 5.2.2.
  - ii) Required Yards (minimum): = 7.6 metres (24.93 feet)
  - iii) Lot Coverage (maximum): = 15%
  - iv) Height of Buildings  
(maximum): = 10.67 metres (35 feet)
  - v) Open Storage - No open storage of goods or materials shall be permitted.
  - vi) Ancillary Uses, Parking, Loading, Etc. - In accordance with the provisions of Section 4.0.

All other provisions of the P zone shall apply.

5.11.3.2 Special Exception P-2 Zone

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

- i) in addition to the permitted non-residential uses for the P zone, a concession stand, a coffee shop, a confectionary or curio shop, and warehouse facilities shall be permitted ancillary to an airplane landing strip or helicopter pad, and buildings associated with the operation and maintenance of airports.

All other provisions of the P zone shall apply.

5.11.3.3 Special Exception P-3 Zone (4600-20-2300)

Notwithstanding any other provision of this bylaw to the contrary, on lands zoned P-3:

- i) non-residential uses shall be limited to a church.

All other provisions of the P zone shall apply.

5.11.3.4 Special Exception P-4 Zone (4600-20-2774)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned Institutional (P), the permitted uses shall be limited to:

(a) **RESIDENTIAL USES:**

- i) an accessory single occupancy dwelling unit for the accommodation of a caretaker or staff member of the permitted non-residential uses.

- (b) **NON-RESIDENTIAL USES:**
  - i) facilities for and keeping of animals ancillary to a public event
  - ii) ancillary buildings;
  - iii) campground, recreational vehicle park;
  - iv) church;
  - v) cinema;
  - vi) community hall or auditorium with ancillary kitchen facility
  - vii) outdoor recreational facility;
  - viii) on-site sale of liquor as ancillary use;
  - ix) museums or historic sites;
  - x) library, community care facility;
  - xi) recreation facilities;
  - xii) school;
  - xiii) parks and playgrounds;
  - xiv) theatre or place of entertainment;
  - xv) fire hall
  
- (c) **ZONE PROVISIONS:**
  - i) Lot Area (minimum): = 2 hectares (4.94 acres)
  - ii) Campgrounds and recreational vehicle parks shall be in accordance with subsection 5.2.2 (g)

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

**5.12.1 USES PERMITTED**

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

B/L 4989

- (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 occupation ancillary to a permitted residential use;
  - iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
  - iv) ancillary buildings.

**5.12.2 ZONE PROVISIONS**

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

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements. 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 served 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.

<b>USE</b>	<b>SERVED BY COMMUNITY WATER AND COMMUNITY SEWER</b>	<b>SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER</b>	<b>UNSERVICED LOT</b>
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)

- (b) **REQUIRED YARDS (minimum):**
- i) Front Yard - Setback = 7.6 metres (24.93 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
- B/L 4180 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 4180 Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) **LOT FRONTAGE (minimum):** = 15 metres (49.2 feet)
- (d) **LOT COVERAGE (maximum):** = 40%
- (e) **HEIGHT OF BUILDINGS (maximum):** = 10.67 metres
- (f) **ACCESSORY PARKING, LOADING:**  
In accordance with the provisions of Section 4.0 hereof.

### 5.12.3 SPECIAL R 1 ZONES

#### 5.12.3.1 Special Exception R 1-1 Zone (108 LUC)

Notwithstanding any other provisions of this bylaw to the contrary, in the R 1-1 zone, in addition to those residential uses and non-residential uses already identified for the Residential 1 (R 1) zone, non-residential uses may also include:

- (a) agricultural operations, excluding intensive livestock operations, feedlots and stockyards on properties of a minimum of 0.4 hectares (0.99 acre).

The following provisions shall also apply:

- (a) Lot Area (minimum): = 0.302 hectare (32,508 square feet)
- (b) Required Yards (minimum):
  - i) Front Yard - Setback = 7.6 metres (24.93 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)
  - iii) Interior Side Yard – Setback = 3.0 metres (9.84 feet)
  - iv) Rear Yard - Setback = 3.0 metres (9.84 feet)
- (c) The minimum setback from the natural boundary of any lake shall be 45.72 metres (150 feet).
- (d) Lot Frontage (minimum): = 30.48 metres (100 feet), except on curved front lot lines or cul-de-sac lots, where the minimum frontage may be a minimum of 10% of the perimeter of the lot.
- (e) Property Line Setback (minimum): For parcels which are adjacent to a

lake, the setback from the property line shall be a minimum of 30.48 metres (100 feet) from the natural boundary of that lake.

