



Zoning Bylaw 1294, 2011

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Section 1 General Administration

1.1 Citation

- 1) This Bylaw may be cited as the *Town of Golden Zoning Bylaw No. 1294, 2011*.

1.2 Purpose

- 1) The purpose of this Bylaw is to provide an effective system of land **Use** regulation for the orderly, economic, and sustainable **Development**, and redevelopment within the Town of Golden having regard for the provisions of the *Town of Golden Official Community Plan Bylaw No. 1222, 2008*.

1.3 Severability

- 1) A declaration by a court of competent jurisdiction that a Section, clause or provision of this Bylaw, including anything shown on Schedules to the Bylaw is invalid, shall not affect the validity of the Bylaw or any part of the Bylaw other than the Section, clause or provision, or part of the Schedule declared to be invalid.

1.4 Compliance with Legislation

- 1) Other Municipal Bylaws, Provincial and Federal Statutes and Regulations
 - a. In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, and Provincial and Federal statutes and regulations.
- 2) Official Community Plan and **Development Permits**
 - a. The provisions of the **Development Permit** system included within the *Development Procedures Bylaw No. 0832, 1991* and the *Town of Golden Official Community Plan Bylaw No. 1222, 2008* apply in addition to the regulations in this Bylaw.

1.5 Applying Zoning Regulations

- 1) The Manager of Development Services shall administer this Bylaw.
- 2) Areas Subject to the Bylaw, Existing **Uses** and Variance Orders
 - a. Except for legal **Nonconforming Uses** or **Development** approved by a **Development Variance Permit** or a **Board of Variance** order, or another agreement or permit as authorized by the *Local Government Act [RSBC 1996] Chapter 323*, the **Use**, **Buildings**, and **Structures** in each **Zone** or area shall be in accordance with the **Uses** specified for each **Zone** and in accordance with all the appropriate regulations and requirements of this Bylaw.

1.6 Exclusions

- 1) This Bylaw does not apply to the following **Developments**:
 - a. Internal alterations, maintenance and repair to any **Building** or **Structure**, provided that such work does not involve **Structural Alterations**; and does not change the **Use** or intensity of use of the **Building** or **Structure**.
 - b. The **Use** of a **Building** or part thereof as a temporary polling station, election official's headquarters, candidate's campaign **Office**, and any other official temporary **Use** in connection with a federal, provincial, or municipal election, referendum or census.
 - c. A **Building** or **Structure** for a **Residential Sales Centre** for the sales of units of a **Building** under construction or **Lots** in a subdivision that is located either on the **Lot** of construction or on a **Lot** within the subdivision. Such **Uses** shall be permitted in all **Zones** for as long as it is necessary for the construction and sales in progress to be completed, but only while a valid **Building Permit** for such construction remains in force.
 - d. The **Use** of non-residential **Zones** for activities such as amusement carnivals, religious gatherings, and music festivals for less than 7 days in any six-month period provided a valid approval have been issued under the Town's **Business License** and permit requirements.

1.7 Development Applications in Process

- 1) A completed application for a **Building Permit**, **Development Permit** or **Development Variance Permit** that is received prior to the effective date of this Bylaw shall be processed in accordance with the *Zoning Bylaw No. 911, 1993*. Such **Building Permit** applications will have one year from the date of adoption of this Bylaw to be issued after which time they must comply with this Bylaw.

Section 2 Enforcement

2.1 General

- 1) The Manager of Development Services, the Manager of Operations, a Building Official, Bylaw Enforcement Officers, and Development Services Department staff are authorized to enforce the provisions of this Bylaw.

2.2 Inspections for Compliance

- 1) A Bylaw Enforcement Officer or any authorized **Town** representative shall have the right of entry and may enter onto any land or into any **Building** at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.
- 2) No person shall interfere with or obstruct the entry of a Bylaw Enforcement Officer or any authorized **Town** representative onto any land or into any **Building** to which entry is made or attempted pursuant to the provisions of this Bylaw.

