

Zoning Bylaw

Bylaw No. 1428

JUNE 2024



**OUR WAY
TO 2033**

CASTLEGAR

Interactive Document Style Guide

- Cross-Reference** Indicates an active link to a cross-reference within the document
Will jump you to the appropriate page with the cross-reference
- Definition** Indicates an active link to a definition for the term
Will jump you to the page in the Definitions section with the appropriate definition
- Existing Document / Legislation** Indicates an active link to an existing document or Provincial Legislation with a web link to the document / legislation
Will jump you to the page in the Existing Document section with a link to the website
- Hyperlink** Indicates an active web link to the website
Will automatically open your browser and open the hyperlink

Interactive Buttons



Will take jump you to the Table of Contents Page



Will jump you back to the previously-viewed page
This is especially useful when clicking on a definition or glossary term. This button will take you back to the page you wer previously reading



Jump to the next page
Best if used in full screen as it may jump you 2 pages

Note: There are a lot of cross-references in this document (2,300+). We've done our best to make them all active, but are still trouble-shooting a few as we work through the drafts.

We felt it was more important to get it in front of you for review while we work on fine tuning.

Castlegar Zoning Bylaw Version Tracking

Version	Summary	Key Department(s)	Draft Sent Date:	Comments Received Date:
1	1 st Rough Draft	Planning & Development	March 25, 2024	March 29, 2024
2	All Departments Review	All Departments	April 12, 2024	-
3	Public Draft Version	Public / Citizens / Agencies / Comms	April 26, 2024	May 28, 2024
4	1 st Reading Version	Council	June 3, 2024	June 6, 2024
5	Public Hearing Version	Council	June 6, 2024	
6	Final Approved Version	Council		

Gold Highlight Indicates Current Draft

CONTENTS

Part 1: Administration	1	Part 4: General Use Regulations	9	Part 7: Zones	21	Part 8: Parking	60
1.1 Title	1	4.1 Accessory Use, Buildings & Structures	9	7.1 R1: Low Density Residential	22	8.1 Application of Regulations	60
1.2 Applicability	1	4.2 Fencing, Screening & Retaining Walls	10	7.2 R2: Ground-Oriented Multi-Unit Residential	24	8.2 Exemptions	60
1.3 Severability	1	4.3 Hens and Bees	11	7.3 R3: Multi-Unit Residential	26	8.3 Number of Parking Spaces	60
1.4 Enforcement	1	4.4 Safe and Emergency Housing	11	7.4 R4: Manufactured Home Park	28	8.4 Parking Spaces –Location and Siting	61
1.5 General Prohibitions	1	4.5 Shipping Containers	12	7.5 RU: Residential Unserviced	30	8.5 Use of Parking Facilities	61
1.6 Permitted & Prohibited Uses	2	4.6 Temporary Use Permits	13	7.6 CPA: Comprehensive Planning Area	32	8.6 Accessible Parking Spaces	61
1.7 Change of Uses	2			7.7 RMU: Rural Mixed-Use	34	8.7 Parking Areas – Design Standards	62
1.8 Penalties	3	Part 5: Residential Use Regulations	14	7.8 RC: Rural Cultural	36	8.8 Ingress & Egress	64
Part 2: Rules of Interpretation	4	5.1 Accessory Dwelling Units (ADUs)	14	7.9 C1: Downtown Mixed-Use	38	8.9 Driveway Requirements	64
2.1 General Interpretations	4	5.2 Home-Based Business	15	7.10 C2: Regional Mixed-Use	40	8.10 Voluntary Establishment of Parking Areas	64
2.2 Dimensions Used in This Bylaw	4	5.3 Manufactured Homes	16	7.11 C3: Corridor Mixed-Use	42	8.11 Municipal Parking Reserve Fund	64
2.3 Zoning Map & Boundaries	4	5.4 Manufactured Home Park	17	7.12 C4: Neighbourhood Mixed-Use	44	8.12 Parking Space Requirements	65
Part 3: Building & Lot Regulations	5	5.5 Residential Boarding Home	17	7.13 A1: Airport	46		
3.1 Principal Buildings	5	Part 6: Commercial Use Regulations	18	7.14 M1: Light Industrial	48	Part 9: Loading Spaces	68
3.2 Subdivision of Land	5	6.1 Drive-Throughs	18	7.15 M2: Heavy Industrial	50	9.1 Loading Spaces – Location and Siting	68
3.3 Siting of Uses, Buildings & Structures	6	6.2 Mobile Vendors	18	7.16 M3: Industrial – Hydro-Electric Generation	52	9.2 Loading Spaces – Design Standards	68
3.4 Permitted Projections Into Setbacks	6	6.3 Vehicle Fuel Sales	19	7.17 P1: Public & Institutional	54	9.3 Loading Spaces– Loading Space Requirements	68
3.5 Encroachments	8			7.18 P2: Public Utilities	56		
3.6 Building Height Exceptions	8			7.19 P3: Parks & Open Space	58	Part 10: Definitions	69
						Part 11: Zoning Map	98

FIGURES

Figure 1: Intersection Sight Triangle	6
Figure 2: Permitted Projections into Setbacks	7
Figure 3: Fence Regulations for properties on Cul-de-sacs	11
Figure 4: Accessory Dwelling Unit Types	14
Figure 6: Parking Design Standards	62
Figure 7: Building Height	89
Figure 8: Yard and Lot Definitions	90
Figure 9: Yard and Building Line Definitions	91
Figure 10: Accessory Building or Structure and Principal Building	92
Figure 11: Impervious Surface	93
Figure 12: Intersection Sight Triangle	93
Figure 13: Residential Building, 1-unit	94
Figure 14: Residential Building, 1-unit with one Attached Accessory Dwelling Unit	94
Figure 15: Residential Building, 2-units	95
Figure 16: Residential Building, 1-unit with 3 Accessory Dwelling Units on Lot	95
Figure 17: Residential Building, 4 Units	96
Figure 18: Residential Building, 8 Units	96
Figure 19: Strata Lot with Multiple Residential Buildings	96

TABLES

Table 1: Maximum Height of Fence or Screening	10
Table 2: Home-Based Business Regulations	16
Table 4: Accessible Parking Space Requirements	62
Table 5: Parking Area Design Standards	63
Table 6: Parking Space Requirements	65
Table 7: Loading Space Requirements	68
Table 8: Definition Diagrams	89

Part 1: Administration

1.1 Title

- 1.1.1. This Bylaw may be cited as **“Zoning Bylaw No. 1428”**.

1.2 Applicability

- 1.2.1. This Bylaw is applicable to all land, Building, and other Structure including the surface of water within the boundaries of the City of Castlegar.
- 1.2.2. No person will Use, occupy, or permit any person to Use or occupy any land, Building, or Structure in contravention of this Bylaw.
- 1.2.3. Nothing contained in this Bylaw will relieve any person from the responsibility to seek and comply with other municipal, provincial, or federal legislation applicable to that Use, activity or other matter regulated under this Bylaw.
- 1.2.4. Except for Legal Non-Conforming Uses or Development approved by a Development Variance Permit, or other agreement as allowed by the [Local Government Act](#), every Use of land, Building or Structure in each Zone must conform to all the regulations of the applicable Zone and all other regulations in this Bylaw.

1.3 Severability

- 1.3.1. If any part, section, subsection, clause, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of the Bylaw.

1.4 Enforcement

- 1.4.1. The Chief Administrative Officer, Building Inspector, the Bylaw Enforcement Officer, and any other person appointed by Council are hereby authorized to administer this Bylaw and are authorized to enter, at any reasonable hour all days of the week, upon any land, Building or Structure for the purpose of administering this Bylaw.
- 1.4.2. Any person who violates any of the provisions of this Bylaw or prevents, obstructs, or attempts to prevent or obstruct the authorized entry of the Chief Administrative Officer, Building Inspector, the Bylaw Enforcement Officer, and any official authorized to administer this Bylaw, must be deemed to have violated the provisions of this Bylaw.

1.5 General Prohibitions

- 1.5.1. All Development shall comply with the British Columbia Building Code and thereby shall obtain all required permits.
- 1.5.2. No Development may occur except in conformity with this Bylaw.
- 1.5.3. A Use, Building or Structure, which was lawful at the time of the adoption of this Bylaw but fails to comply with the provisions of this Bylaw, is considered a Legal Non-Conforming Use governed by the [Local Government Act](#) and its amendments thereof.

1.6 Permitted & Prohibited Uses

- 1.6.1. No land, Building, or Structure may be used for any Use other than those specifically listed under the headings "Permitted Uses" or "Conditional Uses" in the Zone in which the land, Building, or Structure is located.
- 1.6.2. No Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any Use other than uses specifically permitted in that Zone.
- 1.6.3. Any "Accessory Uses" are only permitted if a Principal Use listed under the "Permitted Uses" is lawfully established and ongoing in accordance with the general regulations applicable to the Use, as identified in this Bylaw.
- 1.6.4. Where a Use does not meet the minimum requirements for that Use in the Zone it is not permitted, unless the Lot was created prior to the adoption of this Bylaw and no other permitted Use is available for the Lot.
- 1.6.5. A Use not specifically permitted in a Zone is prohibited from that Zone unless otherwise permitted in a Temporary Use Permit.
- 1.6.6. The Use of a tent, trailer, Park Model Trailer, motor home or other Recreational Vehicle as a residence is prohibited in all Zones.
- 1.6.7. A space or room within a tent or a Recreational Vehicle that is erected, parked, or stored on a Lot longer than 30 consecutive days shall not be used for a habitable room or storage of merchandise.
- 1.6.8. Notwithstanding the other regulations of this section, the following uses are permitted in all Zones:
- a) Parks, playgrounds, public recreation facilities, and open space conservation areas;
 - b) Public service uses;
 - c) Community gardens;
 - d) Roads, Lanes and pathways; and
 - e) Swimming pools

1.7 Change of Uses

- 1.7.1. A Use of land, Building or Structure shall not be changed unless all necessary permits have been obtained.
- 1.7.2. A Use of land, Building or Structure shall not be changed except when the new Use is permissible within the Zone where such Lot, Building or Structure is located.

1.8 Penalties

- 1.8.1. Every person who violates a provision of this Bylaw, or who consents, allows, or permits an action to be done in violation of this Bylaw, or who neglects or refrains from doing anything required by a provision of this Bylaw:
- a) Shall be liable to any conditions set out by the City of Castlegar; or
 - b) Shall be liable, upon summary conviction, to the penalties provided under the ***Offence Act***.
- 1.8.2. Each day that an offence against this Bylaw continues may be deemed a separate and distinct offence.

Part 2: Rules of Interpretation

2.1 General Interpretations

- 2.1.1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 2.1.2. The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the [Local Government Act](#).
- 2.1.3. The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 2.1.4. Words, phrases, and terms defined neither in this section nor in the [Local Government Act](#) shall be given their usual and customary meaning.

2.2 Dimensions Used in This Bylaw

- 2.2.1. All dimensions and other measurements in this Bylaw are expressed in the metric system.

2.3 Zoning Map & Boundaries

- 2.3.1. The zoning classification for all Lots shall be determined based upon the Zoning Map, which is attached to this Bylaw as **Schedule A** and forms a part of this Bylaw.
- 2.3.2. Where a Zone boundary is designated as following a Street, Lane, Utility corridor, railway or a Watercourse, the centre line of the Street, Lane, Utility corridor, railway, creek, or the visible high watermark of the Columbia River shall be the Zone boundary.
- 2.3.3. 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 as measured from the Zoning Map.
- 2.3.4. Where a Lot is divided by a Zone boundary, the areas created by such division shall be deemed to be separate Lots for the purpose of determining the requirements of this Bylaw.

Part 3: Building & Lot Regulations

3.1 Principal Buildings

- 3.1.1. Except as otherwise specified in a definition or Zone, a maximum of one (1) Principal Building may be sited on one Lot.

3.2 Subdivision of Land

- 3.2.1. No subdivision may be approved:
 - a) Except in conformity with this Bylaw; or
 - b) So as to cause any existing Building or Structure on the same Lot to violate the provisions of this Bylaw.
- 3.2.2. No Lot shall be created that does not meet the minimum specifications in the applicable Zone.
- 3.2.3. Despite the minimum Frontage (Lot Width) requirements stated in this Bylaw, all Lots located on curves or Cul-de-sacs shall have a minimum Frontage of 6.0 m.
- 3.2.4. Notwithstanding Subsection 3.2.2 above Minimum Lot Area provisions of this Bylaw do not apply when the Lot is used for an uninhabited Building necessary for the operation of:
 - a) A public Utility including, community water system, sewer system or gas distribution system;
 - b) A cell, radio, television or broadcasting antenna;
 - c) A telecommunication relay station;
 - d) A navigational aid;
 - e) An electrical substation or emergency power generating station; or
 - f) A park or playground.
- 3.2.5. Where the dedication of land for road widening purposes results in non-conforming Setbacks to existing Buildings or Structures; the siting of existing Buildings and Structures are deemed to conform to the Setback requirements of this Bylaw.
- 3.2.6. Where the dedication of land for road widening purposes results in non-conforming siting, number, or dimensions of existing Off-Street Parking; the siting, number, and dimensions of existing Off-Street Parking Spaces will be deemed to conform to the requirements in this Bylaw.
- 3.2.7. Where the dedication of land for road widening purposes results in the existing Lot not conforming with the minimum Lot requirements; the existing Lot will be deemed to conform with the minimum Lot requirements in this Bylaw.

3.3 Siting of Uses, Buildings & Structures

- 3.3.1. Any portion of a Building or Structure is subject to all Setbacks for the Zone in which the Building or Structure is located.
- 3.3.2. On Lots fronting Arterial Highways, in accordance with the Transportation Act no Building shall, without the consent of the Minister, be placed within a distance of 4.5 metres from the Lot Line fronting on any Arterial Highway within a Municipality.
- 3.3.3. In addition to minimum Setback requirements of other parts of this Bylaw an Intersection Sight Triangle must adhere to the following regulations:
- The Intersection Sight Triangle shall be interpreted as the horizontal distance of 6.0m, measured along the Front Lot Line and Exterior Side Lot Line at an intersection to form a triangle as shown in Figure 1.
 - No Building, Structure, Parking Space, Loading Area or outside storage area is permitted within the Intersection Sight Triangle.
 - No Fence or Screening within the Intersection Sight Triangle shall be erected to a Height greater than 1.2m;
 - In any Zone fronting an Arterial Highway, Intersection Sight Triangles shall be governed by the Transportation Act.



Figure 1: Intersection Sight Triangle

3.4 Permitted Projections Into Setbacks

- 3.4.1. All permitted projections must comply with Section 3.3.3.
- 3.4.2. The following projections into the Setback are permitted despite minimum Setback requirements in a Zone.
- Signs.
 - Fence or Screening.

- The Interior Side Setback requirements of this Bylaw do not apply where there is a Party Wall shared by two or more Dwelling Unit(s).
- Building projections shall be permitted in accordance with the following regulations as shown in Figure 2:
 - Roof overhangs/gutters, bay windows, sills, cornices and eaves provided they are not closer than 1.0 m from any Lot Line.
 - Uncovered steps or wheelchair ramps are permitted to project into the Setback provided they are not closer than 1.0 m from any Side Lot Line.
 - Balconies, uncovered decks, patios, awnings are permitted to project into the Setback provided they are not closer than 2.0 m from any Lot Line.
 - Porches and uncovered residential decks are permitted to project into the Front Setback to a maximum projection of 2.0 metres.
- Arbors, trellises, fish ponds, ornaments, flag poles or similar Landscape features, provided they are not closer than 1.0 metre from any Lot Line.
- Off-Street Surface Parking Spaces.
- Below Grade Building Footings, and Underground Parking Facilities may be placed along Lot Line provided they are fully below Grade.

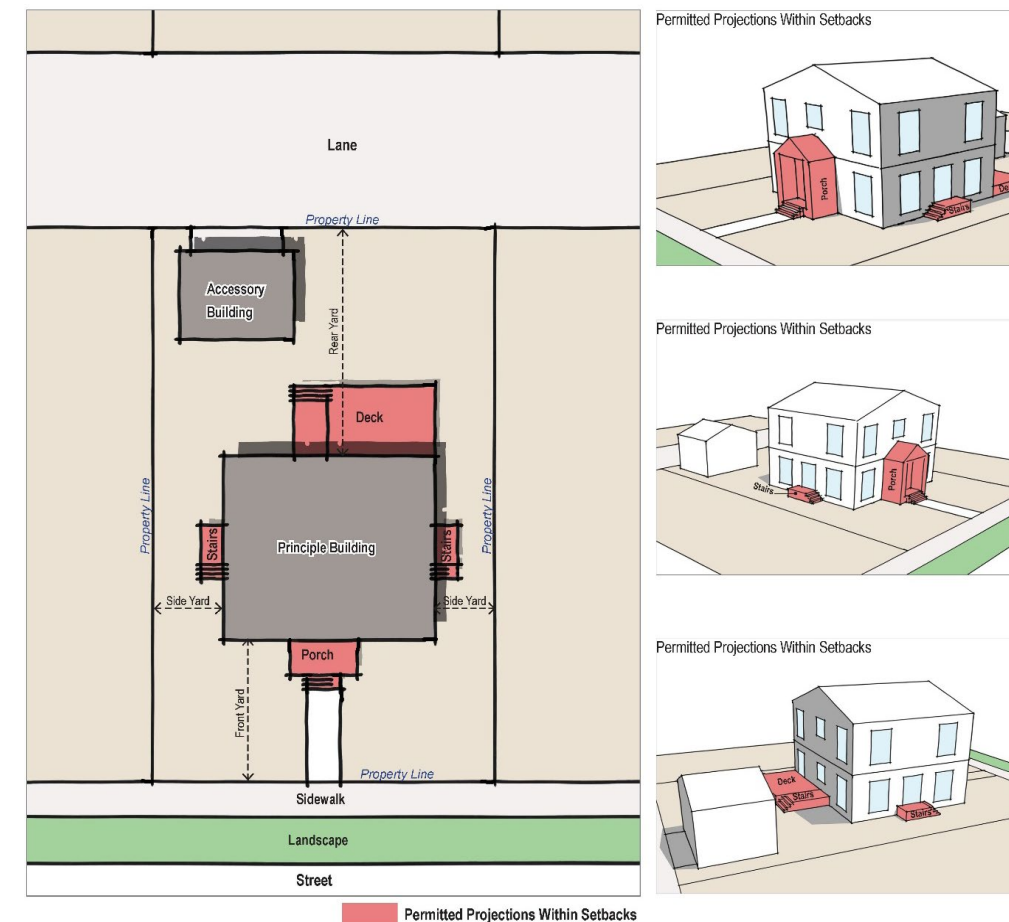


Figure 2: Permitted Projections into Setbacks

3.5 Encroachments

- 3.5.1. No Building or Structure shall encroach onto a Street, Lane, Utility corridor or another Lot.
- 3.5.2. Notwithstanding [Section 3.5.1](#) above, canopies, decks, or awnings attached to a Building with ground floor commercial uses in all Commercial Mixed Use Zones, may encroach onto a Street where it provides a minimum of 2.8 m vertical clearance from the surface of the Street and maintains a minimum horizontal distance of 0.6 m from the curb.
- 3.5.3. When a Building, Structure, Sign, or any part of it encroaches onto a Highway or a public place, the owner shall enter into an encroachment agreement in accordance with the [City's Highway Encroachment Bylaw](#) and any amendments thereto from time-to-time.

3.6 Building Height Exceptions

- 3.6.1. Despite the specific provisions of this Bylaw with respect to maximum Building Height requirements, the following Buildings and Structures may be higher than the maximum otherwise allowed:
- a) Radio and television antennas;
 - b) Cellular towers;
 - c) Flags;
 - d) Church spires, steeples, and belfries, monuments, towers;
 - e) Chimneys and smokestacks, silos, rooftop HVAC machines and equipment; and
 - f) Drive-in theatre screens.
- 3.6.2. [Section 3.6.1](#) is not applicable to the Buildings or Structures within the [A1: Airport Zone](#).

Part 4: General Use Regulations

4.1 Accessory Use, Buildings & Structures

- 4.1.1. No Accessory Building or Structure shall be erected on any Lot unless the Principal Building to which the Accessory Building is an Incidental Use has been erected or will be erected simultaneously with the Accessory Building.
- 4.1.2. An Accessory Building shall not contain a Dwelling Unit, unless otherwise conforms with this Bylaw.
- 4.1.3. Outdoor Swimming Pools are deemed to be an Accessory Structure on all residential properties and shall adhere to the requirements of Accessory Buildings or Structures, except that:
- a) The swimming pool shall be located within a Fenced yard or be surrounded by a Fence or equivalent barrier or not less than 1.5 m in Height and has a gate closure and a latch.
 - b) The Height of an above-ground, outdoor swimming pool shall not exceed 1.8 m above the Finished Grade.
 - c) The swimming pool may not be located within any Front Yard.
 - d) The swimming pool may not be located:
 - i) Closer than 1.5 m to any Lot Line;
 - ii) Closer than 1.5 m to any Building;
 - iii) Closer than 3.0 m to any Fence; and
 - iv) Closer than 4.5m to any Arterial Highway.
- 4.1.4. Swimming pools shall be drained in such a manner as they do not negatively impact adjacent properties or result over time in negative impacts to slopes or natural areas.