- (f) Lot Coverage (maximum): = 33%
- (g) Dwelling Width (minimum): = 6.1 metres (20 feet) exclusive of any porches, open decks, garages or carports.
- (h) Floor Area (minimum): = 111.48 square metres (1,200 square feet)

All other provisions of the R 1 zone shall apply

5.12.3.2 Special Exception R 1-2 Zone (4600-20-2566)

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

- a) Lot Area (minimum) = 0.22 hectares (0.54 acres)

All other provisions of the R 1 zone shall apply.

5.12.3.3 Special Exception R 1-3 Zone (4600-20-2827)

Notwithstanding any other provisions of this bylaw to the contrary, in the R 1-3 zone, in addition to those residential uses and non-residential uses already identified for the Residential 1 (R 1) zone, non-residential uses may also include:

- (a) Agricultural operations, excluding intensive livestock operations, feedlots and stockyards on properties of a minimum of 0.4 hectares (0.99 acre).
- (b) Home industry ancillary to a permitted residential use.

The following provisions shall also apply:

- (a) Lot Area (minimum): = 0.302 hectare (32,508 square feet)
- (b) Required Yards (minimum):
  - i) Front Yard – Setback = 7.6 metres (24.93 feet)
  - ii) Exterior Side Yard – Setback = 7.6 metres (24.93 feet)
  - iii) Interior Side Yard – Setback = 3.0 metres (9.84 feet)
  - iv) Rear Yard – Setback = 3.0 metres (9.84 feet)
- (c) The minimum setback from the natural boundary of any lake shall be 45.72 metres (150 feet).
- (d) Lot Frontage (minimum): = 30.48 metres (100 feet), except on curved front lot lines or cul-de-sac lots, where the minimum frontage may be a minimum of 10% of the perimeter of the lot.
- (e) Property Line Setback (minimum): For parcels which are adjacent to a lake, the setback from the property line shall be a minimum of 30.48 metres (100 feet) from the natural boundary of that lake.
- (f) Lot Coverage (maximum): = 33%
- (g) Dwelling Width (minimum): = 6.1 metres (20 feet) exclusive of any porches, open decks, garages or carports.

- (h) Floor Area (minimum): = 111.48 square metres (1,200 square feet)
- (i) Height of Buildings (maximum): = 10.67 metres
- (j) Accessory Parking, Loading: in accordance with the provisions of Section 4.0 hereof.

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

**5.13.1 USES PERMITTED**

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

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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.
  - v) a temporary dwelling unit in conjunction with a single-family residential dwelling.
  
- (b) **NON-RESIDENTIAL USES:**
  - i) parks and playgrounds;
  - ii) home occupation, home industry ancillary to a permitted residential use;
  - iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
  - iv) ancillary buildings.

**5.13.2 ZONE PROVISIONS**

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

- (a) **LOT AREA (minimum):** The following table identifies the minimum lot area requirements. 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 served 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.

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



Per Two-Family Dwelling Unit	696 square metres (7,492 square feet)	1,672 square metres (17,998 square feet)	4,000 square metres (43,057 square feet)
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(b) REQUIRED YARDS (minimum):

- i) Front Yard - Setback = 7.6 metres (24.93 feet)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.93 feet)

B/L 4180

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 4180

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

(c) LOT FRONTAGE (minimum):

- i) Per Single-Family Dwelling (including a temporary dwelling unit) = 15 metres (49.2 feet)
- ii) Per Two-Family Dwelling = 20 metres (65.6 feet)

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

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

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

5.13.3 SPECIAL R 2 ZONES

5.13.3.1 Special Exception R 2-1 Zone (Forest Grove)

Notwithstanding any other provisions of this bylaw to the contrary, in the R 2-1 zone, ir-regardless of the level of service provided, the following provisions shall apply:

- 1) Lot Area (minimum): = 0.4 hectare  
(43,057 square feet)

All other provisions of the R 2 zone shall apply.

## **5.14 MULTI-FAMILY RESIDENTIAL (R 3) ZONE**

### **5.14.1 USES PERMITTED**

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

B/L 4989

- (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.
  - v) multi-family residential dwellings; or
  - vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.
  
- (b) **NON-RESIDENTIAL USES:**
  - i) parks and playgrounds;
  - ii) home occupation ancillary to a permitted residential use;
  - iii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a single-family or a two-family residential dwelling;
  - iv) ancillary buildings.