2.3 Prohibitions

- 1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- 2) No person shall commence or undertake a **Use** that is not permitted by this Bylaw.
- 3) No person shall **Construct**, make an addition to or alter a **Building** or **Structure**, which is not permitted by this Bylaw.
- 4) No person shall contravene a condition of a permit issued under this Bylaw.
- 5) No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by the Manager of Development Services or by a **Building Official**.
- 6) No person shall authorize or do any **Development** that is at variance with the description, specifications or plans that were the basis for the issuance of a **Building Permit**.

2.4 Penalties

- 1) Every person who violates a provision of this Bylaw commits an offence and is liable on summary conviction to a penalty not exceeding \$10,000.00 and the costs of prosecution.
- 2) Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

Section 3 Interpretation

3.1 Interpretation of Words and Terms

- 1) Words, phrases, and terms neither defined in this Section nor in the *Local Government Act [RSBC 1996] Chapter 323* or other provincial statutes shall be given their usual and customary meaning.
- 2) Where a term or phrase is capitalized, it is subject to interpretation using the definitions contained within Section 4 [*definitions*].
- 3) The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the *Local Government [RSBC 1996] Chapter 323*.

3.2 Illustrations

- 1) Examples and illustrations are for the purpose of clarification and convenience. If there is an inconsistency between an illustration and the text then the text shall prevail.

3.3 References to Legislation

- 1) Any enactments referred to herein are a reference to an enactment of British Columbia law and regulations thereto, as amended, revised, consolidated or replaced from time-to-time, and any bylaw referred to herein is a reference to an enactment of the Council of the Town of Golden, as amended, revised, consolidated or replaced from time-to-time.

3.4 Zone Boundaries

- 1) The **Zone** boundaries on the **Zoning Map** [*schedule A*] shall be interpreted as follows:
 - a. Where a **Zone** boundary follows a **Street, Lane**, railway, pipeline, power line, utility right-of-way, or easement, it follows the centerline, unless otherwise clearly indicated on the **Zoning Map** [*schedule A*].
 - b. Where a **Zone** boundary is shown as approximately following the **Town** boundary, it follows the **Town** boundary.
 - c. Where a **Zone** boundary is shown as approximately following the edge, shoreline, or high water mark of a river, lake, or other water body, it follows that line. In the event of change, it moves with the edge or shoreline.
 - d. Where a **Zone** boundary is shown as approximately following a **Lot Line**, it follows the **Lot Line**.
 - e. Where a **Zone** boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line.
 - f. Where a **Zone** boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so.

- g. In circumstances not covered above, the **Zone** boundary shall be determined by the scale of the **Zoning Map** [*schedule A*].

3.5 Street Closings

- 1) When any **Street** is closed, the roadway lands have the same zoning as the **Abutting** land. When **Abutting** lands are governed by different **Zones**, the centre of roadway is the **Zone** boundary unless the **Zone** boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining **Lot**, the **Lot's** zoning designation applies to affected portions of the roadway.

3.6 Schedules

- 1) The Schedules attached to this Bylaw form part of this Bylaw.

Section 4 Definitions

4.1 Undefined Uses

- 1) The following guidelines shall be applied in interpreting the **Use** definitions:
 - a. Typical **Uses** listed in the definitions as examples are not intended to be exclusive or restrictive; and
 - b. Where a specific **Use** does not conform to the wording of any **Use** definition or generally conforms to the wording of two or more definitions, the **Use** is deemed to conform to and is included in that **Use** which is most similar in functional purpose or physical characteristics.

4.2 Accessory Uses

- 1) All **Uses** permitted by this Bylaw include, except where otherwise specifically stated, all **Uses, Buildings and Structures** reasonably accessory to the **Permitted Uses**.

4.3 Definitions

“Abut” or “Abutting” means immediately contiguous to, or physically touching, and when used with respect to **Lots**, means two **Lots** that share a common **Lot Line**.

“Accessory Buildings and Structures” means a **Building** or **Structure** that is ancillary, incidental or subordinate to the **Principal Building** and is located on the same **Lot**. Typical **Accessory Buildings and Structures** include: **Garages, Detached Secondary Residential Dwellings**, garden sheds, propane tanks, and flagpoles.

“Accessory Use” means a **Use** which is normally ancillary, incidental or subordinate to the **Permitted Use** and takes place on the same **Lot**.