4.2 Fencing, Screening & Retaining Walls

4.2.1. Fencing or Screening shall be restricted as follows:

Table 1: Maximum Height of Fence or Screening

	a) Maximum Height in all Residential (R)(CPA) & Commercial (C) (RC) Zones	b) Maximum Height in all Public (P) Zones	c) Maximum Height in all Industrial (I) Zones
i) <u>Front Yard</u>	1.2 m	1.8 m	1.8 m
ii) <u>Exterior Side Yard</u>	1.2 m	1.8 m	1.8 m
iii) <u>Rear Yard and Interior Side Yards</u>	1.8 m	1.8 m	2.4 m

4.2.2. Fences shall be attractive in appearance, be compatible with the surrounding neighbourhood, and not consist of railroad ties.

4.2.3. The Height of a Fence or Screening shall be determined by the measurement from the ground level at the Grade level within 1.0 m of both sides of such Fence or Screening.

4.2.4. Retaining Wall on all Lots, except those required as a condition of subdivision approval, must not exceed a Height of 1.2 metres measured from Natural Grade on the lower side, and must be constructed so that any Retaining Wall are spaced to provide a 1.2 metres horizontal separation between tiers. The maximum number of tiers that may be constructed without a professional design by a qualified professional engineer is two. The maximum total Height of any Retaining Wall system that may be constructed without a professional design by a qualified professional engineer is 2.4 metres.

a) A Retaining Wall may be higher than 1.2 metres, measured from Finished Grade, where the Natural Grade of the subject Lot is lower than the Abutting property.

b) The combined Height of a Fence on top of a Retaining Wall at the Lot Line or within 1.2 metres of the Lot Line shall not exceed 2.0 metres, measured from Natural Grade at the Abutting higher property.

c) Where an affected property remains at Natural Grade and the subject property constructs a Retaining Wall and a Fence within 1.2 metres of the Lot Line, the maximum Height for a Fence on the affected property shall be no greater than 1.8 metres above the Height of the Retaining Wall or 3.0 metres, whichever is less.

4.2.5. In the case of a Retaining Wall, the maximum Height of a Fence, or portion of Retaining Wall extending above the Natural Grade of the Abutting higher property, or combination thereof, shall be 2.0 metres, measured from the Natural Grade of the Abutting higher property.

4.2.6. For Fences on properties whose Front Lot Line forms part of a Cul-de-sac or expanded elbow, the Height regulations in [Figure 3](#) apply.

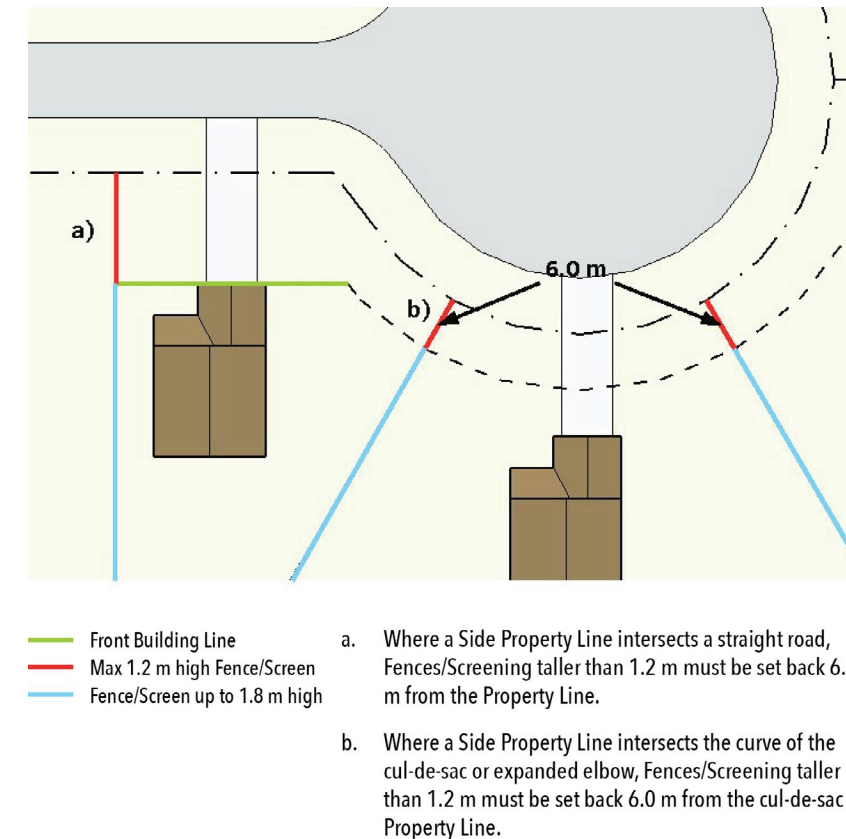


Figure 3: Fence Regulations for properties on Cul-de-sacs

4.2.7. All outside commercial storage, including the storage of garbage, shall be completely contained within a Landscape Screen of not less than 2.0 m in Height and garbage storage areas shall be bear proofed.

4.3 Hens and Bees

4.3.1. Despite any other provisions of this Bylaw, hens and bees are permitted in accordance with the provisions of the [Animal Control and Licensing Bylaw](#) and any amendments thereto from time-to-time.

4.4 Safe and Emergency Housing

4.4.1. Despite any other provisions of this Bylaw, the following uses will be permitted in any land Use Zone subject to the requirements of a Temporary Use Permit in any Zone within the City:

- Residential Building - Emergency Shelter and Services; and
- Residential Building - Transitional Housing.

4.4.2. Despite any other provisions of this Bylaw, the following uses will be permitted in any Zone within the City to enable safe and confidential sheltering of individuals fleeing violence:

- Residential Building - Safe Home.

4.5 Shipping Containers

- 4.5.1.** A Temporary Use Permit is not required in any Zone for a Shipping Container used for temporary storage if all the following conditions are met:
- a)** The Shipping Container is only used during the construction of a Building or Development that has obtained a Building Permit;
 - b)** All required permits have been obtained for construction of the Building or Development on the site;
 - c)** The Shipping Container is removed within 15 days of the end of the construction period; and
 - d)** The Shipping Container does not adversely impact traffic or pedestrian routes, but may be located within Parking Spaces.
- 4.5.2.** A Temporary Use Permit is required if any of the conditions of **Section 4.5.1** are not met.
- 4.5.3.** A Shipping Container within all non-Industrial Zones may be used for permanent storage subject to the following conditions:
- a)** The Shipping Container has a peaked roof with a minimum pitch of 2/12, unless a greater pitch is required as per a Development Permit Area within the Castlegar Community Plan;
 - b)** The Shipping Container exterior shall be covered in a suitable material and colour that matches or complements adjacent Buildings. Suitable materials include: vinyl siding, stucco, wood or engineered wood siding, stone or brick (or similar synthetic versions of stone or brick).
 - c)** The Shipping Container adheres to the BC Building Code and to all enactments applicable to electrical and fire safety;
 - d)** The Shipping Container shall not be used for the housing of animals, storage of refuse not housed in City-provided bins, contaminated or hazardous material;
 - e)** The Shipping Container shall not be used as Fencing, Screening, or for advertising;
 - f)** The Shipping Container (s) shall not be stacked;
 - g)** The Shipping Container shall not occupy required Off-Street Parking and Loading Spaces or interfere with the circulation of vehicle or pedestrians;
 - h)** The Shipping Container complies with regulations (e.g. Setbacks, Lot Coverage) within the Zone pertaining to Accessory Buildings.

4.6 Temporary Use Permits

- 4.6.1.** Temporary Use Permits may be issued by Council in all Zones.
- 4.6.2.** Temporary Use Permits issued by Council, may:
- a)** Provide for a temporary Use that would otherwise not be permitted in a Zone;
 - b)** Provide for the placement of Buildings or Structures to accommodate persons who work at the temporary Use enterprise;
 - c)** Include conditions to ensure the temporary Use will be removed, decommissioned, or demolished or from the land when the permit expires;
 - d)** Provide for the restoration of the property by a date specified in the permit; and
 - e)** Require security to guarantee performance of the permit conditions.
- 4.6.3.** Approval of Temporary Use Permits will be considered subject to the following general criteria:
- a)** The Use must be clearly temporary or seasonal in nature; and
 - b)** The temporary Use should not create an unacceptable level of negative impact on surrounding properties.
- 4.6.4.** Temporary Use Permits may be issued for a maximum period of three years; however, the permit may be renewed on a one-time only basis, for a further three-year period.

Part 5: Residential Use Regulations

5.1 Accessory Dwelling Units (ADUs)

- 5.1.1. Accessory Dwelling Units (ADUs) are permitted in accordance with Use regulations in [Part 7: Zones](#).
- 5.1.2. A maximum number of ADUs are permitted on each Lot in accordance with the density regulations in [Part 7: Zones](#).
- 5.1.3. Fire Inspections and all required Building Permits shall be obtained prior to occupancy.
- 5.1.4. Parking shall be in accordance with [Part 8: Parking](#) in this Bylaw.

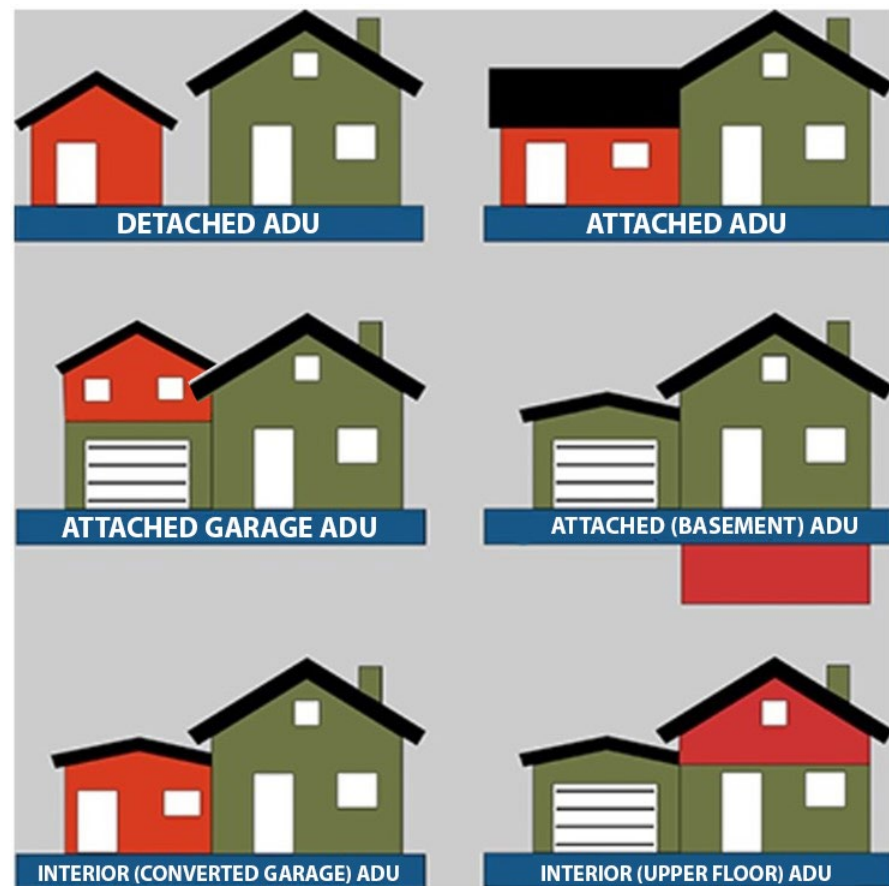


Figure 4: Accessory Dwelling Unit Types

5.2 Home-Based Business

- 5.2.1. A Home-Based Business is an Accessory Use to the Principal Residential Use of a Lot.
- 5.2.2. Business activity shall be performed by person(s) residing in the Dwelling unless otherwise permitted in [Table 2: Home-Based Business Regulations](#).
- 5.2.3. Home-Based Businesses shall obtain the appropriate Business License and Building Permit, where required, from the City.
- 5.2.4. Short-Term Vacation Rentals are regulated separately through the Business Licensing Bylaw as updated from time to time.
- 5.2.5. A Bed & Breakfast is considered a Home-Based Business and shall comply with the following regulations:
 - a) A maximum of four Guest Rooms;
 - b) All Guest Rooms must be within the Principal Dwelling Unit, or an Accessory Dwelling Unit;
 - c) Where food is being served to guests all Interior Health permits must be obtained; and
 - d) The registered operator(s) must reside on-site and the property must be the Principal Residence for the operator(s).
- 5.2.6. All Home-Based Businesses shall not discharge or emit beyond the Lot boundaries:
 - a) Odorous, noxious or toxic matter or vapor;
 - b) Smoke, fumes, glare, radiation;
 - c) Recurring noise, ground vibration; or
 - d) Fire hazard, electrical interference.
- 5.2.7. All Home-Based Businesses shall comply with any parking requirements in [Part 8: Parking](#).
- 5.2.8. All Home-Based Businesses that provide food services or Personal Services (i.e. hair salon, massage, etc.) must pass an inspection from the Health Authority.
- 5.2.9. Signage is subject to other City bylaws;
- 5.2.10. Home-Based Business Use shall comply with the regulations in [Table 2: Home-Based Business Regulations](#).

Table 2: Home-Based Business Regulations

Requirement	Regulation
5.2.11. The Home-Based Business is permitted in an Accessory Building or Structure	Yes
5.2.12. Maximum number of Home-Based Businesses per Lot.	2
5.2.13. The Home-Based Business is permitted in an Accessory Dwelling Units.	Yes
5.2.14. Maximum Gross Floor Area Percentage dedicated to the business in relation to the total Gross Floor Area of the Principal Residence.	40%
5.2.15. Maximum number of customer visits allowed per week.	20
5.2.16. On-premises retail sales permitted.	Yes
5.2.17. Food prepared and/or sold on site permitted.	Yes
5.2.18. Maximum number of full-time equivalent off-site employees (persons not living in the Dwelling Unit) permitted.	3
5.2.19. Outdoor storage or display of materials, commodities, or finished products related to the Use permitted.	Yes, but must be: a) Fenced and/or Screened, b) Be located in the Rear Yard, and c) Shall not exceed 40% of the Rear Yard.
5.2.20. Permitted Operating Hours.	8:00 am-8:00 pm
5.2.21. On-site advertising allowed.	Maximum one non-illuminated Sign or name plate not exceeding 0.3m ² .
5.2.22. Municipal Inspections Required prior to Development Permit issuance.	Yes

5.3 Manufactured Homes

- 5.3.1. All Manufactured Homes shall meet Canadian Standards Association Z240 standards.
- 5.3.2. The skirting shall be made of lumber or painted metal.
- 5.3.3. Skirting shall be installed within 60 days of installation of a Manufactured home on the Lot.
- 5.3.4. Additions to Manufactured Homes shall not exceed 100% of the total Floor Area of the Manufactured Home to which it is attached. All additions must also comply with the [BC Building Code](#).

5.4 Manufactured Home Park

- 5.4.1. Where a Manufactured Home Park is listed as a permitted or discretionary Use, the following regulations shall apply:
 - a) No On-Street Parking shall be permitted within the Manufactured Home Park
 - b) All parking stalls shall be provided per [Part 8: Parking](#)
 - c) Visitor parking shall be provided pursuant to [Part 8: Parking](#) and be dispersed throughout the park with signage.
- 5.4.2. All roads in a Manufactured Home Park shall be:
 - a) Well drained and maintained;
 - b) Be least 8.0 m in width; and
 - c) Constructed to standards that meet or exceed the Municipality's engineering specifications.
- 5.4.3. Internal pedestrian pathways shall have a minimum width of 1.8 m and be hard-surfaced.
- 5.4.4. No less than 5% of the Gross Site Area (GSA) of a Manufactured Home Park shall be devoted to outdoor amenity space and recreational uses in a convenient and accessible location to residents with the following conditions:
 - a) Outdoor amenity space shall be landscaped within one year of the start of construction of the Manufactured Home Park.
- 5.4.5. Separation distances between Buildings, including Manufactured Homes, within the Manufactured Home Park shall be a minimum of 3.0 m, must be consistent with the [BC Building Code](#).
- 5.4.6. A Screened storage compound shall be provided within the Manufactured Home Park for trucks, campers, travel trailers, snowmobiles, boats, etc.
- 5.4.7. All Manufactured Home Park Lots within a Manufactured Home Park shall be clearly defined on the ground by permanent flush stakes or markers with an address system assigned by the City.
- 5.4.8. All Manufactured Home Parks shall have a central map located at the entrance to the home park that includes the location and addresses of all home park Lots and identifies other prominent features within the park, including visitor parking, parks/playgrounds, location of park attendant or Office, and location of all fire hydrants or other water sources that can be used by a fire department.

5.5 Residential Boarding Home

- 5.5.1. A Residential Boarding Home may contain a maximum of 10 beds.
- 5.5.2. Residential Boarding Homes may not be used for Short-Term Vacation Rentals.
- 5.5.3. No cooking facilities shall be installed within the Guest Rooms.

Part 6: Commercial Use Regulations

6.1 Drive-Throughs

6.1.1. Any Development or Use with a Drive-through must adhere to the following regulations, unless greater requirements are specified within a Transportation Impact Assessment conducted for the Development:

- a) A Drive-through must include drive Aisles that:
 - i) Have a minimum of 6 queuing spaces on site, with a minimum of 3 queuing spaces for in-bound vehicles;
 - ii) Are not located in a Frontage area or Setback Area;
 - iii) Are not accessed from a Lane; and
 - iv) Are buffered from Abutting residential Lots with a minimum of 3.5 m of landscaped area designed and maintained with Screening not less than 1.0 m in Height.

6.1.2. Where possible, a Drive-through shall prevent headlights from shining onto other properties through the Use of Fencing, Screening, Landscaping and orientation of the drive Aisle.

6.1.3. A Drive-through shall provide at least one waste receptacle on the driver's side of the drive Aisle and must be within an arms reach of the driver.

6.1.4. Each queuing space shall be a minimum of 6.0 m long and 3.0 m wide. Queuing Lanes shall provide sufficient space for turning and maneuvering.

6.2 Mobile Vendors

6.2.1. Mobile Vendors is a permitted Use in any commercial, public, or Industrial Zone provided that the vendor is:

- a) Capable of being moved on its own wheels without alteration or preparation;
- b) In compliance with all health and business licensing, as may be applicable;
- c) Fully self-contained with no service connection except electrical connections; and
- d) Given permission from the landowner, including City permission, where placed on City-owned land or a public right-of-way.

6.3 Vehicle Fuel Sales

6.3.1. All Developments for Vehicle Fuel Sales shall be subject to the following conditions:

- a) The following Setback requirements apply:
 - i) 3.5 m Setback for storage, parking, disposal areas
 - ii) Gasoline service pumps or pump islands shall be located not closer than 6.0 m to any Lot Line.
- b) A Landscape Buffer shall be required along all Lot Lines Abutting a public Highway, and should be a minimum of 2.0m in width.
- c) For all service stations Abutting a rural, recreational, or residential property, a Landscape Buffer is required along the Lot Line with the following conditions:
 - i) The width of the Landscape Buffer must be a minimum of 3.5 m wide;
 - ii) Vertical Screening should include dense shrubs, evergreen trees and plans to create a solid Screen not less than 1.8 m in Height.
- d) Pedestrian connections must be provided from public sidewalks to front entrances of Buildings.

6.3.2. A canopy for fuel pumps shall comply with the following:

- i) A minimum Setback of 3.0 m from Lot Lines;
- ii) A minimum Height clearance of 4.3 m;
- iii) Signage on canopies must be in accordance with any Sign regulations; and
- iv) Canopies are exempt from site coverage requirements.

6.3.3. Electric vehicle charging stations shall be subject to the minimum Setback requirements in the Zone.

Part 7: Zones

This page has intentionally been left blank for pagination

7.1 R1: Low Density Residential

7.1.1. Purpose

To allow for multi-unit residential Development that ranges from 1 to 4 units and may be arranged in a variety of configurations up to 3 Storeys. This Zone is intended to support the creation of "Missing Middle Housing" that is compatible with the existing neighbourhood.

7.1.2. Permitted Uses

- | | |
|-----------------------------------|---------------------------------|
| a) <u>Accessory Dwelling Unit</u> | d) <u>Residential Building</u> |
| b) <u>Childcare Centre</u> | e) <u>Special Care Facility</u> |
| c) <u>Home-Based Business</u> | |

7.1.3. Density

- a) The maximum density permitted is four (4) Dwelling Unit(s) Per Lot (UPL) for any Lot 280m² or greater.
- b) The maximum density permitted is three (3) Dwelling Unit(s) Per Lot (UPL) for any Lot less than 280m².