### **5.14.2 ZONE PROVISIONS**

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

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

USE	SERVED BY COMMUNITY WATER AND COMMUNITY SEWER	SERVED BY COMMUNITY WATER OR BY COMMUNITY SEWER	UNSERVICED LOT
Per Single-Family Dwelling Unit	557 square metres (5,996 square feet)	1,114 square metres (11,991 square feet)	4,000 square metres (43,057 square feet)
Per Two-Family Dwelling Unit	696 square metres (7,492 square feet)	1,672 square metres (17,998 square feet)	4,000 square metres (43,057 square feet)
Per Multi-Family Dwelling Unit	222 square metres (2,390 square feet)	836 square metres (8,999 square feet)	2,000 square metres (21,528 square feet)

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

i) Front Yard - Setback = 7.6 metres (24.9 feet)

ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)

B/L 4180

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)

B/L 4180

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

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

(d) **ANCILLARY BUILDINGS:**

i) Not more than one ancillary building per multi-family residential dwelling, single-family residential dwelling, or two-family residential dwelling unit / duplex may be located on a lot.

ii) Maximum ancillary building floor area shall not exceed 11.2 square metres (120.5 square feet) per multi-family residential dwelling unit.

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

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

In accordance with the provisions of Section 4.0 hereof.

### 5.14.3 SPECIAL R 3 ZONES

#### 5.14.3.1 Special Exception R 3-1 Zone (3360-20-20180047)

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

- i) a maximum of two two-family dwellings / duplexes shall be permitted.
- ii) Lot Area (minimum) = 0.35 hectares (0.86 acres).

All other provisions of the R 3 zone shall apply

## **5.15 MOBILE HOME PARK (R 4) ZONE**

### **5.15.1 USES PERMITTED**

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

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

### **5.15.2 ZONE PROVISIONS**

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

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

### **5.15.3 SPECIAL R 4 ZONES**

- 5.15.3.1 **Special Exception R 4-1 Zone (4600-20-2105)**  
Notwithstanding any other provisions of this bylaw to the contrary, on lands R 4-1:
  - i) development of the mobile home park shall be limited to a maximum of fourteen mobile homes sites, and containing mobile homes manufactured not earlier than January 1, 1991.All other provisions of the R 4 zone shall apply.

**5.16 LAKESHORE RESIDENTIAL (RL) ZONE**

**5.16.1 USES PERMITTED**

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

B/L 4989

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

**5.16.2 ZONE PROVISIONS**

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

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

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

5.16.3 **SPECIAL RL ZONES**

5.16.3.1 **Special Exception RL-1 Zone**

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

- i) the minimum setback from the natural boundary of a lake to a lot line shall be 80 metres (262.5 feet); and
- ii) the dwelling unit density shall be not more than one dwelling unit per 0.8 hectare (1.98 acre).

All other provisions of the RL zone shall apply.

**5.17 LAKESHORE RESIDENTIAL 2 (RL 2) ZONE**

**5.17.1 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 4989

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

**5.17.2 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:

B/L 4180

- (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)

B/L 4180

- (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.

5.17.3 **SPECIAL RL 2 ZONES**

5.17.3.1 **Special Exception RL 2-1 Zone (4600-20-2809)**

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

- i. Lot Area (minimum): = 1.2 hectares (2.97 acres)

All other provisions of the RL 2 zone shall apply.”

## 5.18 RURAL 1 (RR 1) ZONE

### 5.18.1 USES PERMITTED

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

B/L 4989

(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) Animal incineration; provided the activity is in conformance with applicable provincial and federal legislation, ancillary to a permitted veterinary clinic or animal hospital;
- xi) Farm Retail Sales;
- xii) 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;
- xiii) 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;

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- B/L 4180 xiv) 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;
- xv) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
- B/L 4180 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 4180 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4237 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 4237 xix) small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient.
- xx) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxi) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxii) trapping and guide camps, except main lodges;
- xxiii) ancillary buildings.

5.18.2 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)

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 4180

- B/L 4180 Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- B/L 4180 (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 4237 iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
  - B/L 4237 iv) Rear Yard – Setback = 30 metres (98.4 feet)

- (c) LOT COVERAGE (maximum): = 15%
- (d) DWELLINGS PER LOT (maximum):  
Notwithstanding the provisions of section 5.17.1(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) WATERFRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (f) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (g) GUEST ACCOMMODATION (maximum)  
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:  
In accordance with the provisions of Section 4.0 hereof.