“Adjacent” means land that **Abuts** and is contiguous to a **Lot**, and also includes land that would be contiguous if not for a **Street, Lane**, walkway, stream, utility **Lot**, underground pipeline, power line, drainage ditch, **Watercourse** or similar feature.

“Agriculture” means a **Use** providing for the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, vegetables, orchards, vineyards or other field crops, and any other activity designated as a farm **Use** by the *Agricultural Land Commission Act [S.B.C. 2002] chapter 36*, and its regulations and operations as defined in the *Farm Practices Protection (Right to Farm) Act [RSBC 1996] Chapter 131*.

“Aircraft Sales, Rentals, Repairs, Maintenance, and Construction” means a **Use** providing for the sale and rental, the maintenance and repair, and the manufacturing of aircraft. This **Use** also includes the retail sales of aircraft parts and accessories.

“Airport” means a **Use** providing for the arrival, departure, movement or servicing of aircraft.

“**Airport Terminal and Navigational Facilities**” means a **Use** providing services for aircraft passengers, providing for the loading and unloading of luggage and cargo and providing for the navigation of aircraft on the ground and in the air. This **Use** may include **Accessory Uses** generally consistent with the general purpose of an airport.

“**Amenity Area**” means a common and accessible area designed for the recreational use and enjoyment of visitors and residents of a high density **Development**. Typical **Uses** include: parks, community gardens, playgrounds, gazebos, or social gathering areas.

“**Animal Clinic**” means a **Use** providing for the medical or surgical treatment of domestic pets, animals, and birds inside a **Building** directly or indirectly under the care of a veterinarian. **Animal Clinic** does not include an **Animal Shelter**.

“**Animal Daycare and Grooming**” means a **Use** providing for the care and grooming of domesticated animals excluding livestock, during the day or evening but not overnight.

“**Animal Shelter**” means a **Use** for the temporary care of lost or abandoned animals.

“**Apartment Building**” means a residential **Building** consisting of three or more **Dwelling Units** on a **Lot**, where each **Dwelling Unit** has its principal access from a common entrance or hallway. Apartment **Dwelling Units** at ground level may have direct ground level access to the outside.

“**Artisan Studio**” means a **Use** providing for the production and retail sale of crafts. Typical **Uses** include: pottery, wood crafts, metal crafts, textile crafts, glass crafts, and custom stone crafts and may also include an art, audio visual or photography studio.

“**Assembly Hall**” means a **Use** providing for the assembly of persons for charitable, philanthropic, cultural, private recreational or private educational purposes and may include clubs and lodges.

“**Auctioneering Establishment**” means a **Use** providing for the storage, display, and sale of property, including items and collectables, to the highest bidder.

“**Automatic Irrigation System**” means an irrigation system designed to meet the needs of the **Landscaping** for which it is prescribed and utilizes a timing method to ensure that irrigation occurs on a regular schedule.

“**Bakery**” means a **Use** providing for the manufacturing and sale of baked goods.

“**Balcony**” means a platform with or without a supporting structure, attached to and projecting from the face of a **Building** above the **First Storey**, normally surrounded by a balustrade or railing with access only from within the **Building**.

“**Basement**” means a **Storey** or **Storeys** of a **Building** located below the **First Storey**.

“**Bay Window**” means a window that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

“Bed and Breakfast” means an **Accessory Use** on a **Lot** with a **Single Detached Dwelling** providing temporary accommodation in the form of **Sleeping Units** to the travelling public where the room rate may include meals. This type of accommodation rents out on a short term basis to a maximum of 7 days.

“Board of Variance” means the board established under the *Board of Variance Bylaw*.

“Boarder” means a nonfamily member who is a lodger, roomer, roommate or person who pays for and takes regular lodging, with or without meals.

“Boarding House” means a **Use** providing accommodation in the form of **Sleeping Units** to **Boarders** where meals may or may not be provided. This type of accommodation rents out on a long term basis, usually by the month.

“Boulevard” means that portion of a **Highway** between the curb lines or the lateral boundary lines of a roadway and the adjoining property or between curbs on median strips or islands, but does not include: curbs, sidewalks ditches or **Driveways**.