7.1.4. Lot Dimensions

- | | |
|---|--------------------|
| a) Minimum <u>Lot Width</u> (with <u>Party Wall</u> Subdivision) | 6.0 m |
| b) Minimum <u>Lot Area</u> (with <u>Party Wall</u> Subdivision) | 180 m ² |
| c) Minimum <u>Lot Width</u> (up to 4 units on a single <u>Lot</u>) | 9.0 m |
| d) Minimum <u>Lot Area</u> (up to 4 units on a single <u>Lot</u>) | 280 m ² |
| e) Minimum <u>Lot Depth</u> | 27.0 m |

7.1.5. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	6.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	1.5 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m

7.1.6. Lot Coverage

i) Maximum <u>Lot Coverage</u> of all <u>Structures</u>	50%
ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u>	60%
iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u>	No more than 80% of <u>Principal Dwelling</u>

7.1.7. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	11.0 m	7.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	3.5 m

7.2 R2: Ground-Oriented Multi-Unit Residential

7.2.1. Purpose

To allow for multi-unit residential Development that ranges from 1 to 8 units and may be arranged in a variety of configurations up to 3 Storeys. This Zone is intended to support the creation of "Missing Middle Housing" that is compatible with the existing neighbourhood.

7.2.2. Permitted Uses

- | | |
|-----------------------------------|-------------------------------------|
| a) <u>Accessory Dwelling Unit</u> | d) <u>Residential Boarding Home</u> |
| b) <u>Childcare Centre</u> | e) <u>Residential Building</u> |
| c) <u>Home-Based Business</u> | f) <u>Special Care Facility</u> |

7.2.3. Density

- a) The maximum density permitted is 120 Dwelling Unit(s) per Hectare (UPH)
- b) The maximum number of Dwelling Unit(s) per Residential Building is eight (8).

7.2.4. Lot Dimensions

- | | |
|---|--------------------|
| a) Minimum <u>Lot Width</u> (with <u>Party Wall</u> Subdivision) | 6.0 m |
| b) Minimum <u>Lot Area</u> (with <u>Party Wall</u> Subdivision) | 180 m ² |
| c) Minimum <u>Lot Width</u> (up to 4 units on a single <u>Lot</u>) | 9.0 m |
| d) Minimum <u>Lot Area</u> (up to 4 units on a single <u>Lot</u>) | 280 m ² |
| e) Minimum <u>Lot Width</u> (more than 4 units on a single <u>Lot</u>) | 23.0 m |
| f) Minimum <u>Lot Area</u> (more than 4 units on a single <u>Lot</u>) | 700 m ² |
| g) Minimum <u>Lot Depth</u> | 27.0 m |

7.2.5. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	6.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	1.5 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m

7.2.6. Lot Coverage

i) Maximum <u>Lot Coverage</u> of all <u>Structures</u>	60%
ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u>	70%
iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u>	No more than 80% of <u>Principal Dwelling</u>

7.2.7. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	11.0 m	7.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	3.5 m

7.3 R3: Multi-Unit Residential

7.3.1. Purpose

To allow for multi-unit residential Development that ranges from 1 to 12 units and may be arranged in a variety of configurations up to 3 Storeys. This Zone is intended to support the creation of "Missing Middle Housing" that is compatible with the existing neighbourhood.

7.3.2. Permitted Uses

- | | |
|-------------------------------------|---------------------------------|
| a) <u>Childcare Centre</u> | d) <u>Residential Building</u> |
| b) <u>Home-Based Business</u> | e) <u>Special Care Facility</u> |
| c) <u>Residential Boarding Home</u> | |

7.3.3. Conditional Uses

- a) An Accessory Dwelling Unit is permitted Use on any Lot that has a single-detached Dwelling that was in existence at the time of adoption of this Bylaw.

7.3.4. Density

- a) The maximum density permitted is 150 Dwelling Unit Per Hectare (UPH).
- b) The minimum number of Dwelling Unit(s) per Residential Building is five (5).
- i) Notwithstanding (b) above, the minimum number of Dwelling Unit(s) does not apply where one Accessory Dwelling Unit is being added to a Lot with a single-detached Dwelling that was in existence at the time of adoption of this Bylaw.

7.3.5. Lot Dimensions

- | | |
|---|--------------------|
| a) Minimum <u>Lot Width</u> (with <u>Party Wall</u> Subdivision) | 6.0 m |
| b) Minimum <u>Lot Area</u> (with <u>Party Wall</u> Subdivision) | 180 m ² |
| c) Minimum <u>Lot Width</u> (up to 4 units on a single <u>Lot</u>) | 9.0 m |
| d) Minimum <u>Lot Area</u> (up to 4 units on a single <u>Lot</u>) | 280 m ² |
| e) Minimum <u>Lot Width</u> (more than 4 units on a single <u>Lot</u>) | 23.0 m |
| f) Minimum <u>Lot Area</u> (more than 4 units on a single <u>Lot</u>) | 700 m ² |
| g) Minimum <u>Lot Depth</u> | 27.0 m |

7.3.6. Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	6.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	1.5 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m

7.3.7. Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 70% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 75% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 80% of <u>Principal Dwelling</u> |

7.3.8. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	12.0 m	7.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	3.5 m

7.4 R4: Manufactured Home Park

7.4.1. Purpose

To allow for the Residential Use of Manufactured Home Parks. This Zone is intended to be comprehensively-planned for the Use of residential lands with Manufactured Homes.

7.4.2. Permitted Uses

- | | |
|----------------------------------|---|
| a) <u>Manufactured Home Park</u> | c) <u>Residential Building, Manufactured Home</u> |
| b) <u>Home-Based Business</u> | |

7.4.3. Separation Distance

- | | |
|---|-------|
| a) Minimum separation distance between <u>Buildings</u> | 3.0 m |
|---|-------|

7.4.4. Lot Dimensions

- a) The following minimum Lot dimensions apply to the entire Manufactured Home Park Lot.

- | | |
|-------------------------------|-----------------------|
| i) Minimum <u>Lot Width</u> | 60.0 m |
| ii) Minimum <u>Lot Area</u> | 20,000 m ² |
| iii) Minimum <u>Lot Depth</u> | 60.0 m |

7.4.5. Minimum Setbacks

- a) The following minimum Setbacks are to be measured from the Manufactured Home Park Lot Lines to any Building:

- | | |
|---|-------|
| i) <u>Front Setback to Lot Line</u> | 6.0 m |
| ii) <u>Exterior Side Setback to Lot Line</u> | 6.0 m |
| iii) <u>Interior Side Setback to Lot Line</u> | 6.0 m |
| iv) <u>Rear Setback to Lot Line</u> | 6.0 m |

7.4.6. Lot Coverage

- | | |
|--|-----|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> within the Home Park | 45% |
|--|-----|

7.4.7. Maximum Building Height

	a) <u>Manufactured Homes</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	6.0 m	4.5 m
ii) Maximum First <u>Storey Height</u>	n/a	None

7.4.8. Individual Home Site Dimensions

- a) All individual Manufactured Home sites within a Manufactured Home Park must meet the following regulations:
- | | |
|---|----------------------|
| b) Minimum Home Site Width | 9.0 m |
| c) Minimum Home Site Length | 20.0 m |
| d) Minimum Home Site Area | 240.0 m ² |
| e) Minimum <u>Setbacks</u> from all <u>Buildings</u> to all outside boundaries of a Home Site | 3.0 m |

7.5 RU: Residential Unserviced

7.5.1 Purpose

To allow for small-scale Residential Uses that are compatible with lands that lack full Community Services. This Zone is intended to allow for the Use and intensification of residential lands in a form that is appropriate with the level of services available.

7.5.2 Permitted Uses

- | | |
|-----------------------------------|---|
| a) <u>Accessory Dwelling Unit</u> | d) <u>Residential Boarding Home</u> |
| b) <u>Childcare Centre</u> | e) <u>Residential Building, 1-unit</u> |
| c) <u>Home-Based Business</u> | f) <u>Residential Building, 2-units</u> |
| | g) <u>Residential Building, Manufactured Home</u> |

7.5.3 Density

- a) The maximum density permitted is three (3) Units per Lot (UPL).

7.5.4 Lot Dimensions

- | | |
|-----------------------------|----------------------|
| a) Minimum <u>Lot Width</u> | 24.0 m |
| b) Minimum <u>Lot Area</u> | 1,000 m ² |
| c) Minimum <u>Lot Depth</u> | 27.0 m |

7.5.5 Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	6.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	1.5 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	3.0 m

7.5.6 Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 40% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 50% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 80% of <u>Principal Dwelling</u> |

7.5.7 Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	11.0 m	7.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	3.5 m

7.6 CPA: Comprehensive Planning Area

7.6.1 Purpose

To allow for agricultural and rural uses that do not prejudice future Use until the lands are comprehensively planned to determine their highest and best Use. This Zone is intended to allowed the continued Use of the land, while limiting future Development in the area, until comprehensive plans can determine whether they are appropriate for more intense land uses.

7.6.2 Permitted Uses

- | | |
|-----------------------------------|---|
| a) <u>Accessory Dwelling Unit</u> | e) <u>Outdoor Market</u> |
| b) <u>Agricultural Use</u> | f) <u>Residential Building, 1-unit</u> |
| c) <u>Home-Based Business</u> | g) <u>Residential Building, 2-units</u> |
| d) <u>Horticulture</u> | |

7.6.3 Density

- a) The maximum density permitted is three (3) Units Per Lot (UPL).

7.6.4 Lot Dimensions

- | | |
|-----------------------------|-----------------------|
| a) Minimum <u>Lot Width</u> | 60.0 m |
| b) Minimum <u>Lot Area</u> | 12,000 m ² |
| c) Minimum <u>Lot Depth</u> | 54.0 m |

7.6.5 Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	7.5 m	1.5 m back from principal
ii) <u>Exterior Side Setback to Lot Line</u>	7.5 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	7.5 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	7.5 m	1.5 m

7.6.6 Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 15% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 25% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 80% of <u>Principal Dwelling</u> |

7.6.7 Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	12.0 m	11.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum First <u>Storey Height</u>	n/a	None

7.7 RMU: Rural Mixed-Use

7.7.1. Purpose

To allow for low-density residential, and agriculture-related activities and limited commercial services. This Zone is intended to provide for rural land uses within municipal boundaries, and be a transition area between urban areas and natural areas.

7.7.2. Permitted Uses

- | | |
|---|---|
| a) <u>Accessory Dwelling Unit</u> | g) <u>Outdoor Market</u> |
| b) <u>Agricultural Use</u> | h) <u>Residential Building(s), up to 3-units</u> |
| c) <u>Animal Services - Boarding Overnight & Breeding</u> | i) <u>Residential Building, 1-unit</u> |
| d) <u>Animal Services Veterinary Clinic</u> | j) <u>Residential Building, 2-units</u> |
| e) <u>Home-Based Business</u> | k) <u>Residential Building, Manufactured Home</u> |
| f) <u>Horticulture</u> | |

7.7.3. Density

- a) The maximum density permitted is three (3) Units per Lot (UPL).

7.7.4. Lot Dimensions

- | | |
|-----------------------------|-----------------------|
| a) Minimum <u>Lot Width</u> | 60.0 m |
| b) Minimum <u>Lot Area</u> | 12,000 m ² |
| c) Minimum <u>Lot Depth</u> | 54.0 m |

7.7.5. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	7.5 m	1.5 m back from principal
ii) <u>Exterior Side Setback to Lot Line</u>	7.5 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	7.5 m	3.0 m
iv) <u>Rear Setback to Lot Line</u>	7.5 m	3.0 m

7.7.6. Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 30% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 40% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 80% of <u>Principal Dwelling</u> |

7.7.7. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	12.0 m	11.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	None

7.7.8. Other Regulations

- i) Notwithstanding the **Permitted Uses** listed in Section 7.7.2. **Permitted Uses**, lands that are shown within the Agricultural Land Reserve (ALR) in **Part 11: Zoning Map** are limited only to uses permitted under ALR Regulations.

7.8 RC: Rural Cultural

7.8.1 Purpose

To allow for low-intensity cultural activities on semi-rural lands. This Zone is intended to allow for historical, heritage, and cultural activities related to Castlegar's history.

7.8.2 Permitted Uses

- | | |
|---|---|
| a) <u>Agricultural Use</u> | f) <u>Outdoor Market</u> |
| b) <u>Exhibition Centre</u> | g) <u>Recreation – Outdoor</u> |
| c) <u>Food & Beverage Services – Restaurant</u> | h) <u>Residential Building – Caretaker Home</u> |
| d) <u>Horticulture</u> | i) <u>Retail Store</u> |
| e) <u>Institutional Uses</u> | j) <u>Retail Store with Bulk Sales</u> |

7.8.3 Density

- a) The maximum density permitted is one (1) Unit per Lot (UPL).

7.8.4 Lot Dimensions

- | | |
|-----------------------------|-----------------------|
| a) Minimum <u>Lot Width</u> | 60.0 m |
| b) Minimum <u>Lot Area</u> | 12,000 m ² |
| c) Minimum <u>Lot Depth</u> | 54.0 m |

7.8.5 Minimum Setbacks

	a) Principal Building	b) Accessory Building or Structure
i) <u>Front Setback to Lot Line</u>	7.5 m	1.5 m back from principal
ii) <u>Exterior Side Setback to Lot Line</u>	7.5 m	4.5 m
iii) <u>Interior Side Setback to Lot Line</u>	7.5 m	4.5 m
iv) <u>Rear Setback to Lot Line</u>	7.5 m	6.0 m

7.8.6 Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 40% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 50% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 80% of <u>Principal Dwelling</u> |

7.8.7 Maximum Building Height

	a) Principal Building	b) Accessory Building or Structure
i) Maximum <u>Height</u>	12.0 m	11.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	None

7.8.8 Other Regulations

- i) Notwithstanding the **Permitted Uses** listed in Section 7.8.2 **Permitted Uses**, lands that are shown within the Agricultural Land Reserve (ALR) in **Part 11: Zoning Map** are limited only to uses permitted under ALR Regulations.

7.9 C1: Downtown Mixed-Use

7.9.1. Purpose

To allow for Mixed-Use Development in the Downtown. This Zone is intended to allow for pedestrian-scaled, community-oriented Mixed-Use Development in Castlegar's Downtown.

7.9.2. Permitted Uses

- | | |
|--|---|
| a) <u>Accessory Dwelling Unit</u> | l) <u>Microbrewery & Craft Distillery</u> |
| b) <u>Animal Services - Boarding Daytime</u> | m) <u>Office</u> |
| c) <u>Building Supplies - Retail</u> | n) <u>Outdoor Market</u> |
| d) <u>Childcare Centre</u> | o) <u>Overnight Accommodation</u> |
| e) <u>Dwelling Unit - Mixed-Use Building</u> | p) <u>Personal Service</u> |
| f) <u>Financial Institution</u> | q) <u>Public Transit Facility</u> |
| g) <u>Food & Beverage Services</u> | r) <u>Recreation & Entertainment - Indoor</u> |
| h) <u>Food & Beverage Services - Drive-Through</u> | s) <u>Retail Store</u> |
| i) <u>Home-Based Business</u> | t) <u>Social Services - Daytime</u> |
| j) <u>Hospital & Medical Services</u> | u) <u>Special Care Facility</u> |
| k) <u>Institutional Uses</u> | v) <u>Vehicle Rental</u> |

7.9.3. Conditional Uses

- a) Residential Building

7.9.4. Conditions of Use

- a) Residential Building - shall be limited to those buildings existing at the time of adoption of this Bylaw.

7.9.5. Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) <u>Minimum Lot Width</u> | 9.0 m |
| b) <u>Minimum Lot Area</u> | 270 m ² |

- c) Minimum Lot Depth

27.0 m

7.9.6. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>	c) <u>Fourth Storey</u>
i) <u>Front Setback to Lot Line</u>	0.0 m	1.5 m back from principal	3.0 m from <u>Front Building Line</u>
ii) <u>Exterior Side Setback to Lot Line</u>	0.0 m	3.0 m	3.0 m from <u>Side Building Line</u>
iii) <u>Interior Side Setback to Lot Line</u>	0.0 m	1.5 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	0.0 m	1.5 m	3.0 m from <u>Rear Building Line</u>

7.9.7. Lot Coverage

- | | |
|--|---|
| i) <u>Maximum Lot Coverage of all Structures</u> | 90% |
| ii) <u>Maximum Lot Coverage of all Structures and Impermeable Surfaces</u> | 100% |
| iii) <u>Maximum Lot Coverage of Accessory Building or Structure(s)</u> | No more than 20% of <u>Principal Dwelling</u> |

7.9.8. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Maximum Height</u>	14.0 m	7.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) <u>Maximum First Storey Height</u>	n/a	4.5 m
iii) <u>Minimum Height for all Residential Buildings</u>	2 <u>Storey</u>	n/a

7.10 C2: Regional Mixed-Use

7.10.1. Purpose

To allow for a mix of commercial, Mixed-Use, and higher-density Residential Uses in Uptown (near the interchanges for Highways 3, and 22). This Zone is intended to allow for Mixed-Use intensification in the area.

7.10.2. Permitted Uses

- | | |
|--|---|
| a) <u>Accessory Dwelling Unit</u> | o) <u>Institutional Uses</u> |
| b) <u>Animal Services - Boarding Daytime</u> | p) <u>Microbrewery & Craft Distillery</u> |
| c) <u>Animal Services Veterinary Clinic</u> | q) <u>Office</u> |
| d) <u>Building Supplies - Retail</u> | r) <u>Outdoor Market</u> |
| e) <u>Building Supplies - Storage & Wholesale</u> | s) <u>Overnight Accommodation</u> |
| f) <u>Campground</u> | t) <u>Personal Service</u> |
| g) <u>Childcare Centre</u> | u) <u>Public Transit Facility</u> |
| h) <u>Convention Centre</u> | v) <u>Recreation & Entertainment - Indoor</u> |
| i) <u>Dwelling Unit - Mixed-Use Building</u> | w) <u>Residential Building</u> |
| j) <u>Financial Institution</u> | x) <u>Retail Store</u> |
| k) <u>Food & Beverage Services</u> | y) <u>Shopping Centre</u> |
| l) <u>Food & Beverage Services - Drive-Through</u> | z) <u>Social Services - Daytime</u> |
| m) <u>Home-Based Business</u> | aa) <u>Special Care Facility</u> |
| n) <u>Hospital & Medical Services</u> | ab) <u>Vehicle Services</u> |

7.10.3. Residential Density

- a) The minimum number of Dwelling Unit(s) per Residential Building is two (2).

7.10.4. Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) Minimum <u>Lot Width</u> | 18.0 m |
| b) Minimum <u>Lot Area</u> | 540 m ² |
| c) Minimum <u>Lot Depth</u> | 27.0 m |

7.10.5. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>	c) <u>Storeys 4-6</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	1.5 m back from principal	3.0 m from <u>Front Building Line</u>
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m	3.0 m from <u>Side Building Line</u>
iii) <u>Interior Side Setback to Lot Line</u>	3.0 m	1.5 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	4.5 m	1.5 m	3.0 m from <u>Rear Building Line</u>
v) <u>See Section 6.3</u> for additional <u>Setbacks</u> for <u>Vehicle Services</u> .			

7.10.6. Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 80% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 85% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 20% of <u>Principal Dwelling</u> |

7.10.7. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	18.0 m	13.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	4.5 m
iii) Minimum <u>Height</u> for all <u>Residential Buildings</u>	2 <u>Storey</u>	n/a

7.11 C3: Corridor Mixed-Use

7.11.1 Purpose

To allow for a mix of commercial, Mixed-Use, and higher-density Residential Uses near Highways and arterial roads. This Zone is intended to allow intensification along Highways and arterial roads to better support transit.

7.11.2 Permitted Uses

- | | |
|--|---|
| a) <u>Accessory Dwelling Unit</u> | q) <u>Microbrewery & Craft Distillery</u> |
| b) <u>Animal Services - Boarding Daytime</u> | r) <u>Office</u> |
| c) <u>Animal Services Veterinary Clinic</u> | s) <u>Outdoor Market</u> |
| d) <u>Building Supplies - Retail</u> | t) <u>Overnight Accommodation</u> |
| e) <u>Building Supplies - Storage & Wholesale</u> | u) <u>Personal Service</u> |
| f) <u>Campground</u> | v) <u>Public Transit Facility</u> |
| g) <u>Childcare Centre</u> | w) <u>Recreation & Entertainment - Indoor</u> |
| h) <u>Convention Centre</u> | x) <u>Residential Building</u> |
| i) <u>Dwelling Unit - Mixed-Use Building</u> | y) <u>Retail Store</u> |
| j) <u>Financial Institution</u> | z) <u>RV Sales & Service</u> |
| k) <u>Food & Beverage Services</u> | aa) <u>Shopping Centre</u> |
| l) <u>Food & Beverage Services - Drive-Through</u> | ab) <u>Social Services - Daytime</u> |
| m) <u>Government Institution</u> | ac) <u>Special Care Facility</u> |
| n) <u>Home-Based Business</u> | ad) <u>Vehicle Repair - Body Shop</u> |
| o) <u>Hospital & Medical Services</u> | ae) <u>Vehicle Services</u> |
| p) <u>Institutional Uses</u> | af) <u>Warehouse - Small</u> |

7.11.3 Residential Density

- a) The minimum number of Dwelling Unit(s) per Residential Building is two (2).