### 5.18.3 SPECIAL RR 1 ZONES

- 5.18.3.1 Special Exception RR 1-1 Zone  
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.
- 5.18.3.2 Special Exception RR 1-2 Zone (4600-20-1831)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-2:
  - i) the permitted non-residential uses shall include an abattoir in addition to the other permitted uses for the RR 1 zone.

All other provisions for the RR 1 zone shall apply.

- 5.18.3.3 Special Exception RR 1-3 Zone (4600-20-2390)(4600-20-2537)  
(3360-20/20170026)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-3:  
i) Lot Area (minimum) = 16 hectares (39.535 acres).  
All other provisions of the RR 1 zone shall apply.

- 5.18.3.4 Special Exception RR 1-4 Zone (4600-20-2439)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-4:  
i. Lot Area (minimum) = 13 hectares (32.12 acres).

All other provisions of the RR 1 zone shall apply.

- 5.18.3.5 Special Exception RR 1-5 Zone (4600-20-2478)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-5:  
i.) Lot Area (minimum) = 8 hectares (19.76 acres).

All other provisions of the RR 1 zone shall apply.

- 5.18.3.6 Special Exception RR 1-6 zone (4600-20-2751)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-6:  
i) lot area (minimum) = 25 ha (61.8 ac)  
All other provisions of the Rural 1 (RR 1) zone shall apply.

- 5.18.3.7 Special Exception RR 1-7 Zone (4600-20-2799)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned Rural 1 (RR 1), the permitted uses shall include:
- (d) NON-RESIDENTIAL USES:
    - xvi) A horse boarding centre;
  - (e) ZONE PROVISIONS:
    - (i) LOT AREA (minimum) = 11.5 ha (28.42 ac)
    - (ii) HEIGHT OF HORSE BOARDING CENTRE (maximum):  
= 9.75 metres (32 feet)
    - (iii) HORSE BOARDING CENTRE FLOOR AREA  
(maximum):= 1,200 square metres (12,916.69 square feet)
    - (iv) On lots where a horse boarding facility 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)
- iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
- iv) Rear Yard – Setback = 30 metres (98.4 feet)

All other provisions of the RR 1 zone shall apply.

B/L 3866

5.18.3.8

Special Exception RR 1-8 zone (4600-20-2452)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 1-8:

- a) permitted residential uses shall be limited to:
  - i) a single-family dwelling; or
  - ii) a temporary dwelling unit in conjunction with a single-family residential dwelling.
  
- b) permitted non-residential uses shall be limited to:
  - i) a home occupation or home industry ancillary to a permitted residential use;
  - ii) bed and breakfast accommodation or rooming and boarding accommodations ancillary to a permitted residential use;
  - iii) agricultural operations including horticulture, silviculture, livestock and beekeeping; and
  - iv) ancillary buildings.

The following provisions shall also apply:

- c) Lot area (minimum) = 8.0 hectares (19.77 acres)
- d) Required yards (minimum):
  - i) Front Yard - Setback = 15 metres (49.22 feet)
  - ii) Exterior Side Yard - Setback = 15 metres (49.22 feet)
  - iii) Interior Side Yard – Setback = 10 metres (32.81 feet)
  - iv) Rear Yard – Setback = 25 metres (82.02 feet)
- e) Lot Coverage (maximum) = 10%
- f) Water Frontage (minimum) = 200 metres (656.17 feet).

All other provisions of the RR 1 zone shall apply.

## 5.19 RURAL 2 (RR 2) ZONE

### 5.19.1 USES PERMITTED

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

B/L 4989

(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.
- 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

B/L 4180

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- B/L 4180 xv) horticulture, silviculture, livestock, beekeeping and aquaculture; 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 4180 xvi) growing, tending and harvesting of trees produced on the property;
- B/L 4237 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.

#### 5.19.2 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)
- ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
- B/L 4180 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 4180 Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- B/L 4180 (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 4237 iii) Interior Side Yard – Setback = 30 metres (98.4 feet)
- B/L 4237 iv) Rear Yard – Setback = 30 metres (98.4 feet)



- (c) LOT COVERAGE (maximum): = 20%
- (d) DWELLINGS PER LOT (maximum):  
Notwithstanding the provisions of section 5.18.1(a) above, additional dwellings in conjunction with bona fide agricultural operations may be located on a lot provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling.
- (e) WATERFRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (f) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (g) GUEST ACCOMMODATION (maximum):  
Guests or visitors may be accommodated in a maximum of two recreational vehicles in conjunction with a residential use during any six month period of a calendar year, wherein the recreational vehicles shall not be rented to the guests by the owner or occupier of the lot.
- (h) ANCILLARY USES, PARKING, LOADING, ETC.:  
In accordance with the provisions of Section 4.0 hereof.