“Bicycle Parking” means a **Use** providing for the secure parking of bicycles and includes bicycle racks and lockers, and rooms specifically equipped for bicycle storage.

“Building” means a **Structure** used or intended to be used for supporting or sheltering any **Use** or occupancy.

“Building and Garden Supply” means a **Use** providing for the **Retail** sale or wholesale of building materials, hardware, construction and home improvement supplies, lumber, and garden supplies and may include rental of equipment.

“Building Height” means the vertical distance between **Natural Grade** or **Approved Grade** and the highest point of a **Building** or **Structure** to the highest point of the building, and in the case of a **Structure** without a roof to the highest point of the **Building** or **Structure**.

“Building Line” means the line parallel to a **Lot Line**, passing through the point of the **Building** nearest that **Lot Line**.

“Building Line, Front” means the line parallel to the **Front Lot Line**, passing through the point of the **Building** nearest the **Front Lot Line**.

“Building Line, Rear” means the line parallel to the **Rear Lot Line**, passing through the point of the **Building** nearest the **Rear Lot Line**.

“Building Official” means a **Building Official** of the **Town**.

“Building Permit” means a **Building Permit** issued by a **Building Official** conforming to the *Town of Golden Building Regulation Bylaw*.

- “Built Green”** means a program providing for third-party verification of green building certification for energy efficient, and environmentally responsible homes through the use of resource-efficient, environmentally friendly, design and construction practices and products.
- “Bulk Fuel Sales and Storage”** means a **Use** providing for the bulk storage of petroleum, gasoline, diesel, or other fuels, oil, gas, or flammable liquid or fluid.
- “Business”** means a **Use** for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal or other service for gain or profit.
- “Business License”** means a **Business License** issued by the **Town** conforming to the *Town of Golden Business License Bylaw*.
- “Business Support Services”** means a **Use** providing support services to a **Business**. Typical **Uses** include: minor mechanical equipment for printing, duplicating, binding or photographic processing, **Office** maintenance, **Office Equipment Sales and Rentals**, locksmiths, and **Sign** shops.
- “Campground”** means a **Use** providing for the seasonal and temporary use of tents, and **Recreational Vehicles**. This **Use** may include **Accessory Uses** consistent with the general purpose of a **Campground**.
- “Carport”** means a roofed **Structure** that is free standing or attached to the **Principal Building** which is not enclosed on the front and at least one side, to shelter parked vehicles.
- “Cellar”** means a non habitable space used for storage of goods only.
- “Cemetery”** means a **Use** providing for the burial of human remains. This **Use** does not include a funeral home.
- “Child Care, Home”** means a **Use** providing for child care for to up to eight children in accordance with the *Community Care and Assisted Living Act [SBC 2002] Chapter 75*, and the *Childcare Licensing Regulation B.C Reg. 332/2007* and includes Group Child Care, Preschool, Family Child Care, Occasional Child Care, Multi Age Child Care, and In-Home Child Care.
- “Child Care, Centre”** means a **Use** providing for child care that may exceed eight children in accordance with the *Community Care and Assisted Living Act [SBC 2002] Chapter 75*, and the *Childcare Licensing Regulation B.C Reg. 332/2007* and includes Group Child Care, Preschool, and Multi Age Child Care.
- “Cluster Housing”** means a comprehensively designed residential **Development** in the form of **Single Detached Dwellings**, **Duplexes** or **Multiple Dwellings** arranged in a compact form as to maximize the surrounding natural environment.
- “Coach House”** means a **Detached Secondary Residential Dwelling** built on the **Second Storey** of an **Accessory Building** where a **Garage**, **Carport** or storage area is the **First Storey**.

“Commercial School” means a **Use** providing for training, instruction, and certification in a specific trade, skill or service for the financial gain of the individual or company owning the school. Typical **Uses** include: secretarial, hairdressing, automotive and construction trades, dancing, art, martial arts or music schools.

“Composting Facility” means a **Use** providing for the disposal or reuse of organic waste.

“Concrete Mixing Plant” means a **Use** providing for the processing, manufacturing, recycling, and sales of concrete and the accessory manufacture and sales of products made from concrete.