7.11.4 Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) Minimum <u>Lot Width</u> | 18.0 m |
| b) Minimum <u>Lot Area</u> | 540 m ² |
| c) Minimum <u>Lot Depth</u> | 27.0 m |

7.11.5 Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>	c) <u>Fourth Storey</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	1.5 m back from principal	3.0 m from <u>Front Building Line</u>
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m	3.0 m from <u>Side Building Line</u>
iii) <u>Interior Side Setback to Lot Line</u>	1.5 m	1.5 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m	3.0 m from <u>Rear Building Line</u>
v) <u>See Section 6.3</u> for additional <u>Setbacks</u> for <u>Vehicle Services</u> .			

7.11.6 Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 80% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 85% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 20% of <u>Principal Dwelling</u> |

7.11.7 Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	14.0 m	13.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	4.5 m
iii) Minimum <u>Height</u> for all <u>Residential Buildings</u>	2 <u>Storey</u>	n/a

7.12 C4: Neighbourhood Mixed-Use

7.12.1. Purpose

To allow for neighbourhood scale pedestrian oriented Mixed-Use Development anticipated in Neighbourhood Nodes, as directed by the Castlegar Community Plan, that is integrated with the neighbourhood and intended to serve as a community focal point for commercial businesses, services, social gathering, and Residential Uses.

7.12.2. Permitted Uses

- | | |
|--|---------------------------------|
| a) <u>Accessory Dwelling Unit</u> | g) <u>Home-Based Business</u> |
| b) <u>Animal Services - Boarding Daytime</u> | h) <u>Institutional Uses</u> |
| c) <u>Childcare Centre</u> | i) <u>Office</u> |
| d) <u>Dwelling Unit - Mixed-Use Building</u> | j) <u>Personal Service</u> |
| e) <u>Food & Beverage Services</u> | k) <u>Residential Building</u> |
| f) <u>Food & Beverage Services - Drive-Through</u> | l) <u>Retail Store</u> |
| | m) <u>Special Care Facility</u> |

7.12.3. Residential Density

- a) The minimum number of Dwelling Unit(s) per Residential Building is two (2).

7.12.4. Maximum Floor Area

- a) The following maximum Gross Floor Area regulations are applicable:
- i) Retail Store: 1,000 m²

7.12.5. Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) Minimum <u>Lot Width</u> | 9.0 m |
| b) Minimum <u>Lot Area</u> | 280 m ² |
| c) Minimum <u>Lot Depth</u> | 27.0 m |

7.12.6. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	4.5 m	1.5 m back from principal
ii) <u>Exterior Side Setback to Lot Line</u>	3.0 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	1.5 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m

7.12.7. Lot Coverage

- | | |
|--|---|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 80% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 85% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | No more than 20% of <u>Principal Dwelling</u> |

7.12.8. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	11.0 m	7.5 m or 0.5m less than the <u>Principal Dwelling</u> , whichever is the lesser.
ii) Maximum <u>First Storey Height</u>	n/a	3.5 m
iii) Minimum <u>Height</u> for all <u>Residential Buildings</u>	2 <u>Storey</u>	n/a

7.13 A1: Airport

7.13.1. Purpose

To allow for regional Airport operations, related facilities, and limited tourism-related business activities.

7.13.2. Permitted Uses

- | | |
|---|--|
| a) Aircraft - Fuel Sales | j) Office |
| b) Aircraft - Sales, Repairs and Rentals | k) Overnight Accommodation |
| c) Airport | l) Public Transit Facility |
| d) Bulk Fuel Depot | m) Recreation & Entertainment - Indoor |
| e) Gaming Centre | n) Retail Store |
| f) Educational Institution - Private | o) RV Sales & Service |
| g) Food & Beverage Services | p) Vehicle Fuel Sales - Key Lock |
| h) Food & Beverage Services - Drive-Through | q) Vehicle Services |
| i) Microbrewery & Craft Distillery | r) Warehouse - Small |

7.13.3. Density

- a) N/A

7.13.4. Lot Dimensions

- | | |
|-----------------------------|----------------------|
| a) Minimum <u>Lot Width</u> | 36.0 m |
| b) Minimum <u>Lot Area</u> | 1,620 m ² |
| c) Minimum <u>Lot Depth</u> | 30.0 m |

7.13.5. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure Building</u>
i) <u>Front Setback to Lot Line</u>	7.5 m	None
ii) <u>Exterior Side Setback to Lot Line</u>	7.5 m	None
iii) <u>Interior Side Setback to Lot Line</u>	6.0 m	None
iv) <u>Rear Setback to Lot Line</u>	6.0 m	None
v) <i>See Section 6.3</i> for additional <u>Setbacks</u> for <u>Vehicle Services</u> .		

7.13.6. Lot Coverage

- | | |
|--|------|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 70% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | None |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | None |

7.13.7. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	Height to be determined by Transport Canada navigational requirements.	
ii) Maximum <u>First Storey Height</u>	n/a	None

7.14 M1: Light Industrial

7.14.1. Purpose

To allow for Light Industrial and a variety of small Commercial businesses with a higher standard of design that carry out their operations in a manner where little nuisance is created or apparent outside an enclosed Building. This Zone is intended to be compatible with any Abutting non-Industrial Zone, while also serving as a transition Zone to buffer other industrial areas.

7.14.2. Permitted Uses

- | | |
|---|---|
| a) <u>Animal Services – Boarding Overnight & Breeding</u> | p) <u>Industrial – Light</u> |
| b) <u>Animal Services Veterinary Clinic</u> | q) <u>Medical Clinic</u> |
| c) <u>Auction Facility – Goods</u> | r) <u>Microbrewery & Craft Distillery</u> |
| d) <u>Building Supplies – Retail</u> | s) <u>Office</u> |
| e) <u>Building Supplies – Storage & Wholesale</u> | t) <u>Outdoor Market</u> |
| f) <u>Bulk Fuel Depot</u> | u) <u>Public Transit Facility</u> |
| g) <u>Campground</u> | v) <u>Recreation & Entertainment – Indoor</u> |
| h) <u>Convention Centre</u> | w) <u>Recycling Depot</u> |
| i) <u>Equipment Sales & Rental – Industrial</u> | x) <u>Retail Store</u> |
| j) <u>Exhibition Centre</u> | y) <u>Retail Store with Bulk Sales</u> |
| k) <u>Financial Institution</u> | z) <u>RV Sales & Service</u> |
| l) <u>Food & Beverage Services</u> | aa) <u>Storage Facility</u> |
| m) <u>Food & Beverage Services – Drive-Through</u> | ab) <u>Trucking Depot</u> |
| n) <u>Home Sales & Storage</u> | ac) <u>Vehicle Fuel Sales – Key Lock</u> |
| o) <u>Institutional Uses</u> | ad) <u>Vehicle Services</u> |
| | ae) <u>Warehouse</u> |

7.14.3. Conditional Uses

- a) Abattoir
- b) Cannabis Production Facility
- c) Junkyard

7.14.4. Conditions of Use

- a) Abattoir – Shall not be located adjacent to a parcel zoned as Residential or Commercial Mixed Use.
- b) Cannabis Production Facilities on part of Lot legally described as Block B of District Lots 12353 AND 7167 Kootenay District (PID 024-015-016).
- c) Junkyard – Shall not be located adjacent to a parcel zoned as Residential or Commercial Mixed Use.

7.14.5. Lot Dimensions

- a) Minimum Lot Width 18.0 m
- b) Minimum Lot Area 540 m²
- c) Minimum Lot Depth 27.0 m

7.14.6. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	6.0 m	6.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	4.5 m	3.0 m
iii) <u>Interior Side Setback to Lot Line</u>	3.0 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m
v) <u>See Section 6.3</u> for additional <u>Setbacks</u> for <u>Vehicle Services</u> .		

7.14.7. Lot Coverage

- i) Maximum Lot Coverage of all Structures 70%
- ii) Maximum Lot Coverage of all Structures and Impermeable Surfaces 80%
- iii) Maximum Lot Coverage of Accessory Building or Structure(s) None

7.14.8. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	14.0 m	14.0 m

7.14.9. Other Regulations

- a) A maximum of one (1) Shipping Container per Lot may be used for permanent storage.

7.15 M2: Heavy Industrial

7.15.1. Purpose

To allow for heavy Industrial Developments that may carry out a portion of their operation outdoors or require outdoor storage areas, with limited supporting commercial businesses. Any nuisance conditions associated with such Developments are minimal.

7.15.2. Permitted Uses

- | | |
|--|---|
| a) <u>Building Supplies - Storage & Wholesale</u> | n) <u>Public Transit Facility</u> |
| b) <u>Bulk Fuel Depot</u> | o) <u>Recycling Depot</u> |
| c) <u>Cannabis Production Facility</u> | p) <u>Sewage Treatment Plant</u> |
| d) <u>Concrete Batch Plant</u> | q) <u>Storage - Heavy Industry</u> |
| e) <u>Equipment Sales & Rental - Industrial</u> | r) <u>Storage Facility</u> |
| f) <u>Food Processing</u> | s) <u>Technology & Data Centre</u> |
| g) <u>Home Building, Sales & Storage</u> | t) <u>Trucking Depot</u> |
| h) <u>Home Sales & Storage</u> | u) <u>Utility</u> |
| i) <u>Industrial - Light</u> | v) <u>Vehicle Fuel Sales - Key Lock</u> |
| j) <u>Industrial - Medium</u> | w) <u>Vehicle Services</u> |
| k) <u>Junkyard</u> | x) <u>Warehouse</u> |
| l) <u>Natural Resource Extraction & Processing</u> | |
| m) <u>Office</u> | |

7.15.3. Lot Dimensions

- | | |
|-----------------------------|----------------------|
| a) Minimum <u>Lot Width</u> | 36.0 m |
| b) Minimum <u>Lot Area</u> | 4,000 m ² |
| c) Minimum <u>Lot Depth</u> | 60.0 m |

7.15.4. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	7.5 m	0.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	6.0 m	0.0 m
iii) <u>Interior Side Setback to Lot Line</u>	6.0 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	0.0 m	0.0 m
v) <u>See Section 6.3</u> for additional <u>Setbacks</u> for <u>Vehicle Services</u> .		

7.15.5. Lot Coverage

- | | |
|--|------|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | None |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | None |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | None |

7.15.6. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	None	None
ii) Maximum First <u>Storey Height</u>	n/a	None

7.15.7. Other Regulations

- a) There is no maximum number of Shipping Containers per Lot used for permanent storage in this Zone.

7.16 M3: Industrial - Hydro-Electric Generation

7.16.1. Purpose

To allow for heavy Industrial Developments that may have the potential to create nuisance conditions that extend beyond the boundaries of the Site, and to allow for Industrial operations that have large land requirements.

7.16.2. Permitted Uses

- | | |
|--|--|
| a) <u>Hydro-Electric Generation</u> | f) <u>Storage Facility</u> |
| b) <u>Industrial - Heavy</u> | g) <u>Technology & Data Centre</u> |
| c) <u>Natural Resource Extraction & Processing</u> | h) <u>Utility</u> |
| d) <u>Office</u> | i) <u>Warehouse - Large</u> |
| e) <u>Recycling Plant</u> | |

7.16.3. Lot Dimensions

- | | |
|-----------------------------|----------------------|
| a) Minimum <u>Lot Width</u> | 36.0 m |
| b) Minimum <u>Lot Area</u> | 4,000 m ² |
| c) Minimum <u>Lot Depth</u> | 60.0 m |

7.16.4. Minimum Setbacks

	a) All Buildings
i) <u>Front Setback to Lot Line</u>	0.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	0.0 m
iii) <u>Interior Side Setback to Lot Line</u>	0.0 m
iv) <u>Rear Setback to Lot Line</u>	0.0 m

7.16.5. Lot Coverage

- | | |
|--|------|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | None |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | None |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | None |

7.16.6. Maximum Building Height

	a) Principal Building	b) Accessory Building or Structure
i) Maximum <u>Height</u>	None	None
ii) Maximum First <u>Storey Height</u>	n/a	None

7.16.7. Other Regulations

- a) There is no maximum number of Shipping Containers per Lot used for permanent storage in this Zone.

7.17 P1: Public & Institutional

7.17.1. Purpose

To allow for larger facilities that provide Institutional services, educational, cultural, Community Services, or recreational activities.

7.17.2. Permitted Uses

- | | |
|---|---|
| a) <u>Campground</u> | h) <u>Outdoor Market</u> |
| b) <u>Cemetery & Columbarium</u> | i) <u>Office</u> |
| c) <u>Childcare Centre</u> | j) <u>Public Transit Facility</u> |
| d) <u>Exhibition Centre</u> | k) <u>Recreation - Outdoor</u> |
| e) <u>Funeral Home</u> | l) <u>Recreation & Entertainment - Indoor</u> |
| f) <u>Hospital & Medical Services</u> | m) <u>Social Services - Daytime</u> |
| g) <u>Institutional Uses</u> | n) <u>Social Services - Overnight</u> |

7.17.3. Lot Dimensions

- | | |
|-----------------------------|----------------------|
| a) Minimum <u>Lot Width</u> | 24.0 m |
| b) Minimum <u>Lot Area</u> | 1,000 m ² |
| c) Minimum <u>Lot Depth</u> | 27.0 m |

7.17.4. Minimum Setbacks

	a) Principal Building	b) Accessory Building or Structure
i) <u>Front Setback to Lot Line</u>	6.0 m	6.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	6.0 m	1.5 m
iii) <u>Interior Side Setback to Lot Line</u>	6.0 m	1.5 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	1.5 m

7.17.5. Lot Coverage

- | | |
|--|------|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | 75% |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | 85% |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | None |

7.17.6. Maximum Building Height

	a) Principal Building	b) Accessory Building or Structure
i) Maximum <u>Height</u>	12.0 m	12.0 m
ii) Maximum <u>First Storey Height</u>	n/a	None

7.18 P2: Public Utilities

7.18.1. Purpose

To allow for the creation and protection of infrastructure, systems and facilities that provide a public benefit.

7.18.2. Permitted Uses

- | | |
|----------------------------------|----------------------------------|
| a) <u>Government Institution</u> | e) <u>Sewage Treatment Plant</u> |
| b) <u>Recreation - Outdoor</u> | f) <u>Storage Facility</u> |
| c) <u>Recycling Depot</u> | g) <u>Utility</u> |
| d) <u>Recycling Plant</u> | |

7.18.3. Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) Minimum <u>Lot Width</u> | 5.0 m |
| b) Minimum <u>Lot Area</u> | 150 m ² |
| c) Minimum <u>Lot Depth</u> | 10.0 m |

7.18.4. Minimum Setbacks

	a) Principal Building	b) Accessory Building or Structure
i) <u>Front Setback to Lot Line</u>	6.0 m	0.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	6.0 m	0.0 m
iii) <u>Interior Side Setback to Lot Line</u>	6.0 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	0.0 m

7.18.5. Lot Coverage

- | | |
|--|------|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | None |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | None |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | None |

7.18.6. Maximum Building Height

	a) Principal Building	b) Accessory Building or Structure
i) Maximum <u>Height</u>	12.0 m	12.0 m
ii) Maximum <u>First Storey Height</u>	n/a	None

7.19 P3: Parks & Open Space

7.19.1. Purpose

To allow for limited Development on parkland intended to serve neighbourhood-level needs and users, and to protect natural areas, and maintain ecological processes. This Zone is intended to accommodate features like community league Buildings, active or passive recreation opportunities, and playgrounds in community parks, pocket parks, greenways, outdoor recreation areas, open spaces, and natural areas.

7.19.2. Permitted Uses

- | | |
|-----------------------------|---|
| a) Cemetery and Columbarium | d) <u>Recreation - Outdoor</u> |
| b) <u>Museum</u> | e) <u>Recreation & Entertainment - Indoor</u> |
| c) <u>Office</u> | |

7.19.3. Lot Dimensions

- | | |
|-----------------------------|--------------------|
| a) Minimum <u>Lot Width</u> | 5.0 m |
| b) Minimum <u>Lot Area</u> | 150 m ² |
| c) Minimum <u>Lot Depth</u> | 10.0 m |

7.19.4. Minimum Setbacks

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) <u>Front Setback to Lot Line</u>	6.0 m	0.0 m
ii) <u>Exterior Side Setback to Lot Line</u>	6.0 m	0.0 m
iii) <u>Interior Side Setback to Lot Line</u>	6.0 m	0.0 m
iv) <u>Rear Setback to Lot Line</u>	6.0 m	0.0 m

7.19.5. Lot Coverage

- | | |
|--|------|
| i) Maximum <u>Lot Coverage</u> of all <u>Structures</u> | None |
| ii) Maximum <u>Lot Coverage</u> of all <u>Structures</u> and <u>Impermeable Surfaces</u> | None |
| iii) Maximum <u>Lot Coverage</u> of <u>Accessory Building or Structure(s)</u> | None |

7.19.6. Maximum Building Height

	a) <u>Principal Building</u>	b) <u>Accessory Building or Structure</u>
i) Maximum <u>Height</u>	None	None
ii) Maximum <u>First Storey Height</u>	n/a	None

Part 8: Parking

8.1 Application of Regulations

- 8.1.1. Space for the Off-Street Parking and Loading of motor vehicles in respect of a Building, Structure or Use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.
- 8.1.2. Where access is required to any Highway under the jurisdiction of the Ministry of Transportation and Infrastructure, the number, size and layout of Off-Street Parking Spaces shall be in accordance with Ministry of Transportation and Infrastructure standards and specifications.

8.2 Exemptions

- 8.2.1. The regulations contained in this section shall not apply to Buildings, Structures and Uses existing on the effective date of this Bylaw.
- 8.2.2. Notwithstanding [Section 8.2.1](#) above, the parking regulations of the Bylaw found in [Part 8: Parking](#) shall apply where:
 - a) There is a physical addition to an existing Buildings or Structure that exceeds 10% of the existing Floor Area; or
 - b) There is a change in the Principal Use.

8.3 Number of Parking Spaces

- 8.3.1. The number of Off-Street Parking Spaces for motor vehicles required for any Use is calculated according to "[Table 6: Parking Space Requirements](#)" of this Section.
- 8.3.2. The number of Off-Street Loading Spaces are calculated according to "[Table 7: Loading Space Requirements](#)" of this Section.
- 8.3.3. In respect of a Use permitted under this Bylaw which is not specifically referred to in [Table 6](#) and [Table 7](#), the number of Off-Street Parking and Loading Spaces is calculated on the basis of the requirements for a similar Use that is listed in [Table 6](#) and [Table 7](#).
- 8.3.4. Where the calculation of the required Off-Street Parking and Loading Spaces results in a fraction, one parking or Loading Space shall be provided in respect of the fraction.
- 8.3.5. Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night in a particular Building or for a particular Use during any season of the year.
- 8.3.6. Where seating accommodation is used as, or is the basis for, a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 m (18 inches) of width of such seating accommodation shall be counted as one seat.
- 8.3.7. Where more than one Use is located on a Lot, the total number of parking or Loading Spaces to be required shall be the sum total of the requirements for each Use.
- 8.3.8. Where more than one Use is located in a Building, the total number of Parking Spaces to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the Building dedicated to each Use.

- 8.3.9. Where more than one standard may apply to a Use, the standard requiring the greatest number of Parking Spaces shall be used.

8.4 Parking Spaces -Location and Siting

- 8.4.1. Off-Street Parking Spaces shall comply with the minimum Setbacks specified in [3.3 Siting of Uses, Buildings & Structures](#) of this Bylaw.
- 8.4.2. Unless specified elsewhere, all Off-Street Parking Spaces shall be located on the same Lot as the Building, business, or Use they serve.
- 8.4.3. Notwithstanding [8.4.2](#) above, in the C1 and C2 Zones, Off-Street Parking Spaces may be located on another Lot within 125.0 m of the Building or Use they serve, conditional upon:
 - a) Legal assurances being established to ensure the Parking Spaces are used only for the parking serving the subject Building or Use; and
 - b) Where more than one business or Use proposes to Use the same Parking Area, Parking Spaces may be provided for collectively if the total number of spaces provided is not less than the total of the separate requirements for each business or Use.
- 8.4.4. In addition to [8.4.3](#) above, within the C3 and C4 Zones, Off-Street Parking Spaces within a Front Yard shall be subject to the following:
 - a) Parking Spaces must be no closer than 2.0 m from the Front Lot Line, the Exterior Side Lot Line, and any Interior Side Lot Line that Abuts an "R" Zone; and
 - b) The entire Setback area between Lot Lines and Parking Spaces shall contain Landscaping.
- 8.4.5. Off-Street Parking Spaces within a Rear Yard shall not be closer to an Exterior Side Lot Line than is permitted in the Side Yard.

8.5 Use of Parking Facilities

- 8.5.1. Required Off-Street Parking Spaces shall not be used for Off-Street Loading, Driveways, commercial repair work, display, sale or storage of goods of any kind.

8.6 Accessible Parking Spaces

- 8.6.1. Designated Accessible Parking Spaces shall be:
 - a) A minimum of 3.9 m (12.8 ft) wide;
 - b) Located on the shortest accessible route to an accessible entrance;
 - c) Located in a manner that a person with accessibility needs can avoid crossing a driveway or aisle if possible; and
 - d) Be clearly identified as being for the use of persons with accessibility needs only.