### 5.19.3 SPECIAL RR 2 ZONES

#### 5.19.3.1 Special Exception RR 2-1 Zone (4600-20-1852)

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

- i) the permitted non-residential uses shall be limited to the extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities.

All other provisions of the RR 2 zone shall apply.

**5.20 RURAL 3 (RR 3) ZONE**

**5.20.1 USES PERMITTED**

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

B/L 4989

(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.
- 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;

B/L 4180

ix) **Farm Retail Sales**

B/L 4180

- x) the processing of farm products may take place on the farm property provided that at least 50% of the farm product is produced on that farm;

B/L 4180

- 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;

B/L 4180

B/L 4237

- xii) portable sawmill, providing such activities are located no closer than 30 metres (98.4 ft) from an existing residential use on an adjacent or nearby

- property.
- xiii) ancillary buildings.

5.20.2 ZONE PROVISIONS

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

- (a) LOT AREA (minimum): = 0.8 hectare (1.98 acres)
- (b) REQUIRED YARDS (minimum):
  - i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)

B/L 4180 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 4180 Notwithstanding the above, if rear or side lot line abuts a lake or watercourse, the Lake/Watercourse Setback Provisions shall apply.
- (c) WATER FRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (d) LOT COVERAGE (maximum): = 20%
- (e) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (f) ANCILLARY USES, PARKING, LOADING, ETC.:  
In accordance with the provisions of Section 4.0 hereof.

5.20.3 SPECIAL RR 3 ZONES

5.20.3.1 Special Exception RR 3-1 Zone

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

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

All other provisions of the RR 3 zone shall apply.

5.20.3.2 Special Exception RR 3-2 Zone (4600-20-2369)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-2:

- (a) permitted residential uses shall be limited to:
  - i) a single-family residential dwelling; or
  - ii) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- (b) permitted non-residential uses shall be limited to:
  - i) a home occupation ancillary to a permitted residential use;
  - ii) bed and breakfast accommodations or room and boarding accommodations ancillary to a permitted residential use;
  - iii) agricultural operations ancillary to a permitted residential use, excluding intensive livestock operations, feedlots, and stockyards; and
  - iv) ancillary buildings.
- (c) Lot Area (minimum) = 0.6 hectare (1.48 acres)

All other provisions of the RR 3 zone shall apply.

#### 5.20.3.3

##### Special Exception RR 3-3 Zone (4600-20-2412)

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

- a) Residential uses shall be limited to:
  - i) A single-family residential dwelling; or
  - ii) A temporary dwelling unit in conjunction with a single-family residential dwelling.
- b) Non-residential uses shall be limited to:
  - i) A home occupation ancillary to a permitted residential use;
  - ii) Bed and Breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
  - iii) Agricultural operations ancillary to a permitted residential use, excluding intensive livestock operations, feedlots and stockyards;
  - iv) Ancillary buildings.

The following provisions shall also apply:

- c) Lot area (minimum) = 1.2 hectares (2.695 acres)
- d) Dwelling width (minimum) = 6.1 metres (20 feet)

All other provisions of the RR 3 zone shall apply.

#### 5.20.3.4

##### Special Exception RR 3-4 zone (4600-20-2451)

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

- a) permitted residential uses shall be limited to:
  - i) a single-family residential dwelling; or
  - ii) a temporary dwelling unit in conjunction with a single-family residential dwelling.

- b) permitted non-residential uses shall be limited to:
  - i) a home occupation ancillary to a permitted residential use;
  - ii) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use; and
  - ii) ancillary buildings.

All other provisions of the RR 3 zone shall apply.

5.20.3.5 Special Exception RR 3-5 Zone (4600-20-2703)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-5:

- i. Lot Area (minimum) = 1.6 hectares (3.95 acres)

All other provisions of the RR 3 zone shall apply.

5.20.3.6 Special Exception RR 3-6 Zone (4600-20-2808)

Notwithstanding any other provisions of this bylaw to the contrary on lands zoned RR 3-6:

- (a) LOT AREA (minimum)= = 1.4 ha (3.46 ac)

All other provisions of the RR 3 zone shall apply.