“Conservation” means a **Use** providing for the preservation of natural resources.

“Construct” means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, upgrade, remove or excavate.

“Contractor Services, General” means a **Use** providing for building and road construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage and **Warehouse** space. Any sales, display, **Office** or technical support service areas shall only be permitted as an **Accessory Use**.

“Contractor Services, Limited” means a **Use** providing for electrical, plumbing, heating, painting and similar contractor services and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed **Building**, and there are no accessory manufacturing activities.

“Corner Lot” means a **Lot** at the intersection of two or more **Highways** which has both a **Front Lot Line** and an **Exterior Lot Line**.

“Corner Visibility Triangle” means the area of visibility required at the corner of a **Highway** intersection to allow traffic coming from all directions sufficient reaction time before meeting at the intersection.

“Crematorium” means a **Use** providing for the incineration of the deceased.

“Custom Indoor Manufacturing” means a **Use** providing for small scale on-site indoor production of goods by hand, manufacturing primarily involving the use of hand tools and provided such **Developments** have fewer than 5 production employees. Typical **Uses** include: toy and musical instrument manufacturing, specialty food products, gunsmiths, blacksmiths, and pottery studios. Any sales, display or **Office** space shall only be permitted as an **Accessory Use**.

“Deck” means a **Structure** more than 0.6 m above **Natural Grade** or **Approved Grade** without a roof or walls, except for visual partitions and railings.

“Density” means a measure of the intensity of **Development** compared to the area of the site or the number of **Dwelling Units** on a site measured in ratio of units to area or **Floor Area Ratio**.

“Density Bonus” means the exchange an amenity for an increase in allowable **Density**.

“**Derelict**” means an unlicensed **Motor Vehicle** or **Trailer** that is not capable of being moved by its own motive power as defined in the *Property Maintenance Bylaw*.

“**Development**” means any change in **Use** or any construction to which the *Town of Golden Building Regulation Bylaw* applies.

“**Development Permit**” means a **Development Permit** issued by the **Town**.

“**Development Variance Permit**” means a **Development Variance Permit** issued by the **Town**.

“**Drive-Through Business**” means a **Use** providing for serving customers in **Motor Vehicles** where normally the customer remains in the vehicle for service. A typical **Use** may include banking services but excludes drive-in theatres and rapid drive through **Motor Vehicle Services**.

“**Driveway**” means a private right-of-way that provides access for vehicles and pedestrians from a **Boulevard**, curb, or sidewalk to a **Lot** or a **Carport**, **Garage**, parking pad, loading berth, or structure located on the **Lot**.

“**Duplex**” means a residential **Building** designed exclusively to accommodate two households living independently in separate **Dwelling Units** above, below or beside each other, each having a separate entrance. This type of **Development** is designed and **Constructed** as two **Dwelling Units** that share a common foundation and roof structure. The **Building** could be located on one or two **Lots** with ownership types being either fee simple or strata.

“**Dwelling Unit**” means a self-contained accommodation for one or more persons containing cooking, eating, living, sleeping, and sanitary facilities used or intended to be used permanently for a household.

“**Educational Services**” means a **Use** providing for public assembly for education, training or instruction, which is publicly supported and includes the administration **Offices** required for the provision of such services on the same site. Typical **Uses** include: public schools, community colleges, universities, and technical and vocational schools including their administrative **Offices** and student housing.

“**Emergency and Protective Services**” means a **Use** providing for rescue services including: fire protection, police, search and rescue, or ambulance.

“**Employee Housing**” means a **Dwelling Unit** located in a commercial **Building** occupied by an employee who is actively engaged in such commercial **Use**.

“**Engineer**” means a member of the *Association of Professional Engineers and Geoscientists of British Columbia*.