8.6.2. Accessible Parking Spaces shall be provided in accordance with the following table:

Table 4: Accessible Parking Space Requirements

Total Parking Spaces Required	# of stalls Accessible Parking Spaces Required
1-20	1
21-40	2
41-60	3
>60	1 per 25 spaces - rounding up to the nearest whole number

8.7 Parking Areas - Design Standards

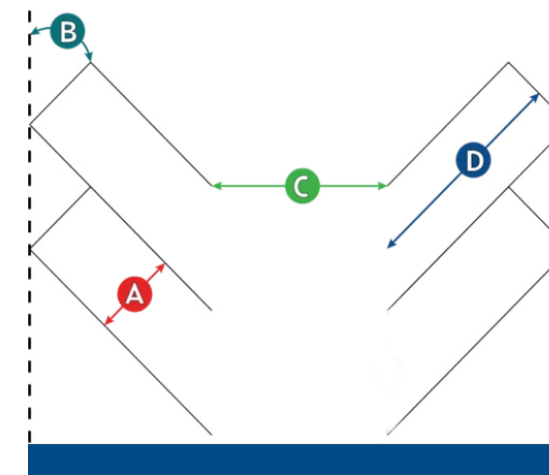


Figure 6: Parking Design Standards

- 8.7.1. The following minimum standards shall be met for all parking Lot design for multi-unit Residential Buildings, commercial, Industrial and Institutional Developments:
- 8.7.2. Off-Street Parking Areas should provide signage for pedestrians indicating the safest and most efficient route through the Parking Area.
- 8.7.3. Off-Street Parking Areas and Off-Street Loading Areas should be illuminated.
- 8.7.4. Light fixtures shall be designed to minimize light pollution and the amount of light falling onto Abutting properties.
- 8.7.5. Light fixtures shall be located along primary pedestrian corridors to promote the safety of those utilizing parking lots.

- 8.7.6. All Parking Areas comprised of four (4) or more Parking Spaces, and every access road to the required Parking Areas, shall be hard surfaced with paving materials and drained such that all water is managed on the Lot or is directed to a municipal drainage system or to a natural drainage course.
- 8.7.7. All Parking Areas and Loading Areas shall be provided with adequate curbs or other barrier(s) in order to retain all vehicles within such permitted Parking Area and to ensure that required Fences, wall, hedges or landscaped areas, as well as any Buildings, will be protected from parked vehicles.
- 8.7.8. The following minimum standards shall be met for all Parking Spaces and Parking Area design:

Table 5: Parking Area Design Standards



A	B	C	D
Width of Stall (metres)	Angle of Parking (degrees)	Width of Aisle (metres)	Depth of Stall (metres)
2.6 (8.5 ft.)	0 / Parallel	N/A	6.7 (22 ft.)
2.6	30	3.1	5.5 (18 ft.)
2.6	45	3.7	5.5
2.6	60	5.2	5.5
2.6	90	7.3	5.5

- 8.7.9. When a Parking Space adjoins a Fence or Structure over 0.3 m in Height, the width of the Parking Space shall be increased by 0.3 m on the side or sides which Abut such Fence or Structure to enable the opening of vehicle doors.

8.8 Ingress & Egress

8.8.1. All points of ingress and egress (e.g. Driveways) to a Parking Area or to a Loading Area shall be subject to the approval of the Manager of Engineering or their designate.

8.9 Driveway Requirements

8.9.1. All new points of ingress and egress (including Driveways) to a Highway, public road or Lane to a property shall be subject to the approval of the Manager of Engineering or their designate.

8.10 Voluntary Establishment of Parking Areas

8.10.1. Where Off-Street Parking Areas and Off-Street Loading Areas are provided when not required, the location, design and operation of such facilities must comply with the regulations and standards of this section.

8.11 Municipal Parking Reserve Fund

8.11.1. Notwithstanding **8.13 Parking Space Requirements**, a Development may be permitted to pay cash-in-lieu of providing the required number of Off-Street Parking Spaces. Cash-in-lieu payment for Parking Space requirements shall comply with the following:

- a) The payment amount shall be determined by multiplying the number of parking stalls required as per **8.13 Parking Space Requirements** in this Bylaw with the cash in-lieu per Parking Space amount as specified in a City bylaw;
- b) The monies shall be placed in the City's Parking Facilities Reserve Fund;
- c) In the CPA, RMU, and RC Zones cash-in-lieu is not permitted.
- d) In the R1, R2 and R3 Zones cash-in-lieu may not exceed 33% of the total required Parking Spaces
- e) In the C1, C2, C3, and C4 Zones cash-in-lieu may not exceed 75% of the total required Parking Spaces.
- f) In the M1 and M2 Zones cash-in-lieu may not exceed 15% of the total required Parking Spaces.

8.12 Parking Space Requirements

8.12.1. Off-Street Parking Spaces for each Building, Structure, or Use must be provided in accordance with the following **Table 6: Parking Space Requirements**. Where a proposed Use is not specifically listed the Development shall conform to the standard of a similar Use in **Table 6: Parking Space Requirements** at the discretion of the City:

Table 6: Parking Space Requirements

Use	Minimum Parking Space Requirements
Residential (R) Uses	
<u>Non-Market Housing</u>	0.25 spaces per <u>Dwelling Unit</u>
<u>Bed & Breakfast</u> / <u>Short-Term Rental Units</u>	0.5 space per bedroom to a maximum of 4 spaces
<u>Dwelling Unit - Mixed-Use Building</u>	0.25 spaces per <u>Dwelling Unit</u>
<u>Residential Boarding Home</u>	0.5 spaces per <u>Dwelling Unit</u>
<u>Residential Building</u> , 1-2 units	1 space per <u>Dwelling Unit</u>
<u>Residential Building</u> , 3-4 units	3 spaces per <u>Building</u>
<u>Residential Building</u> , Greater than 4 units	0.5 spaces per <u>Dwelling Unit</u> + 0.25 spaces per unit for visitors
<u>Dwelling, Accessory Unit</u>	0.5 spaces per <u>Dwelling Unit</u>
<u>Home-Based Business</u>	If the business has client visits or non-resident employees a minimum of 1 space is required
<u>Special Care Facility</u> / <u>Caretaker Home</u>	1 space per 4 <u>Dwelling Unit(s)</u>
Commercial (C) Uses	
All Commercial Uses located in a <u>Mixed-Use Building</u>	1 space per 100 m ² of GFA

<u>Agricultural Use / Cannabis Production Facility</u>	0.25 spaces per 100 m ² of GFA
<u>Airport & Related Uses</u>	0.25 spaces per 100 m ² of GFA
<u>Animal Services – Boarding Daytime</u>	3 spaces per 100 m ² of GFA
<u>Animal Services – Boarding Overnight & Breeding</u>	
<u>Animal Services – Veterinary Clinic</u>	
<u>Campground</u>	1 space per campsite +2 spaces per 100m ² GFA for all Accessory activities including, but not limited to indoor display, <u>Office</u> , administration, rental, or retail sales.
<u>Casino</u>	0.25 spaces per 100 m ² of GFA
<u>Food & Beverage Services</u>	5 spaces per 100 m ² of GFA
<u>Office</u>	2 spaces per 100 m ² of GFA
<u>Overnight Accommodation</u>	1 space per room + 2 spaces per 100m ² GFA for all Accessory activities including, but not limited to indoor display, <u>Office</u> , administration, rental, or retail sales.
<u>Personal Services</u> (beauty parlor/barber shop – 1 Storey)	3 spaces per 100 m ² of GFA
<u>Service / Repair Shop</u>	3 spaces per 100 m ² of GFA
<u>Service Station</u>	2.5 spaces per 100 m ² of GFA
<u>Shopping Centre</u>	2 spaces per 100 m ² of GFA
<u>Funeral Home</u>	4 spaces per 100 m ² of GFA
<u>Vehicle Rental & Sales</u>	0.25 spaces per 100 m ² of GFA

Industrial (I) Uses

General Parking Regulation:	1 space per 100 m ² of GFA + 2.5 spaces per 100m ² GFA for all Accessory activities including, but not limited to indoor display, <u>Office</u> , administration, rental, or retail sales.
Warehousing & Storage Buildings	0.5 spaces per 100 m ² of GFA + 2.5 spaces per 100m ² GFA for all Accessory activities including, but not limited to indoor display, <u>Office</u> , administration, rental, or retail sales.

Institutional / Public Uses (P)

All <u>Institutional</u> or <u>Public Uses</u> in a <u>Mixed-Use Commercial (C) Zone</u>	3 spaces per 100 m ² of GFA
<u>Institutional Uses</u>	2 spaces per 100 m ² of GFA
<u>Convention Centre / Exhibition Centre</u>	4 spaces per 100 m ² of GFA
<u>Childcare Centre</u>	2.5 spaces per 100 m ² of GFA
<u>Education Facility</u>	1.5 spaces per 100 m ² of GFA
<u>Emergency & Protective Services</u>	4 spaces per 100 m ² of GFA
<u>Hospital</u>	10 reserved doctor spaces + 1 space per 5 beds
<u>Medical Clinic</u>	2 spaces per 100 m ² of GFA
<u>Recreation & Entertainment – Indoor</u>	2 spaces per 100m ² of GFA
<u>Social Services – Daytime</u>	2 spaces per 100 m ² of GFA
<u>Social Services – Overnight</u>	1 space per 5 beds

Part 9: Loading Spaces

9.1 Loading Spaces - Location and Siting

- 9.1.1. Off-Street Loading Spaces shall be located on the same Lot as the Use they serve.
- 9.1.2. Off-Street Loading Spaces for any commercial Use along 5th Avenue shall not be located within the Front Yard.
- 9.1.3. Off-Street Loading Spaces for commercial uses outside of 5th Avenue should not be located within the Front Yard, but may be permitted in the Front Yard if the site does not permit a logical Loading Space in the Rear Yard or Side Yard.
- 9.1.4. Off-Street Loading Spaces shall not be located closer than 7.5 m to the nearest point of intersection of any two Street or Lane allowances.
- 9.1.5. All Loading Spaces must be hard surfaced and drained such that all water is contained on the Lot or is directed to a municipal drainage system or to a natural drainage course.

9.2 Loading Spaces - Design Standards

- 9.2.1. Each Off-Street Loading Space required by this Bylaw shall not be less than 2.5 m in width and 9m in length. In no case shall the length of the Loading Space be such that a vehicle in the process of loading or unloading shall project into any Highway (including roads and Lanes).

9.3 Loading Spaces- Loading Space Requirements

- 9.3.1. Off-Street Loading Spaces for each Building, Structure, or Use must be provided in accordance with the following table:

Type of Development (Use)	Required Loading Spaces
All Commercial Uses located in a <u>Mixed-Use Building</u>	0.2 per 1,000 m ² GFA
Commercial Uses	0.5 per 1,000 m ² GFA
Hotels/Motels	0.3 per 1,000 m ² GFA
Industrial Uses	0.5 per 1,000 m ² GFA
<u>Institutional Uses</u>	0.3 per 1,000 m ² GFA

Part 10: Definitions

The following definitions pertain to terms and words used within the Zoning Bylaw.

Term	Definition
Abattoir	Means a premise where animals are slaughtered and meat is prepared, packaged, or stored. This includes multi-location or mobile abattoirs.
Abut	Means immediately contiguous to, or physically touching, and when used with respect to <u>Lots</u> or sites means two that share a common <u>Lot Line</u> .
Accessory Building or Structure	Means a minor, free-standing <u>Building</u> or <u>Structure</u> located on the same <u>Lot</u> as the <u>Principal Building</u> or <u>Structure</u> to which it is Accessory, and is Incidental, subordinate, and secondary to the <u>Principal Building</u> or <u>Structure</u> (See Also: <u>Principal Building</u> or <u>Structure</u> , <u>Incidental Use</u>). For reference, see also Figure 10
Accessory Use	Means a non-Principal <u>Use</u> that is customarily incidental to and subordinate to the existing <u>Principal Use</u> or <u>Building</u> on the same <u>Lot</u> .
Affordable Housing	Means housing provided for households who have difficulty finding market housing without spending more than 30% of their income to attain such housing.
Agricultural Use	Means the cultivation and harvesting of crops and/or the raising of livestock and includes the sale of the products of the <u>Agricultural Use</u> from the premises.
Agricultural Land Reserve (ALR)	Means a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.
Airport	Means a <u>Use</u> of land, <u>Buildings</u> or <u>Structures</u> for arrival and departure of aircraft and their passengers and freight, and includes runways, fuel storage and sales, taxiways, hangars, ticket offices, luggage and freight handling facilities.
Aisle	Means an area, adjoining <u>Parking Spaces</u> , where a motor vehicle maneuvers into or out of a <u>Parking Space</u> , excluding <u>Driveways</u> ; (See Also: <u>Driveway</u> , <u>Parking Space</u>).
Amenity Area	Means a usable open or recreational space for the <u>Use</u> of residents and includes, but is not limited to: balconies, sundecks, terraces, landscaped gardens, games rooms, swimming pools, tennis courts, saunas, playgrounds and similar recreational and landscaped areas.

Term	Definition
<i>Animal Services – Boarding Daytime</i>	Means premises in which care is provided to domesticated animals during the day and includes, but is not limited to: the provision of pet training services and pet grooming, but does not include breeding or animal boarding facilities (See Also: kennel, pet grooming).
<i>Animal Services – Boarding Overnight & Breeding</i>	Means the provision of daytime and overnight boarding services for domestic or farm animals and may include the provision of animal breeding or training services.
<i>Animal Services Veterinary Clinic</i>	Means a facility for the medical treatment of small or large animals and includes provision for their <u>Overnight Accommodation</u> and may include associated <u>Office</u> space.
<i>Art Gallery & Studio</i>	Means an establishment or business engaged in the creation, sale, loan, or display of art paintings, sculpture, books, or other works of art and may include retail and studio components.
<i>Assembly Facility</i>	Means a <u>Building</u> or <u>Structure</u> dedicated to the gathering of persons for religious, entertainment, philanthropic, or cultural purposes and includes, but is not limited to, places of worship, auditoriums, youth centres, halls, and senior citizen centres and does not include <u>Overnight Accommodations</u> .
<i>Animal Services – Boarding Overnight & Breeding</i>	Means land, <u>Buildings</u> and <u>Structures</u> used for the storage and sale of animals by auction.
<i>Auction Facility – Goods</i>	Means land, <u>Buildings</u> and <u>Structures</u> used for the storage and sale of goods by auction.
<i>Balcony</i>	Means an extension of a floor projecting from the wall of a <u>Building</u> and enclosed by a parapet or railing.
<i>Bed & Breakfast</i>	Means a type of <u>Home-Based Business</u> conducted within a Principal Dwelling Unit or an <u>Accessory Dwelling Unit</u> that is operated by the residents of the Principal Dwelling Unit and provides sleeping accommodations to the traveling public and the provision of limited food services for those persons using the sleeping accommodations.
<i>Building</i>	Means a <u>Structure</u> wholly or partly enclosed by a roof or roofs supported by walls or columns and used for the shelter or accommodation of persons, animals, chattels, or things (See Also: <u>Structure</u>).

Term	Definition
<i>Building Height</i>	Means the vertical distance measured from the average <u>Natural Grade</u> level at all <u>Building</u> faces surrounding a <u>Building</u> to: <ul style="list-style-type: none"> · The highest point on a flat roof; · The average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or · The greater of the two measurements referred to above in the case of a <u>Building</u> with more than one type of roof. For reference, see also Figure 7
<i>Building Inspector</i>	Means the person appointed from time to time by <u>Council</u> as the <u>Building Inspector</u> for the <u>City</u> of Castlegar or that appointed person's designate as appointed by the <u>City's</u> Chief Administrative Officer.
<i>Building Line</i>	Means the extended line of the wall of the <u>Building</u> or any portion of the <u>Building</u> which faces the line of the <u>Lot</u> . For reference, see also Figure 9
<i>Building Line, Front</i>	Means a line parallel to the <u>Front Lot Line</u> drawn across the <u>Lot</u> through the point where a <u>Building</u> on the <u>Lot</u> is closest to the <u>Front Lot Line</u> . (See also: <u>Lot Line, Front</u>). For reference, see also Figure 9
<i>Building Line, Rear</i>	Means a line parallel to the <u>Rear Lot Line</u> drawn across the <u>Lot</u> through the point where a <u>Principal Building</u> on the <u>Lot</u> is closest to the <u>Rear Lot Line</u> . (See also: <u>Lot Line, Rear</u>). For reference, see also Figure 9
<i>Building Line, Side</i>	Means a line parallel to the <u>Interior Side Lot Line</u> drawn across the <u>Lot</u> through the point where a <u>Building</u> on the <u>Lot</u> is closest to the <u>Interior Side Lot Line</u> . (See Also: <u>Lot Line, Interior Side</u>). For reference, see also Figure 9
<i>Building Supplies – Retail</i>	Means a <u>Building</u> or <u>Structure</u> in which <u>Building</u> , construction, or home improvement supplies are offered for retail sale.
<i>Building Supplies – Storage & Wholesale</i>	Means a <u>Building</u> or <u>Structure</u> in which <u>Building</u> , construction, or home improvement supplies are stored and offered for wholesale distribution and sale.
<i>Bulk Fuel Depot</i>	Means lands, <u>Buildings</u> or <u>Structures</u> for storage and distribution of petroleum fuel but does not include gasoline stations or gasoline key locks (See Also: gasoline station, gasoline key lock).
<i>Bylaw Enforcement Office</i>	Means the person appointed by the Chief Administrative Officer as the Bylaw Enforcement Officer for the <u>City</u> of Castlegar or that appointed person's designate.
<i>Campground</i>	Means a facility used for temporary occupancy for recreational purposes, by tents or <u>Recreational Vehicles</u> but excluding <u>Manufactured Homes</u> , and where the duration of each occupancy of one location by a <u>Recreational Vehicle</u> is less than 28 days.

Term	Definition
Cannabis	Means <u>Cannabis</u> as defined in the <u>Cannabis Act</u> as amended from time to time and includes <u>Cannabis derivatives</u> and products containing <u>Cannabis</u> .
Cannabis Production Facility	Means a facility for growing, producing, processing, testing, packaging, storing, shipping, delivering, or destroying of <u>Cannabis</u> that is licensed or authorized by all applicable authorities having jurisdiction.
Cannabis Retail	Means the retail sale of <u>Cannabis</u> or <u>Cannabis accessories</u> as lawfully permitted and authorized under the <u>Cannabis Control and Licensing Act</u> .
Cemetery & Columbarium	Means a place used for interment of human or animal remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for incinerary interments, or a combination thereof.
Childcare Centre	Means a facility for children which includes group day care, family day care, pre-school, out-of-school care, child minding, specialized day care and emergency care (See Also: <u>Community Service</u>).
City	Means the <u>City</u> of Castlegar.
Community Service	Means an establishment used by a non-profit society such as, but not limited to: <ul style="list-style-type: none"> · Providing information, referral, counseling, advocacy or physical or mental health services on an out-patient basis; or · Dispensing aid in food or clothing; or · Providing drop-in or activity space; but does not include <u>Residential Uses</u> (See Also: <u>Childcare Center</u>).
Concrete Batch Plant	Means a plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.
Convention Centre	Means a large commercial facility used for assemblies or meetings of the members or representatives of groups, including exhibition space and may include temporary outdoor displays, and food and beverage preparation and service for on-premise consumption.
Council	Means the duly elected <u>Council</u> of the <u>City</u> of Castlegar.
Cooking Facility	Means a set of equipment, devices or appliances that can be utilized to prepare a meal such as ranges, stoves, counter-top cooking units, hot plates, wall ovens, convection ovens, toaster ovens or any other similar cooking appliances and includes the electric outlets or plumbing for the installation of such facilities.
Cul-de-sac	A dead-end <u>Street</u> providing at the closed end a special enlarged turnaround area for vehicular traffic.