**5.21 RESOURCE / AGRICULTURAL (RA 1) ZONE**

**5.21.1 USES PERMITTED**

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

B/L 4989

- (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;
  - xii) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
  - xiv) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is

B/L 4180

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- 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 4180 xv) 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;
- B/L 4180 xvi) Livestock incineration, provided the activity is in conformance with applicable provincial and federal legislation;
- B/L 4180 xvii) growing, tending and harvesting of trees produced on the property;
- B/L 4180 xviii) 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 4237 xix) portable sawmill, providing such activities are located no closer than 30 metres (98.4 feet) from an existing residential use on an adjacent or nearby property;
- B/L 4237 xx) small sawmill, providing such activities, including storage areas, are located no closer than 300 metres (984 ft) from an existing residential use on an adjacent or nearby property, or if the sawmill is located in a sound proof building, may be sited so that no noise is detectable at the property boundary above ambient.
- xxi) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xxii) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xxiii) trapping and guide camps, except main lodges;
- xxiv) ancillary buildings.

### 5.21.2 ZONE PROVISIONS

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

- (a) LOT AREA (minimum): = 32 hectares (79.07 acres)
- (b) REQUIRED YARDS (minimum):
- i) Front Yard - Setback = 7.6 metres (24.9 feet)
  - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
  - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- B/L 4180 (v) Notwithstanding the above, on lots where a kennel, boarding facility, animal hospital or veterinary clinic is located the required setbacks shall be

B/L 4237  
B/L 4237

as follows:

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

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

### 5.21.3 SPECIAL RA 1 ZONES



**5.22 ACREAGE RESERVE (RA 2) ZONE**

**5.22.1 USES PERMITTED**

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

B/L 4989

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

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**5.22.2 ZONE PROVISIONS**

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

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

- (c) LOT COVERAGE (maximum): = 15%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) WATERFRONTAGE (minimum): = 45.5 metres (149.3 feet)
- (f) ACCESSORY PARKING, LOADING:  
In accordance with the provisions of Section 4.0 hereof.

5.22.3 SPECIAL RA 2 ZONES

## 5.23 COMPREHENSIVE DEVELOPMENT 1 (CD 1) ZONE

*For the purposes of this zone Village Areas, Recreation Area and Botanical Facility Area are as shown on Schedule 'E' of this bylaw.*

### 5.23.1 USES PERMITTED

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

(a) **RESIDENTIAL USES:**

Residential uses shall be limited to the Village Areas.

- i) an accessory dwelling unit; and
- ii) sleeping and housekeeping units.

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

*Sections i) to iv) shall be limited to the Village Areas.*

- i) resort in the form of a lodge, guest ranch, health spa, hotel, meeting and conference centre, recreational vehicle parking and a guide/outfitting operation;
- ii) indoor recreational facilities in the form of sporting equipment rental, a childcare centre, swimming pool, indoor tennis, racquetball, fitness centres, etc.;
- iii) health centre in the form of a medical clinic, first aid unit, church, classrooms, library, research laboratories and facilities, health services centres, etc. and allowing for health care professionals such as physicians, nutritionists, kinesiologists, physiotherapists, nurses, personal trainers, fitness instructors, and estheticians, and medicinal practices such as homeopathy, naturopathy, herbology, acupuncture and Chinese medicine as well as mind-body health services professionals such as psychology, psychiatry, behavioural counselling, etc.; and
- iv) commercial uses in the form of a restaurant, laundromat, concession stand, coffee shop, convenience store, confectionary or curio shop, retail sales, bakery shop restricted to the preparation of products for sale on the premises, personal services shop, on-site sale of liquor;

*Section v) shall be limited to the Botanical Facility Area.*

- v) production, research and marketing of horticulture products in the form of research laboratories and facilities, bottling and distribution plant, packing and crating plant, and retail sales;

*Section vi) shall be limited to the Recreation Area.*

- vi) agricultural operations, including horticulture, silviculture, livestock, beekeeping and aquaculture;

Sections vii) to x) may be located within Recreation Area, the Village Areas and Botanical Facility Area.

- vii) outdoor recreational facilities in the form of a ski hill and a trail network for foot, bicycle, ski, snowmobile and horseback traffic;
- viii) office and administration buildings;
- ix) maintenance facilities; and
- x) emergency facilities including fire halls, helipads, storage facilities etc.

### 5.23.2 ZONE PROVISIONS

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

(a) LOT AREA (minimum): The following table identifies the minimum lot area requirements for the Village Areas, and Recreation Area. The first column identifies the area, the second column identifies the minimum lot area requirements where the lot is served by community water and community sewer, the third column identifies the minimum lot area requirements where services are unavailable.