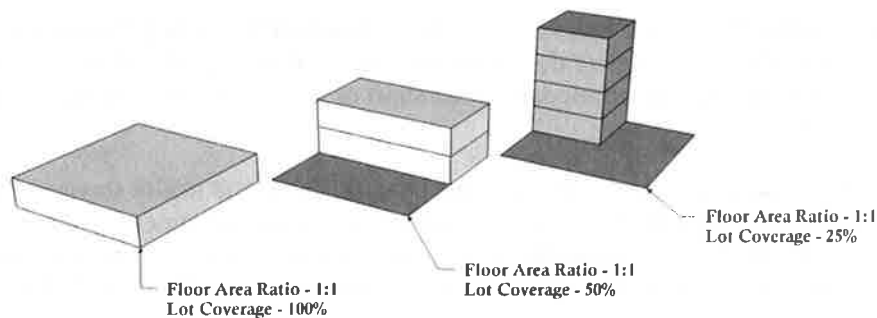
“**Entertainment and Recreation, Indoor**” means a **Use** providing for entertainment or recreation conducted indoors. Typical **Uses** include: live performances, motion picture theatres, health and fitness centres, athletic facilities, pool halls, and bowling alleys.

- “Entertainment and Recreation, Outdoor”** means a **Use** providing for sports and active recreation conducted outdoors. Typical **Uses** include: ball fields, nature trails, tennis courts, skate parks and **Golf Courses**.
- “Equipment Sales and Rentals”** means a **Use** providing for the sale and rental of tools, appliances, construction equipment or similar items, but does not include the sale and rental of heavy industrial equipment.
- “Fabric-Covered Structures”** means a pre-manufactured **Structure** consisting of a wood, tubular metal or tubular plastic frame covered with fabric, reinforced plastic, vinyl or other sheet material.
- “Facility”** means a **Building** or **Structure** designed to accommodate a specific **Use**.
- “Family”** means one or more individuals who by the reasons of marriage, heredity, adoption, or choice, live as a household; provided that the number of persons unrelated by blood or marriage shall not exceed four and excludes boarders and daycare children.
- “Farmers Market”** means a **Use** providing for a market comprised exclusively of vendors who make, bake, grow or raise the products they sell. Typical **Uses** include: mobile food vendors, produce sales, artists, woodworkers, photographers, craft sales, baked goods sales, and makers of health and beauty products.
- “Fast Food Outlet”** means a **Use** providing for the sale of quickly prepared and served foods and beverages that can be consumed in or away from the **Facility**, or in vehicles.
- “Fence”** or **“Fencing”** means a **Structure** which forms a barrier for enclosing, bounding, delineating or protecting land.
- “Financial Services”** means a **Use** providing for financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company or related **Business**.
- “Fleet Service”** means a **Use** providing for fleet vehicles services and storage, where such vehicles are not available for sale or long term lease. Typical **Uses** include: bus lines, storage of a fleet of rental vehicles, and messenger and courier services. This does not include moving or cartage firms involving trucks or buses with a gross vehicle weight of more than 3,000 kg.
- “Floor Area”** means the area of a floor in a **Building** or in part of a **Building**.
- “Floor Area, Gross”** means the total area of all wholly enclosed floors in a **Building**, above and below **Natural Grade** or **Approved Grade**, measured from the exterior of the main walls at the level of each floor, including stairwells, escalators and **Basements**; but excluding areas used by vehicles for parking and loading, **Cellars**, and crawlspaces less than 1.5 m in height.
- “Floor Area, Ground”** means the **Gross Floor Area** of the ground floor.

"Floor Area, Net" means the total **Floor Area** measured from the inside face of the exterior walls of a **Building** or part of a **Building**, but does not include: **Cellars** within a dwelling, cloakrooms, corridors, crawlspaces, elevator shafts, hallways, indoor **Amenity Areas**, **Kitchens**, loading areas, lobbies, mechanical rooms, parking **Garages**, stairwells, storerooms to a maximum of 20% of the total **Net Floor Area**, and washrooms.

"Floor Area Ratio" means the ratio of the **Gross Floor Area** to the **Lot Area** [*figure 4-2 floor area ratio/lot coverage*].

Figure 4-2 Floor Area Ratio/Lot Coverage



"Funeral Services" means a **Use** providing for the preparation of the deceased for burial or cremation.

"Garage" means a roofed and enclosed structure that is freestanding or attached to the principal building used to shelter parked vehicles.