Term	Definition
Development	Means the carrying on of any construction or excavation or their operation, in, on, over, or under land or water; or the making of any change in the <u>Use</u> or intensity of <u>Use</u> of any land, water, <u>Building</u> or premises.
Development Permit Area	Means areas designated as <u>Development Permit Areas</u> in Castlegar's Community Plan. These areas identify locations that need special treatment for certain purposes including the protection of <u>Development</u> from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial <u>Use</u> area.
Drive-through	See <u>Food & Beverage Services - Drive-Through</u>
Driveway	Means a passageway for motor vehicles moving between: <ul style="list-style-type: none"> · A roadway and an <u>Aisle</u>; · Two <u>Aisles</u>; · A roadway and a <u>Parking Space</u> of a <u>Dwelling</u>; or · A roadway and a <u>Loading Space</u> (See Also: <u>Aisle</u>, <u>Parking Space</u>).
Dwelling Unit	Means one or more adjoining habitable rooms: <ul style="list-style-type: none"> · Used for the residential accommodation of a household; · Containing cooking facilities; and · Containing at least one bathroom with a water closet, wash basin and shower or bath.
Dwelling Unit, Accessory	Means a <u>Dwelling Unit</u> in a separate <u>Building</u> or within an existing <u>Dwelling</u> that: <ul style="list-style-type: none"> · Has been designed as a separate <u>Dwelling Unit</u> and has been established as a separate <u>Dwelling Unit</u> by permit; and · Is secondary and Accessory to the <u>Lot's Principal Building, Structure, and Use</u>.
Dwelling Unit - Mixed-Use Building	Means a <u>Dwelling Unit</u> in a <u>Mixed-Use Building</u> that is ancillary to the <u>Principal Use</u> and located above or at the back of a <u>Building</u> .
Education Facility - Public	Means <u>Buildings</u> and <u>Structures</u> used for the assembly of persons for public educational purposes, where classrooms, libraries, offices, recreational facilities and other related facilities are provided for course participants and staff.
Educational Institution - Private	Means <u>Buildings</u> and <u>Structures</u> used for the assembly of persons for private educational purposes, where classrooms, libraries, offices, recreational facilities and other related facilities are provided for course participants and staff.
Emergency & Protective Services	Means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

Term	Definition
<i>Equipment Sales & Rental – Industrial</i>	Means a commercial enterprise where equipment, vehicles or machines are repaired and serviced for customers and may include rental of vehicles or equipment.
<i>Exhibition Centre</i>	Means an establishment with indoor and outdoor exhibits of animals, materials, objects, or human performance for the purpose of entertainment and may include the sale of merchandise, and food and beverages.
<i>Fence or Screening</i>	Means a physical or visual barrier formed by a trellis, louver, solid hedge of trees or shrubs, a wooden, metal, plastic or masonry <u>Structure</u> , or a combination thereof.
<i>Financial Institution</i>	Means a business that is open to the public and engaged in banking and that performs closely related functions such as making loans, and investments, and may include the provision of automatic teller machines.
<i>Floor Area</i>	Means the total <u>Floor Area</u> of all floors in a <u>Building</u> including a loft and/or basement measured to the extreme outer limits of the <u>Building</u> including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed Balconies, enclosed mezzanines, enclosed porches, enclosed verandas.
<i>Floor Area Ratio (FAR)</i>	Means the figure obtained by dividing the <u>Gross Floor Area</u> of all the <u>Buildings</u> on a <u>Lot</u> , including <u>Accessory Buildings</u> , by the <u>Lot Area</u> (See Also: GFA, <u>Lot Coverage</u> , <u>Unit Density</u>).
<i>Food & Beverage Services – Drive-Through</i>	Means a Food and Beverage Service <u>Use</u> that includes the sale or service of food or beverages to an occupant within a motorized vehicle.
<i>Food & Beverage Services</i>	Means a licensed establishment engaged in selling food and/or alcoholic beverages for immediate consumption on the premises and does not include a <u>Drive-through</u> .
<i>Food & Beverage Services – Neighbourhood Pub</i>	Means a licensed establishment chiefly engaged in selling alcoholic beverages for immediate consumption on the premises, with a secondary focus of preparing meals and snacks for immediate consumption on and off the premises, including a neighbourhood pub, tavern, cocktail bar, and wine bar.

Term	Definition
<i>Food & Beverage Services – Restaurant</i>	Means establishments chiefly engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises and is not licensed to sell alcohol. This definition includes, but is not limited to restaurants, bakeries, cafes, and pizzerias. Does not include <u>Drive-through Restaurant</u> .
<i>Food Processing</i>	Means a facility in which raw farm products combined with other consumable ingredients to produce marketable products for consumption that can be easily prepared and served by the consumer, and where raw farm products may be warehoused prior to being sold either directly to consumers or for wholesale, and the selling of raw farm products either directly to consumers or for wholesale.
<i>Front Building Line</i>	See <u>Building Line, Front</u>
<i>Front Lot Line</i>	See <u>Lot Line, Front</u>
<i>Front Setback</i>	See <u>Setback, Front</u>
<i>Frontage</i>	Means the length of a <u>Front Lot Line</u> (See Also: <u>Lot Line, Front</u>). For reference, see also <i>Figure 8</i>
<i>Funeral Home</i>	Means premises for the preparation of the dead for burial or cremation, and the holding of memorial services.
<i>Gaming Centre</i>	Means a gambling facility regulated by the British Columbia Lottery Corporation that provides for a variety of gaming opportunities, including, but not limited to, slot machines, bingo, Keno, lottery products and off-track horse betting.
<i>Government Institution</i>	Means a <u>Building</u> or <u>Structure</u> owned, operated, or occupied by a Provincial, Federal or Local Government agency.
<i>Grade</i>	Means the elevation of land or a surface.
<i>Grade, Finished</i>	Means the lowest of the average levels of finished ground adjoining each exterior wall of a <u>Building</u> , excluding localized depressions such as for a vehicle or pedestrian entrances.
<i>Grade, Natural</i>	Means the undisturbed ground elevation; the rough grading elevation as identified on a <u>Lot</u> grading plan at the time of subdivision; or where there is no approved <u>Lot</u> grading plan, the lowest ground elevation existing prior to construction, such ground elevation to include fill materials placed on the <u>Lot</u> to raise the ground elevation up to but not above the average elevation of adjacent <u>Lots</u> at the adjoining <u>Lot Lines</u> .
<i>Gravel Processing</i>	Means the processing of sand, gravel and rocks including preliminary grading, washing, crushing, and storing of such materials.

Term	Definition
<i>Gross Floor Area (GFA)</i>	Means the sum of the areas of each <u>Storey</u> in each <u>Building</u> on a <u>Lot</u> measured between the exterior walls of such <u>Buildings</u> , excluding: portions of crawl spaces with less than 1.5 m (4.9 ft) clear <u>Height</u> , balconies, canopies, terraces, sundecks; and enclosed parking facilities (See Also: <u>Floor Area Ratio (FAR)</u>).
<i>Gross Site Area (GSA)</i>	Means the total land area of any single or multi- <u>Lot Development</u> .
<i>Guest Room</i>	Means a room that is rented for temporary <u>Overnight Accommodation</u> and does not include cooking facilities.
<i>Habitable Area</i>	Means any room or space within a <u>Building</u> or <u>Structure</u> which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.
<i>Habitable Space</i>	Means space used for a residential purpose, such as living rooms, family rooms, dining rooms, bedrooms, bathrooms, or kitchens.
<i>Heavy Manufacturing</i>	See <u>Manufacturing, Heavy</u>
<i>Height</i>	Means the vertical distance from one point to another point.
<i>Hen</i>	Means a female chicken.
<i>Highway</i>	Means a term defined in the Transportation Act as amended from time to time.
<i>Home Building, Sales & Storage</i>	Means the sale or storage of home <u>Building</u> materials, such as windows and mirrors, doors, flooring, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures and similar goods when offered for sale in a retail commercial establishment and does not include the fabrication of materials related to home improvements.
<i>Home Sales & Storage</i>	Means the sale or storage of complete residential <u>Dwellings</u> and may include an associated sales <u>Building(s)</u> or <u>Office</u> .
<i>Home-Based Business</i>	Means an occupation or profession carried out in a <u>Dwelling Unit</u> , or a <u>Building Accessory</u> to a <u>Dwelling Unit</u> , primarily by a permanent resident(s) of the <u>Dwelling Unit</u> , where such occupation or profession is <u>Accessory</u> to the <u>Residential Use</u> of the <u>Dwelling Unit</u> .
<i>Horticulture</i>	Means the <u>Use</u> of land for growing trees, vegetables, plants, or flowers, and includes non-soil bound operations such as hydroponics.

Term	Definition
<i>Hospital & Medical Services</i>	Means an institution providing health services primarily for human inpatient or medical or surgical care for the sick or injured, and including the related facilities such laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are integral parts of the facilities and includes <u>Medical Clinics</u> .
<i>Hydro-Electric Generation</i>	Means all aspects of any project or <u>Development</u> necessary for the generation of electricity from water power.
<i>Impermeable Surface</i>	Means ground, covered ground, <u>Buildings</u> , or <u>Structures</u> which water cannot infiltrate. For reference, see also Figure 11
<i>Incidental Use</i>	Means a <u>Use</u> that is subordinate and customarily <u>Incidental</u> to a <u>Use</u> permitted in the <u>Zone</u> where the <u>Use</u> takes place; (See Also: <u>Accessory Building</u>).
<i>Industrial - Heavy</i>	Means an <u>Industrial Use</u> which may have a significant detrimental effect on the safety, <u>Use</u> , amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.
<i>Industrial - Light</i>	Means an <u>Industrial Use</u> which produces no significant smoke, vibration, smell, toxic fumes, electrical interference, electronic interference, or noise that, in any way, interferes with the <u>Use</u> of adjacent properties.
<i>Industrial - Medium</i>	Means an <u>Industrial Use</u> in which all or a portion of the activities and <u>Use</u> are carried out outdoors, without any significant nuisance factor such as noise, appearance, or odour, extending beyond the boundaries of the site. Any <u>Development</u> where the risk of interfering with the safety and amenity of adjacent or nearby sites, because of the nature of the site, materials, or processes, cannot be successfully mitigated, shall be considered an <u>Industrial, Heavy Use</u> . This does not include a biomedical waste facility.
<i>Industrial Use</i>	Means the manufacturing, processing, assembling, fabricating, testing, storing, transporting, distributing, wholesaling, servicing, repairing, wrecking, or salvaging of goods or materials, and does not include <u>Junkyards</u> or <u>Recycling Depot</u> (See Also: light, medium and heavy <u>Industrial Use</u>).

Term	Definition
Institutional Uses	Means a <u>Use</u> of land or <u>Building(s)</u> that: <ul style="list-style-type: none"> · Serves the public, or · Is associated with a government agency, registered charity, or non-profit organization and includes, but is not limited to: <ul style="list-style-type: none"> · <u>Art Gallery & Studio</u>, · <u>Assembly Facility</u>, · <u>Education Facility – Public</u> · Educational institution – private, · <u>Library</u>, · <u>Museum</u>, · Government <u>Building</u> or <u>Use</u>, or · Performing arts studio.
Intersection Sight Triangle	Means the horizontal distance measured along the <u>Front Lot Line</u> and <u>Exterior Side Lot Line</u> at an intersection to form a triangle within which sightlines must be maintained for vehicular and pedestrian safety. For reference, see also Figure 12
Junkyard	Means the area outside of an enclosed <u>Building</u> where junk, waste, used <u>Building</u> and Industrial materials, scrap metal, discarded or salvage materials are bought, sold, exchanged, stored, baled, parked, disassembled or handled.
Landscape Buffer	Means an area of vegetated land
Landscape Screen	Means an opaque barrier formed by a row of shrubs, trees or by a wooden <u>Fence</u> or masonry wall or by a combination of these (See also <u>Fence</u> or <u>Screening</u>).
Landscaping	Means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative <u>Fences</u> and the like, arranged and maintained so as to enhance the appearance of the property and shall not include paved <u>Parking Areas</u> , sidewalks, uncleared natural bush, undergrowth or weed growth.
Lane	Means a <u>Highway</u> wider than 3.0 m and narrower than 10 m (32.8 ft) or ad defined by the Land Titles Office (See Also: <u>Street</u>).
Library	Means a public, facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for <u>Use</u> by or loaning to patrons of the facility, but are not normally offered for sale.
Loading Space, Off-Street	Means a space within an <u>Off-Street Parking Area</u> for the loading and unloading of goods from motor vehicles, excluding <u>Driveways</u> , ramps, columns, offices and work areas.

Term	Definition
Loading Facility	Means a <u>Building</u> , <u>Structure</u> , or land, consisting of <u>Loading Spaces</u> and <u>Driveways</u> , designed, or intended for the purpose of loading and unloading goods (See Also: <u>Loading Space</u>).
Loading Space	Means an open area used to provide free access for motor vehicles to a loading door, platform, or bay for the purpose of loading and unloading.
Lot	Means a parcel of land designated as a separate and distinct <u>Lot</u> on a legally recorded subdivision plan or description registered in the Land Title <u>Office</u> and does not include "strata lots" defined under the Strata Property Act.
Lot Area	Means the area of a <u>Lot</u> taken in a horizontal plane excluding the portions containing ravines, swamps riverbanks and similar features and the area within 7.5 m (24.6 ft) of those features.
Lot Coverage	Means the figure obtained by dividing the total area of those portions of a <u>Lot</u> that are covered by <u>Buildings</u> or <u>Structures</u> by the <u>Lot Area</u> , and for this purpose, the portions of a <u>Lot</u> that are covered by a roofed <u>Building</u> or <u>Structure</u> are measured to the drip line of the roof (See Also: <u>Floor Area Ratio (FAR)</u>).
Lot Depth	Means the horizontal distance between the mid points of <u>Front Lot Line</u> and <u>Rear Lot Line</u> , or the mid points of two <u>Front Lot Lines</u> of a <u>Lot</u> . For reference, see also Figure 8
Lot Line	Means any line which forms the boundary of a <u>Lot</u> . For reference, see also Figure 8
Lot Line, Exterior Side	Means the <u>Lot Line</u> not being the <u>Front Lot Line</u> or <u>Rear Lot Line</u> and being common to the <u>Lot</u> and a <u>Street</u> (See Also: <u>Lot Line, Interior Side</u>). For reference, see also Figure 8
Lot Line, Front	Means the <u>Lot Line</u> common to the <u>Lot</u> and an <u>Abutting Street</u> , or where there is more than one <u>Lot Line</u> common to an <u>Abutting Street</u> , the shortest of these lines shall be considered as the front line; or in the case of a <u>Lot</u> <u>Abutting</u> two parallel or approximately parallel <u>Street</u> , the <u>Lot Lines</u> <u>Abutting</u> these two <u>Streets</u> shall be considered as <u>Front Lot Lines</u> (See Also: <u>Frontage</u>). For reference, see also Figure 8
Lot Line, Interior Side	Means the <u>Lot Line</u> or lines, not being the front or <u>Rear Lot Line</u> , common to more than one <u>Lot</u> or to the <u>Lot</u> and a <u>Lane</u> ; (See Also: <u>Lot Line, Exterior Side</u>). For reference, see also Figure 8
Lot Line, Rear	Means the <u>Lot Line</u> opposite to and most distant from the <u>Front Lot Line</u> , or, where the rear portion of the <u>Lot</u> is bounded by intersecting <u>Side Lot Lines</u> , the <u>Rear Lot Line</u> shall be deemed to be the point of such intersection. For reference, see also Figure 8

Term	Definition
Lot Width	Means the horizontal distance between the mid points of two <u>Side Lot Lines</u> that are located at opposite sides of the <u>Lot</u> . For reference, see also Figure 8
Lot, Corner	Means a <u>Lot</u> at the intersection or junction of two or more <u>Streets</u> .
Manufacturing, Heavy	Means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the <u>Lot</u> , and may include supplementary <u>Warehouse</u> and staging facilities.
Manufacturing, Light	Means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard or nuisance factors beyond the boundary of the <u>Lot</u> .
Manufactured Home Park	Means any <u>Lot</u> , area or tract of land designed for the parking or other type of installation of Manufactured Homes on spaces or <u>Lots</u> offered for lease or rent, including all improvements, <u>Buildings</u> , <u>Structures</u> , recreation areas, or other facilities for the <u>Use</u> of the residents of such <u>Development</u> .
Medical Clinic	Means physical or mental health care provided on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature.
Microbrewery & Craft Distillery	Means a Licensed Microbrewery or Craft Distillery Facility that includes the brewing or distilling of alcoholic beverages or alcoholic products, which may include an associated bar, restaurant, public tasting, or may include the wholesale or retail sale of products that are manufactured on-site.
Mixed-Use	Means a type of urban <u>Development</u> or zoning classification that integrates multiple uses, such as Residential, Commercial, Cultural, or <u>Institutional</u> into one <u>Building</u> or <u>Lot</u> .
Mixed-Use Building	Means a <u>Building</u> which integrates a mixture of Residential and Commercial land uses.
Museum	Means an establishment, <u>Building</u> or institution devoted to the procurement, care, study and display of objects of lasting interest or value and may have a retail component.

Term	Definition
Natural Boundary	Means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. In addition, the <u>Natural Boundary</u> includes edge of dormant or old side channels and marsh areas.
Natural Resource Extraction & Processing	Means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite, and salt found on or under the site, or accessible from the site. It also includes processing of the natural resources and may include crushing, washing, sifting, and the preparation of the materials. This definition includes <u>Gravel Processing</u> .
Non-Market Housing	Means housing along the housing spectrum, ranging from supportive housing or those experiencing homelessness to affordable rental housing and affordable home ownership.
Office	Means a professional, management, administrative, clerical, and consulting service, but excludes health and <u>Medical Services</u> , veterinary services, the sale, rental, servicing, or repair of goods, and the manufacture or processing of a product.
Outdoor Market	Means a temporary, seasonal or occasional market held in an open area or in a <u>Structure</u> where groups of individual sellers offer for sale to the public items such as fresh farm produce, food, beverages, arts, crafts and other retail goods.
Overnight Accommodation	Means temporary (maximum stay of 30 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels and may include adjoining restaurants, pubs, banquet rooms, theatres, and <u>Retail Stores</u> .
Overnight Accommodation - Large	Means <u>Overnight Accommodation</u> with 24 or more units.
Overnight Accommodation - Medium	Means <u>Overnight Accommodation</u> with less than 24 units.
Pad	Means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a Manufactured Home or unit.
Park Model Trailer	Means a trailer built on a single chasis to Canadian Standards Association standards in the CAN/CSA-Z241 series, <u>Park Model Trailers</u> .
Parking Facility	Means a <u>Building</u> , <u>Structure</u> , or land, consisting of <u>Parking Spaces</u> , <u>Aisles</u> and <u>Driveways</u> , designed or intended for parking of motor vehicles.

Term	Definition
Parking, Off-Street	Means available <u>Parking Spaces</u> for vehicles within a surface parking <u>Lot</u> , personal garage, or parking <u>Structure</u> on a <u>Lot</u> .
Parking, On-Street	Means available <u>Parking Spaces</u> for vehicles on a public or strata <u>Street</u> or <u>Highway</u> .
Parking Space	Means a space, exclusive of <u>Aisles</u> and <u>Driveways</u> , to park one motor vehicle.
Parking Space, Accessible	Means a <u>Parking Space</u> that is accessible for those with mobility needs.
Party Wall	Means a wall common to two <u>Dwelling Unit(s)</u> joining the <u>Abutting</u> units across a common interior <u>Lot Line</u> .
Personal Service	Means a <u>Development</u> that provides <u>Personal Services</u> to an individual. This includes, but is not limited to barbershops, hairdressers, beauty salons, tailors, dry cleaning establishments and laundromats.
Place of Worship	Means a facility where persons regularly assemble for religious worship.
Principal Building or Structure	Means the <u>Building</u> or <u>Structure</u> required to accommodate the <u>Principal Use</u> of the <u>Lot</u> and which complies with all provisions of this Bylaw. For Reference See Figure 10
Principal Residence	A <u>Principal Residence</u> is the place where an individual lives for a longer period in the calendar year than any other place.
Principal Use	Means a permitted <u>Use</u> listed in a <u>Zone</u> , or the <u>Use</u> allowed by an approved Temporary Permit, that provides the dominant character (i.e. residential, commercial, Industrial etc.) and function of the <u>Development</u> , to which all <u>Accessory Uses</u> must be subordinate to, and/or in support of.
Public Park	Means land that is publicly owned or controlled for the purpose of providing recreation and/or open space for <u>Public Use</u> .
Public Transit Facility	Means a facility and associated land used for the storage, repair, or exchange of public transit vehicles, equipment and related <u>Buildings</u> .
Public Use	Means any land, <u>Buildings</u> , uses, and <u>Structures</u> that are owned, used, or operated by a governmental agency.

Term	Definition
Public Utility Buildings, Structures & Services	Means a system, work, <u>Building</u> , plant, equipment or resource owned by a local government, public or private <u>Utility</u> company or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, community sewer system or public works yard.
Rear Lot Line	See <u>Lot Line, Rear</u>
Recreation – Outdoor	Means <u>Buildings</u> , <u>Structures</u> , or land that are available to the public for sports and active recreation conducted outdoors. Typical uses include sports fields, outdoor tennis courts, athletic fields, bowling greens, horseshoe pits, skateboard parks, playgrounds, volleyball courts, and includes <u>Accessory Uses</u> such as park maintenance and service facilities.
Recreation & Entertainment – Indoor	Means the <u>Use</u> of <u>Buildings</u> or <u>Structures</u> for recreation, amusement, or entertainment primarily conducted indoors, such as billiard halls, bowling alleys, arcades, fitness centres, sport facilities, gymnasiums, dance studios, theatres, cinemas, auditoria, swimming pools, concert halls, and galleries.
Recreational Vehicle	Means a transportable conveyance intended as a temporary accommodation for travel, vacation, or recreational <u>Use</u> and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, and tent trailers but not including a Manufactured Home.
Recycling Depot	Means a <u>Building</u> which is used or intended to be used for collecting, sorting, refunding, and redistributing recyclable materials but excludes processing.
Recycling Plant	Means a facility in which recoverable resources, including newspapers, magazines and other paper products, glass, and metal cans, are recycled, reprocessed and treated in order to return such products to a condition in which they may again be used (See Also: <u>Junkyard</u>).
Residential Boarding Home	Means the provision of short-term or long-term sleeping accommodation with or without meals within individual or communal sleeping rooms that do not have cooking facilities. Communal cooking facilities outside the sleeping rooms may be provided.
Residential Building	Means a <u>Building</u> used exclusively for residential purposes containing one or more <u>Dwelling Unit(s)</u> in conformity with the density requirements of the applicable <u>Zone</u> . For reference, see also Figure 12-18
Residential Building – Caretaker Home	Means one (1) <u>Dwelling Unit</u> , which is an <u>Accessory Use</u> to a non- <u>Residential Use</u> and is used for the accommodation of one (1) caretaker, supervisor, watchman, or place of residence for the clergy of the associated <u>Place of Worship</u> .