	Served by community water and sewer	Unserviced
Village Areas	93 square metres (1001.08 square feet)	N/A
Recreation Area	295 hectares (728.94 acres)	295 hectares (728.94 acres)

(b) LOT AREA (maximum): The following table identifies the maximum lot area requirements for the Botanical Facility Area. The first column identifies the area, the second column identifies the maximum lot area requirements where the lot is served by community water and community sewer, the third column identifies the maximum lot area requirements where services are unavailable.

	Served by community water and sewer	Unserviced
Botanical Facility Area	0.88 hectares (2.17 acres)	0.88 hectares (2.17 acres)

(c) REQUIRED YARDS based on external boundaries of consolidated property (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 residential or

non-residential use within a village neighbourhood, in the CD zone, an interior side yard setback of zero metres may be permitted.

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

(d) SITE COVERAGE (maximum): = 40 % for the Village Areas; 1 % for Recreation Area and 6% for the Botanical Facility Area.

For the purposes of this section, the following definition shall apply: “*SITE COVERAGE*” means the area of land covered by buildings and structures, expressed as a percentage of the Recreation Area, the Botanical Facility Area or one of the three Village Areas.

(e) FLOOR AREA (maximum): = 455 square metres for uses indicated in 5.23.1 (b)  
v)

(f) HEIGHT OF BUILDINGS (maximum): = 12.0 metres (39.37 feet)

(g) SLEEPING AND HOUSEKEEPING UNITS

Number of sleeping or housekeeping units: = 265 in total for the combined three Village Areas.

*A maximum 60 staff and/or research personnel may be accommodated within 15 of the permitted sleeping or housekeeping units noted above.*

(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).

(i) PARKING, LOADING, ETC.:

All required parking must be located within the Village area of the use. In accordance with the provisions of Section 4.0 hereof.

**Purpose: Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort**

The intent of the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort is to permit a campground and development that allows for the ownership of individual strata sites where each strata site is designed and used to accommodate recreational vehicles or cabins. In combination with the zoning regulations, the strata sites will be further regulated by the strata’s bylaws, will be responsibility of the Strata Council and managed by on site management. The Traveler's Campground can accommodate camping units, such as: tents, recreational vehicles, or motor homes for the traveling public in the common area and will also be managed by on site management. In addition, the common area is to allow for the operation of Limited Service Commercial activities governed by the Strata Council. As part of the operation of the strata, the zoning regulations permit the permanent housing of management, as well as the temporary housing of staff.

**5.24.1 PERMITTED USES**

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the following uses of land, buildings or structures and no other uses are permitted:
  - (a) Strata Cabin;
  - (b) Strata Recreational Vehicle; and
  - (c) Traveler's Campground .
  
- (2) If a principle use of the land has been established in the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the following secondary uses of land, buildings, or structures are permitted:
  - (a) Accessory Dwelling Unit;
  - (b) Buildings and Structures ancillary to the permitted principle and secondary uses;
  - (c) Home Occupation within an Accessory Dwelling Unit, a Strata Recreation Vehicle or a Strata Cabin;
  - (d) Limited Service Commercial; and
  - (e) Marina and Float Plane Base.

**5.24.2 ZONE PROVISIONS**

(a.) **AREAS**

- (1) The minimum area for the common area shall be 50% of the parcel area.
- (2) The minimum area for a Strata Recreational Vehicle Site shall be 200 square metres (2,200 square feet) provided the subdivision is served by an approved community water system and an approved community sewer system.

- (3) The minimum area for a Strata Cabin Site shall be 280 square metres (3,000 square feet) provided the subdivision is served by an approved community water system and an approved community sewer system.
- (4) The maximum floor area for an Accessory Dwelling Unit on the common area is 150 square metres (1,600 square feet).
- (5) The maximum floor area for a Strata Cabin shall be 75 square metres (800 square feet) with a maximum of 47 square metres (500 square feet) on the main floor.
- (6) The maximum area for any Ancillary Building on a Strata Recreational Vehicle or Cabin Site shall be 5 square metres (50 square feet).
- (7) The maximum area for any Ancillary Building on the common area shall be 100 square metres (1,100 square feet).
- (8) The combined area of Limited Service Commercial uses shall not be more 400 square metres (4,305 square feet).

(b.) DENSITY

- (1) Not more than one recreational vehicle is permitted per Strata Recreational Vehicles Site and the maximum number of Strata Recreational Vehicles Sites shall be 88.

(c.) HEIGHT

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the maximum height for a Strata Cabin, Accessory Dwelling Unit, and Ancillary Buildings and Structures is 6.1 metres (20 feet).