Term	Definition
Residential Building – Emergency Shelter & Services	Means a type of group housing for short-stays for people who are unhoused or at risk of becoming unhoused and may include associated social services, including counseling and food services.
Residential Building – Safe Home	Means a type of temporary group housing for individuals fleeing violence, where a transition house is not available in the community.
Residential Building – Transitional Housing	Means a type of supportive group housing that includes on-site or off-site supports for residents that are at risk of or are experiencing homelessness. They include supportive programs and housing that is typically between 30 days and three years with the aim to transition individuals to long-term, permanent housing.
Residential Building, 1-unit	Means a Building with one Dwelling Unit on a Lot. For reference, see also Figure 12
Residential Building, 2-units	Means a Building with two Dwelling Unit(s) on a Lot. For reference, see also Figure 14
Residential Building, Manufactured Home	Means a single-wide or double-wide single unit Dwelling, constructed in a factory to CSA Z240MH standards, transported on its own chassis and placed on a permanent foundation complying with the BC Building Code, or on a temporary foundation complying with “CSA Z240.10.1 Site Preparation, Foundation, and Anchoring of Manufactured Homes”, and does not include a Recreation Vehicle.
Residential Use	Means a Use providing for the accommodation and home life of a person or persons.
Retail Store	Means a commercial establishment which sells foods or merchandise to a consumer, but excludes: shopping centers; retail warehouses; vehicle sales and rental; Building supplies and lumber yards; Outdoor Markets; adult entertainment stores.
Retail Store with Bulk Sales	Means a commercial establishment which sells goods in bulk quantities and includes the sale of household goods such as furniture and carpeting, from a Warehouse Building (See Also: department store, shopping center).
Retaining Wall	Means means a Structure constructed to hold back, stabilize, or support an earthen bank as a result of differences in Natural Grades.
RV Sales & Service	Means the retail sale and storage of Recreational Vehicles and may include associated sales centre or Office.
Secondary Suite	Means an Accessory Dwelling Unit, located within the Structure of a one-unit Dwelling.

Term	Definition
Setback	Means the horizontal distance from the respective Lot Lines to the Building.
Setback, Exterior Side	Means the minimum distance between a Building, Structure, or permitted Use, and the Side Lot Line adjacent to a Highway or Public Park.
Setback, Front	Means the minimum distance between a Building, Structure, or permitted Use, and the Front Lot Line.
Setback, Interior Side	Means the minimum distance between a Building, Structure, or permitted Use, and the boundary between two Lots.
Setback, Rear	Means the minimum distance between a Building, Structure, or permitted Use, and the Rear Lot Line.
Sewage Treatment Plant	Means a facility which operates a sewerage system and sewage treatment facilities that collect, treat, and dispose of human waste.
Shipping Container	Means a standard, reusable container designed for or used in the shipping or other transportation of freight, and designed or constructed to be mounted or moved on a rail car or truck trailer.
Shopping Centre	Means a unified group of Retail Stores and Personal Service Establishments on a site planned, developed and managed as a single operating unit, with shared on-site parking.
Short-Term Vacation Rental	Means the rental of a Dwelling Unit or a portion of a Dwelling Unit for less than 30 days.
Sight Triangle	Means a triangle on a Corner Lot formed by the intersecting Lot Lines at a Street corner and a line joining the points along the Lot Lines 6.0 m (19.7 ft) from the point of intersection.
Sign	Means a visual device or Structure intended to advertise, announce, or draw the attention of the public.
Social Services – Daytime	Means a service or activity undertaken to advance the welfare of citizens in need. A social service may include supporting Office uses, supporting medical Office or clinic uses, supporting vocational or trade training, supporting Personal Services, or a food and goods distribution facility but does not include Overnight Accommodations or sleeping areas.
Social Services – Overnight	Means a service or activity undertaken to advance the welfare of citizens in need. A social service may include supporting Office uses, supporting medical Office or clinic uses, supporting vocational or trade training, supporting Personal Services, or a food and goods distribution facility and includes Overnight Accommodations or sleeping areas.

Term	Definition
Special Care Facility	Means an institution or residential facility where care and attention is furnished, with or without charge on account of age, infirmity, physical or mental defect, or other disability which requires care and which is designated as a community care facility under the Community Care and Assisted Living Act.
Storage – Heavy Industry	Means a <u>Building</u> or group of <u>Buildings</u> consisting of individual, self-contained units leased to individuals, organizations or businesses for the storage of dangerous property and goods that may pose a risk to persons or property outside of the <u>Lot</u> they are stored on. This may include chemicals, large mater.
Storage Facility	Means a <u>Building</u> or group of <u>Buildings</u> consisting of individual, self-contained units leased to individuals, organizations or businesses for self-service storage of property and goods.
Storey	Means that portion of a <u>Building</u> which 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.
Street	Means a <u>Highway</u> 10.0 m or more in width (See Also: <u>Lane</u>).
Structure	Means any construction fixed to, supported by, or sunk into land or water, excluding concrete and asphalt paving and similar surfacing of a ground (See Also: <u>Building</u>).
Technology & Data Centre	Means premises used to house computer systems and servers for the remote storage, processing, or distribution of large amounts of data.
Temporary Building	Means a <u>Building</u> that does not have its exterior walls supported on continuous concrete or masonry foundations or walls but shall not include a Manufactured Homes, except in the case of a Manufactured Home when located in a <u>Commercial Zone</u> on a short term or temporary basis while the <u>Principal Building</u> is being constructed. A <u>Temporary Building</u> or temporary <u>Structure</u> may be erected for construction purposes only on a <u>Lot</u> being developed for a period not to exceed the duration of the construction.
Trucking Depot	Means a business which provides storage, exchange, repair and maintenance of motor vehicles weighing more than 5,500 kg (12,000 lb).
Unit Density	Means the number of <u>Dwelling Unit(s)</u> per hectare of <u>Lot Area</u> ; (See Also: <u>Lot Coverage</u> , <u>Floor Area Ratio (FAR)</u>).
Use	Means the purpose for which any <u>Lot</u> , tract of land, <u>Building</u> or <u>Structure</u> is designed, arranged or intended or for which it is occupied or maintained.

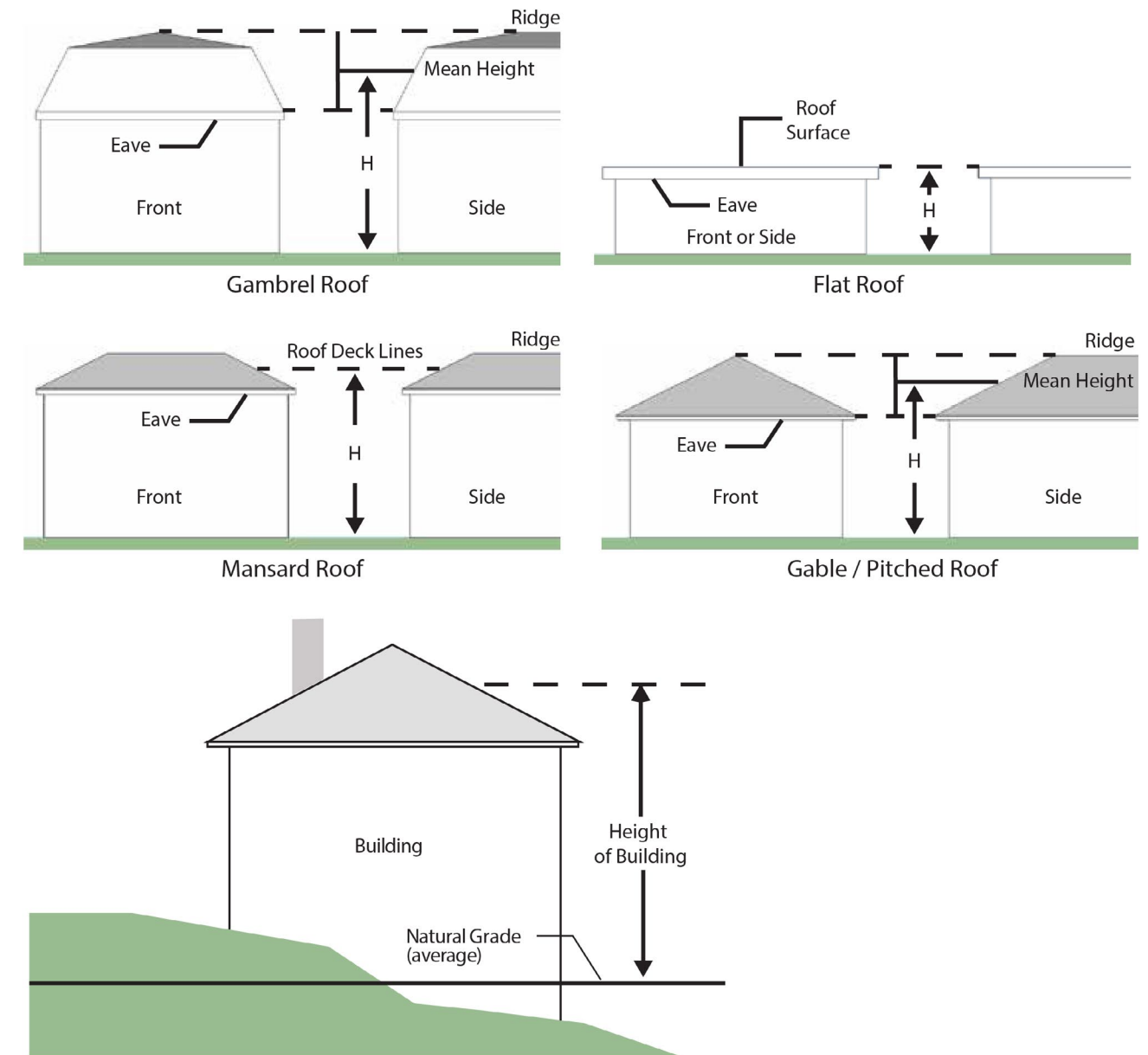
Term	Definition
Useable Open Space	Means any part of a <u>Lot</u> which is not occupied or obstructed by any hard-surfaced <u>Off-Street Parking</u> or <u>Buildings</u> or any <u>Structures</u> except underground <u>Structures</u> .
Utility	Means a <u>Use</u> providing for the essential servicing of land with water, sewer, electrical, telephone, and similar services where such <u>Use</u> is established by a governmental body or by a company operating under the Utilities Commission Act or Telecommunications Act.
Vehicle Fuel Sales – Key Lock	Means a place of business where fuel is sold to commercial trucks or large motor vehicles and is operated without attendant (See Also: gasoline station, <u>Bulk Fuel Depot</u>).
Vehicle Fuel Sales – Retail	Means a place of business where automotive fuel and automotive accessories are sold to the public.
Vehicle Rental	Means a business that rents vehicles on a temporary basis and may include storage of vehicles, a vehicle wash, and associated <u>Office</u> space.
Vehicle Repair – Body Shop	Means a place of business which repairs motor vehicle bodies by restoring, refinishing, and painting; (See Also: auto-repair shop, truck repair shop).
Vehicle Repair & Service	Means a <u>Building</u> used or intended to be used for major repairs to motor vehicles, trailers and parts thereof, but shall not include motor vehicle manufacture, assembly or bodyworks.
Vehicle Services	Means an establishment that services vehicles and includes, but is not limited to: <ul style="list-style-type: none"> · New or used vehicle sales; · Vehicle fuel sales; · Vehicle servicing and maintenance; · Vehicle washing; and/or · <u>Vehicle Rental</u>.
Vehicle Wash	Means the <u>Use</u> of a site for washing and cleaning of passenger vehicles, <u>Recreational Vehicles</u> , or other light duty equipment.
Warehouse – Large	Means a <u>Building</u> used for the storage and distribution of large quantities of goods and does not include <u>Small Warehouses</u> (See Also: <u>Small Warehouse</u>).
Warehouse – Small	Means a <u>Warehouse</u> or wholesale store with less than 900 m ² (9,687 ft ²) of <u>Gross Floor Area</u> and does not include <u>Large Warehouses</u> .

Term	Definition
Watercourse	Means any natural or man-made depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2) km ² or more upstream of the point of consideration.
Yard, Front	Means the area of a Lot located between the Front Lot Line and the Building Line, Front. For reference, see also Figure 9
Yard, Rear	Means the area of a Lot located between the Rear Lot Line and the Rear Building Line. For reference, see also Figure 9
Yard, Side	Means the area of a Lot located between the Interior or Exterior Side Lot Line and the Side Building Line. The Side Building Line is a line parallel to the Interior or Exterior Side Lot Line drawn across the Lot through the point where a Principal Building on the Lot is closest to the Interior or Exterior Side Lot Line. For reference, see also Figure 9
Zone	Means a Zone as established in this Bylaw.
Zone, Commercial	Means a Zone which is symbolized with letter "C", such as C-1 (Downtown Commercial) Zone, generally intended to accommodate commercial activities.
Zone, Comprehensive Development Comprehensive Development Zone	Means a Zone which is symbolized with letter "CD", such as CD-1 (Comprehensive Development Zone 1), generally intended to accommodate the creation of site specific land Use regulations for properties within the City when circumstances are such that control by conventional Zones would be inappropriate or inadequate and to provide for the Development of projects involving a mix of uses and/or a scale of Development not accommodated by other Zones.
Zone, Residential Residential Zone	Means a Zone which is symbolized with letter "R", such as R-1 Zone, generally intended to accommodate Residential Uses.

Table 8: Definition Diagrams

The following diagrams are provided for convenience purposes only. If there is a discrepancy between the text definition and a diagram, the text prevails.

Figure 7: Building Height



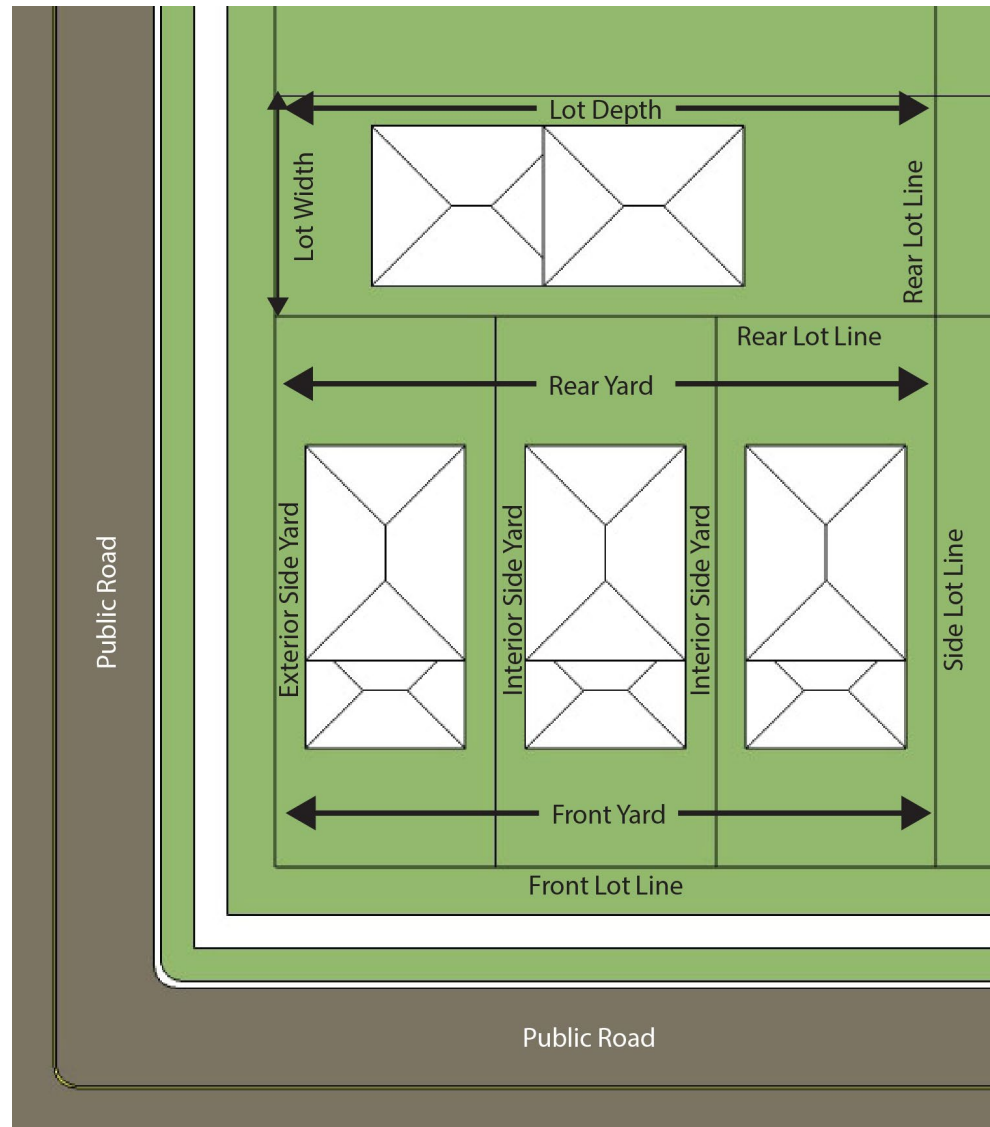
Source diagram from: The Zoning Trilogy.

Table 8: Definition Diagrams

Figure 8: Yard and Lot Definitions

Including:

- Interior Side Yard
- Exterior Side Yard
- Rear Yard
- Side Lot Line
- Front Lot Line
- Rear Lot Line
- Lot Depth
- Lot Width



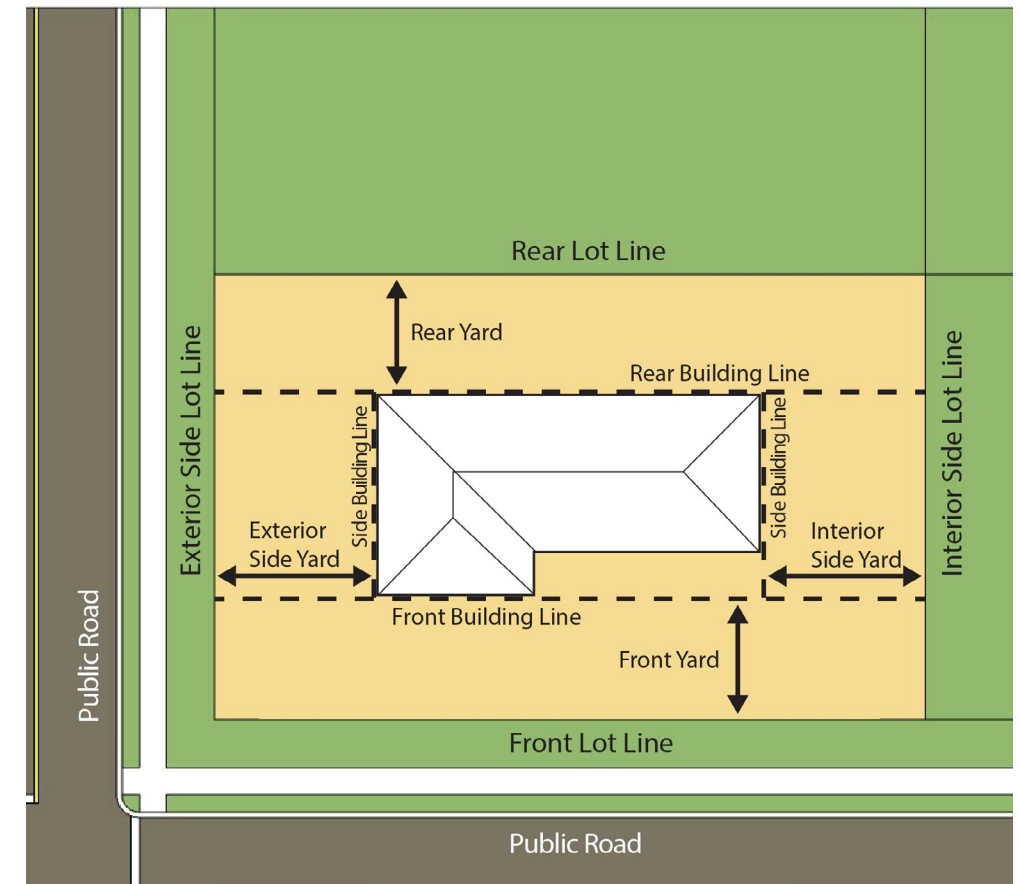
Source diagram from: The Zoning Trilogy

Table 8: Definition Diagrams

Figure 9: Yard and Building Line Definitions

Including:

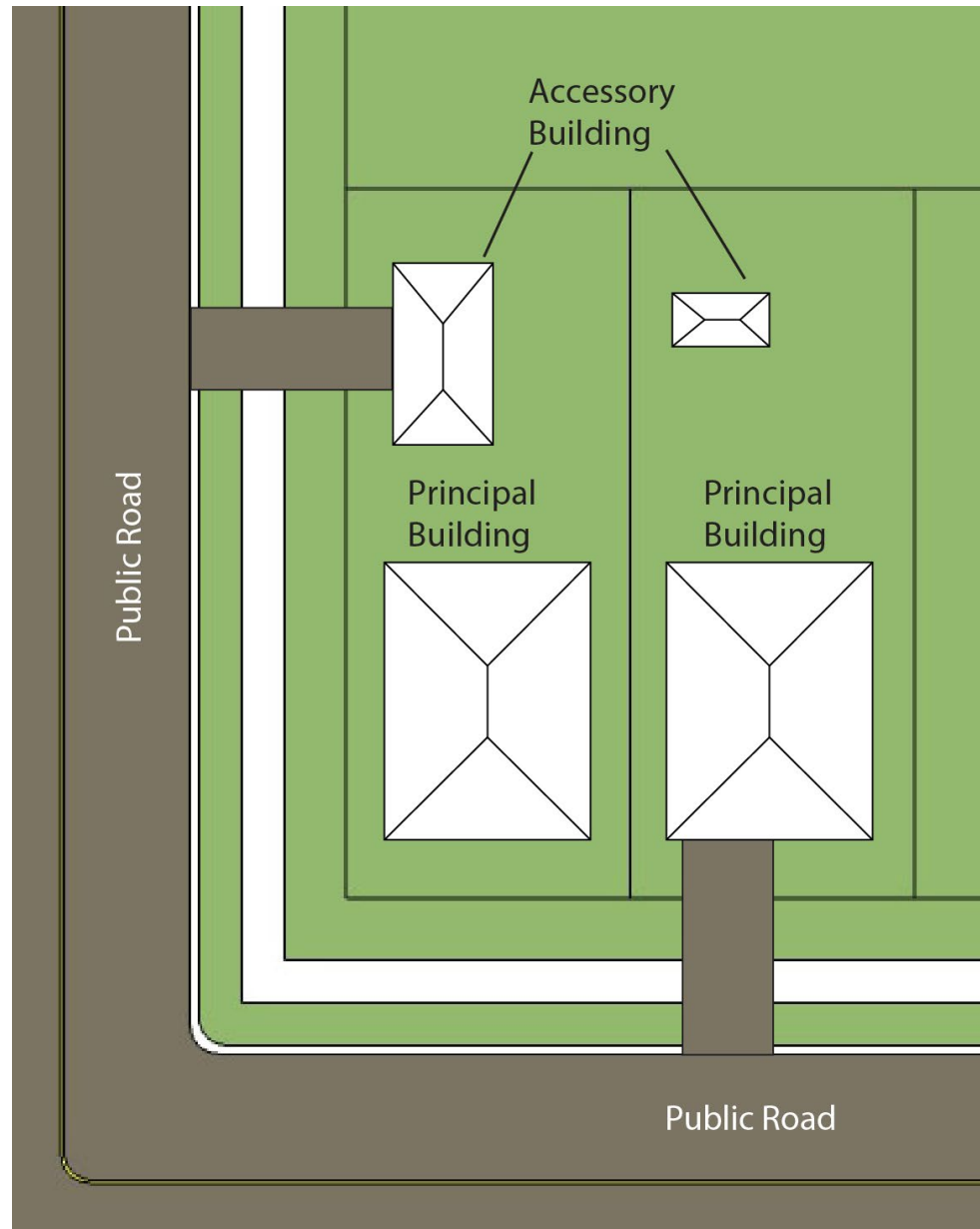
- Front Yard
- Exterior Side Yard
- Interior Side Yard
- Rear Yard
- Front Lot Line
- Rear Lot Line
- Exterior Side Lot Line
- Interior Lot Line
- Front Building Line
- Side Building Line
- Rear Building Line



Source diagram from: The Zoning Trilogy

Table 8: Definition Diagrams

Figure 10: Accessory Building or Structure and Principal Building

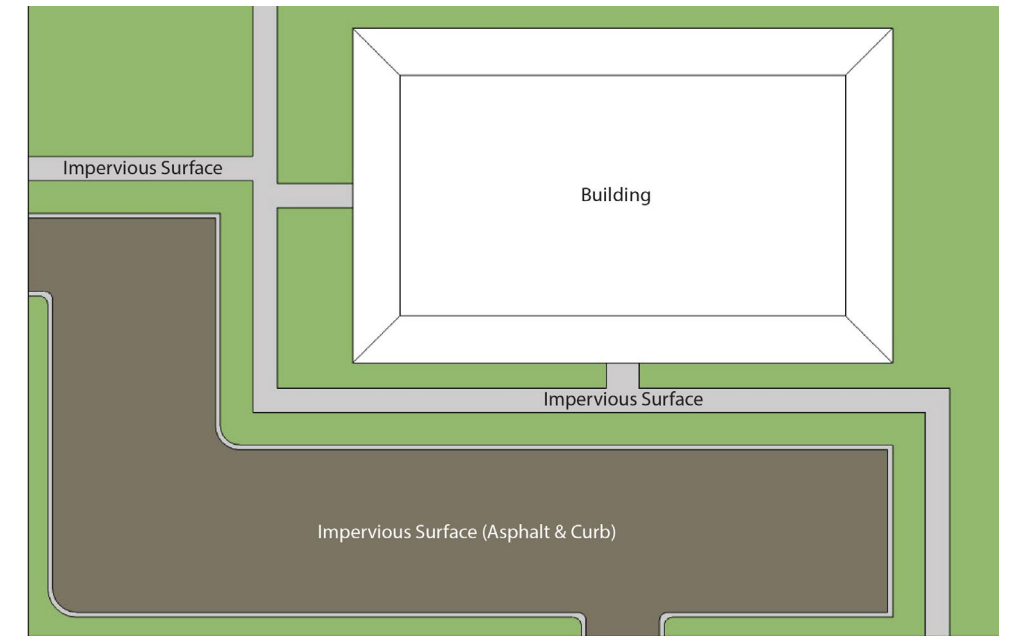


Source diagram from: The Zoning Trilogy

Table 8: Definition Diagrams

Figure 11: Impervious Surface

Means ground, covered ground, **Buildings** or **Structures** which water cannot infiltrate.



Source diagram from: The Zoning Trilogy

Figure 12: Intersection Sight Triangle

Means the horizontal distance measured along the Front Lot Line and Exterior Side Lot Line at an intersection to form a triangle within which sightlines must be maintained for vehicular and pedestrian safety.

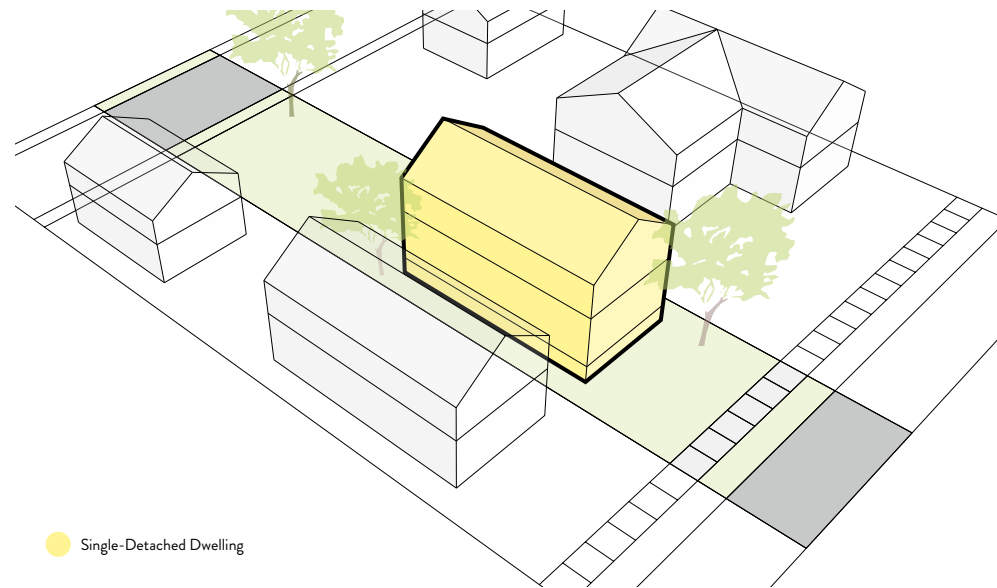


Dwelling Types

Table 8: Definition Diagrams

Figure 13: Residential Building, 1-unit

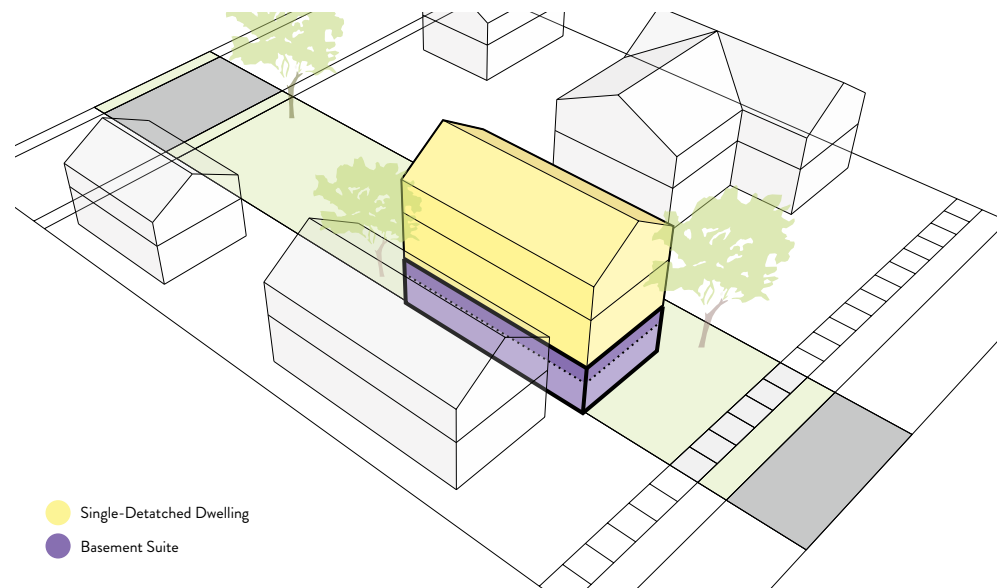
Total *Dwelling Units*: 1



● Single-Detached Dwelling

Figure 14: Residential Building, 1-unit with one Attached Accessory Dwelling Unit

Total *Dwelling Units*: 2

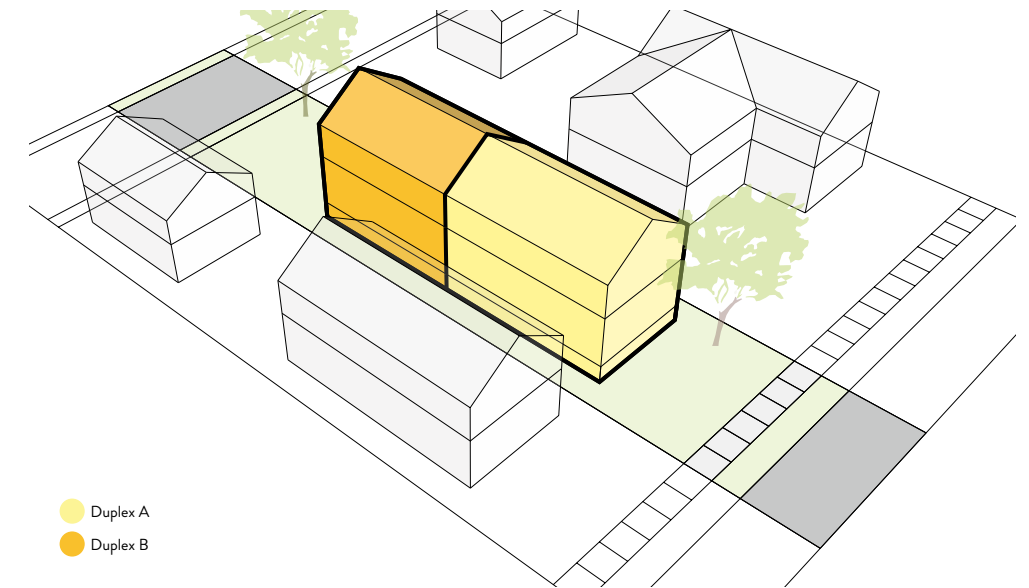


● Single-Detached Dwelling
● Basement Suite

Table 8: Definition Diagrams

Figure 15: Residential Building, 2-units

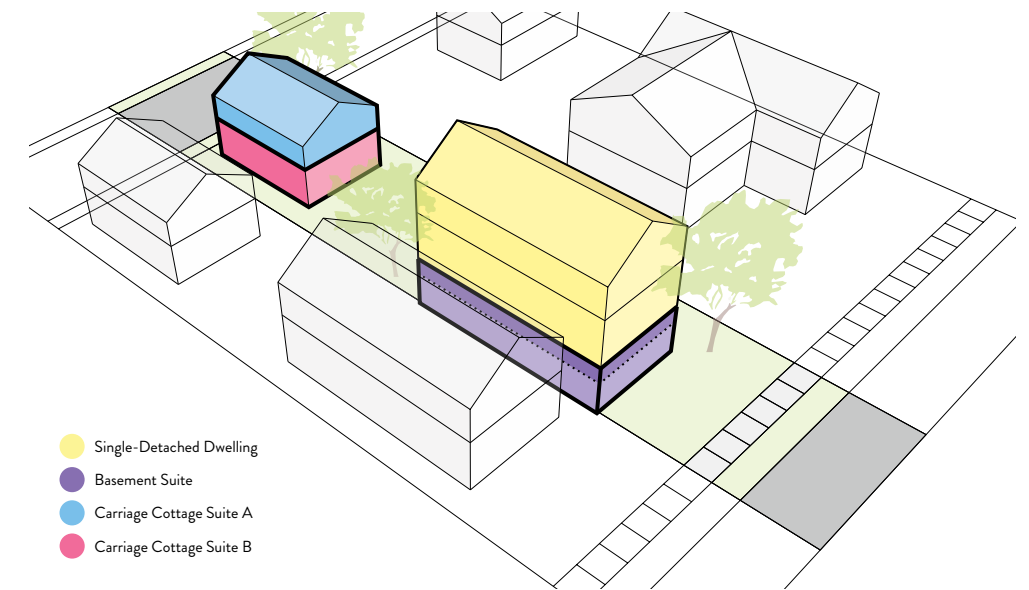
(e.g. duplex)
Total *Dwelling Units*: 2



● Duplex A
● Duplex B

Figure 16: Residential Building, 1-unit with 3 Accessory Dwelling Units on Lot

(2 detached and 1 attached)
Total *Dwelling Units*: 4



● Single-Detached Dwelling
● Basement Suite
● Carriage Cottage Suite A
● Carriage Cottage Suite B

Table 8: Definition Diagrams

Figure 17: Residential Building, 4 Units

(i.e. *fourplex*)
Total *Dwelling Units*: 4

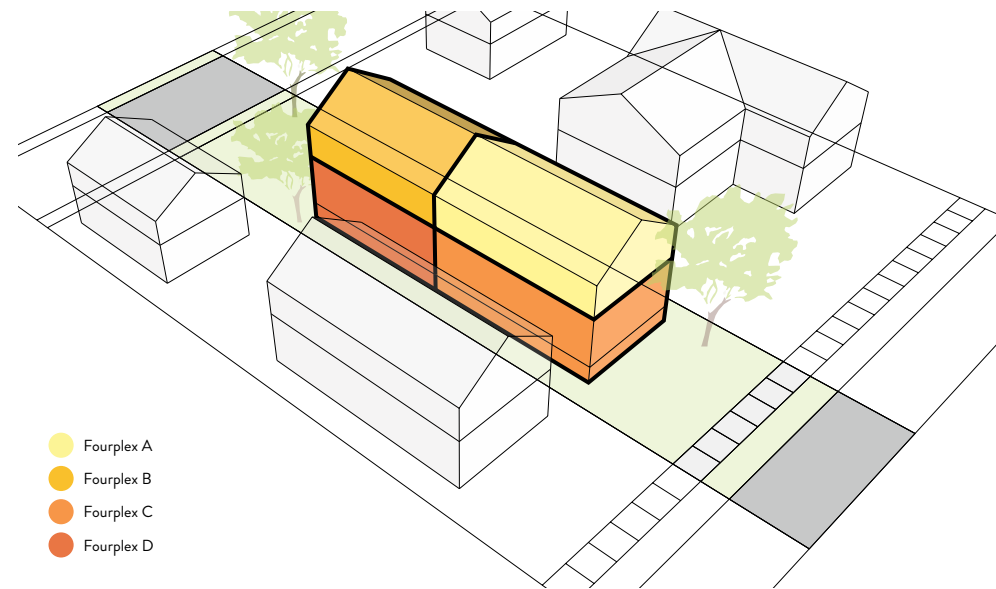


Figure 18: Residential Building, 8 Units

(i.e. *townhouse*)
Total *Dwelling Units*: 8

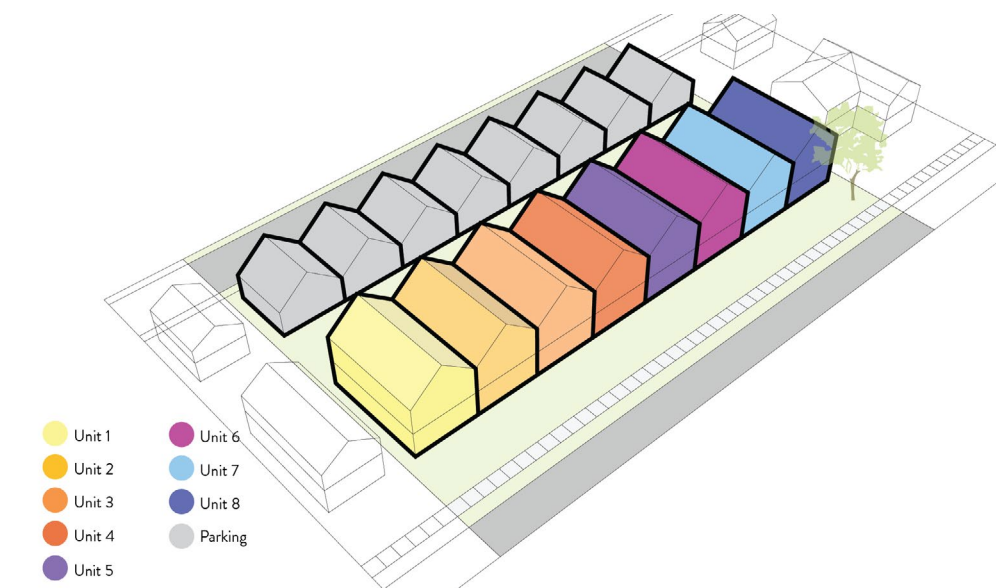
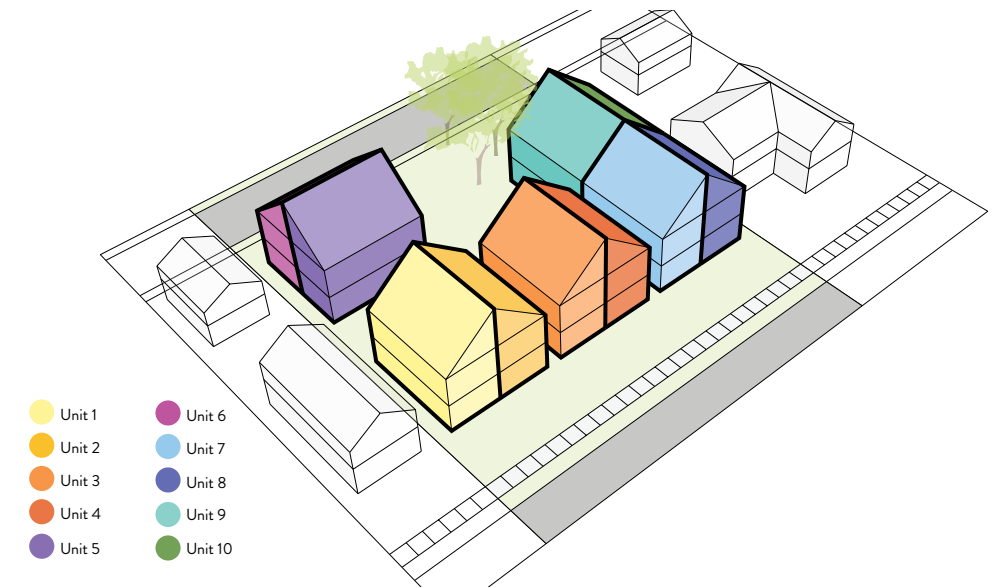


Figure 19: Strata Lot with Multiple Residential Buildings

Table 8: Definition Diagrams

Total *Dwelling Units*: 10



Part 11: Zoning Map