(d.) SETBACKS

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the minimum required setbacks shall be as follows:
  - (a) For Strata Recreational Vehicles, the minimum required setback for the furthest extension shall be 0.9 metres (3 feet) from Site Line.
  - (b) For Strata Recreational Vehicle Decks, the minimum required side yard setback shall be 0.9 metres (3 feet) from a Site Line. Strata Recreational Vehicle Decks are not permitted within either front or rear yards.
  - (c) For Strata Recreational Vehicles Sites abutting a residentially zoned property, the minimum required setback between the Site Line and the Parcel Line is 4.5 metres (15 feet).
  - (d) For Strata Cabins, the minimum required side yard setback shall be 3.0 metres (10 feet) from a Site Line.
  - (e) For Strata Cabins, the minimum required front and rear yard setback shall be 4.5 metres (15 feet) from a Parcel or Site Line.
  - (f) For Ancillary Buildings on Strata Sites, the minimum required setback shall be 0.9 metres (3 feet) from a Site Line.

- (g) For Accessory Dwelling Units or Ancillary Buildings or Structures other than a fence on the common area the minimum required setback shall be 7 metres (23 feet) from a Parcel Line.

(e.) PARKING

Off-street parking spaces shall be provided in accordance with the provisions of Section 4.20 of this bylaw.

(f.) LANDSCAPING AND SCREENING

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the minimum required landscaping and screening shall be as follows:
  - a) Notwithstanding the landscaping and screening provisions contained within these regulations, no landscaping or screening shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device or traffic sight line.
  - b) Existing landscaping or natural vegetation should be conserved unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.
  - c) A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway, shall be fenced and/or screened and be effective from the ground to a height of 1.8 metres (6 feet).
  - d) A fence or opaque landscape screen with a minimum height of 1.8 metres (6 feet) is to be installed where Recreational Vehicle and Cabin Strata development will abut residential development.

DEFINITIONS

For the purposes of this zoning district and no other, the following definitions apply:

“COMMON AREA” means an area of the parcel used for any purpose other than a Strata Site.

“LIMITED SERVICE COMMERCIAL” means commercial activities that are subsidiary to the operation of the campground and intended to meet the limited service commercial needs of the resident population of the campground. Examples include, but are not limited to; laundry facilities, confectionary, equipment sales and rentals (canoes, boats, water skis, fishing equipment, and firewood), and restaurant.

“PARCEL” means the legal boundaries encompassing the property with the following legal address: PID: 013-397-478, Parcel A, DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955.



“PARCEL LINE” means the legal boundary of the Parcel.

“SITE LINE” means the boundary of a Strata Site.

“STRATA CABIN” means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a temporary residence for property owners or the traveling public.

“STRATA CABIN SITE” means an area of the parcel used for the accommodation of property owners or the traveling public in Strata Cabins.

“STRATA RECREATIONAL VEHICLE” means a recreational vehicle, such as; trailers, campers, motor homes, or park models used for the accommodation of property owners or the traveling public.

“STRATA RECREATIONAL VEHICLE DECK” means a platform with the top of the floor no more than 0.6 m (2 feet) above landscape grade without a roof or walls. The platform must not be attached to the Recreational Vehicle and can be a maximum area of 15 square metres (160 square feet).

“STRATA RECREATIONAL VEHICLE SITE” means an area of the parcel used for the accommodation of property owners or the traveling public in recreation vehicles.

“TRAVELER'S CAMPGROUND” means the portion of the common area within the parcel used for the transient accommodation of travelers in tents or Recreational Vehicles.

**5.25 OPEN SPACE, PARKLAND (OSP) ZONE**

**5.25.1 USES PERMITTED**

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

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

**5.25.2 ZONE PROVISIONS**

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

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

**5.25.3 SPECIAL OSP ZONES**

- 5.25.3.1 **Special Exception OSP-1 Zone (Crown Royal & Emerald Islands, L.L.H)**  
Notwithstanding any other provision of this bylaw to the contrary, on lands zoned OSP-1 and held in private ownership:
  - i) permitted residential uses may include a single-family residential dwelling, and the zone provisions for subsection 5.16.2 shall apply. All other provisions of the OSP zone shall apply.

## **SCHEDULE B:**

### **South Cariboo Planning Area - Map Reference**

# **SCHEDULE C:**

## **Zone Assignment By Property Description**

# **SCHEDULE D:**

## **Map Appendices - For Multiple Zones**

## **SCHEDULE E:**

**Map Appendix - For Comprehensive Development 1 (CD 1) Zone**