"Garden Centre" means a **Use** providing for the raising, storage and sale of plants and related materials such as tools, soil, and fertilizers intended for household use. For the purpose of this Bylaw, Garden Centres are to be limited in scope and scale as to be compatible with general commercial **Uses** in a commercial **Zone**.

"Garden Suite" is a **Detached Secondary Residential Dwelling**, limited to a single **Storey**.

"Gas Bar" means a **Use** providing for the **Retail** sale of fuel and lubricants for **Motor Vehicles** and may include accessory **Retail** sales, but excludes auto repair.

"Golf Course" means a **Use** providing for the sport of golf and may include **Accessory Uses** consistent with the general purpose of a golf course including: clubhouses, banquet facilities, driving ranges, mini golf, **Restaurants**, and **Liquor Establishments**.

"Government Services" means a **Use** providing for Crown Corporation, municipal, provincial or federal **Government Services** directly to the public that is primarily conducted indoors. Typical **Uses** include: courthouse, town hall, post office, community services, and similar public government **Offices** and services.

- “Grade, Approved”** means the ground surface elevation level after man-made re-grading in accordance with a site grading plan approved by the Town. For determination of **Building Heights, Approved Grade** shall mean the lowest of the average levels of grade adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of grade.
- “Grade, Natural”** means the elevation of the ground surface in its state before man made alteration. For determination of **Building Heights, Natural Grade** shall mean the lowest of the average elevation levels adjoining each exterior wall of a building.
- “Guest Cottage”** means a **Use** for up to three **Detached Secondary Residential Dwellings** located on a **Lot** where the owner resides in a **Principal Building** on that **Lot**. **Guest Cottages** may accommodate either short or long term rental for up to 2 guests per cottage.
- “Health Services”** means a **Use** providing physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical **Uses** include: medical, dental, chiropractic, physiotherapy, massage, acupuncture, and counseling offices and clinics.
- “Highway”** includes a **Street**, road, **Lane**, bridge, viaduct, and any other way open to the **Use** of the public, but do not include a private right of way or easement on private property.
- “Home Based Business”** means an **Accessory Use** providing for a Business or profession to be carried out within a **Dwelling Unit**. **Home Based Businesses** are either a Class 1 or a Class 2 and require a valid **Business License** issued by the **Town**.
- “Home Based Business Class One”** means a low impact **Home Based Business** carried out within a **Dwelling Unit** by the resident of that **Dwelling Unit**. A **Home Based Business Class One** is essentially a “desk and telephone” home **Office** that is undetectable within a residential neighbourhood and generates no clientele traffic and requires no deliveries. Typical uses may include self-employed persons providing professional **Office** based services.
- “Home Based Business Class Two”** means a **Home Based Business** carried out within a **Dwelling Unit** or **Accessory Building**. A **Home Based Business Class Two** is only moderately detectable within a residential neighbourhood and is allowed a limited number of client visits per day and may have one non-resident employee. Typical examples include: music lessons, indirect sales, massage, yoga, and acupuncture.
- “Hospital and Care Services”** means a **Use** providing for medical treatment, care, and rooming for the sick and injured. This includes **Accessory Uses** consistent with hospital oriented services and facilities.
- “Hostel”** means a **Use** providing for temporary sleeping accommodation and containing one or more dormitories and includes common areas for washing, cooking, dining, socializing, bathroom, and **Kitchen**.

“**Hotel**” means a **Use** providing rooms or suites for temporary sleeping accommodation where the units have access to an enclosed common interior corridor and may be equipped with individual **Kitchen** facilities. This **Use** may include **Accessory Uses** consistent with the general purposes of Hotels and services to guests.

“**Household Repair Services**” means a **Use** providing for the repair of goods, equipment and small appliances normally found within the home. Typical **Uses** include: radio, television, computer and appliance repair, furniture refinishing, and upholstery shops.

“**Industry, Light**” means a **Use** providing for one or more of the following: the recycling of used goods and materials, the manufacturing or assembling of semi-finished or finished goods, products or equipment, the preparation of printed and film materials, the storage, servicing, renting, repairing or testing of materials, goods and equipment normally associated with industrial, **Business** or household use, terminals for the storage or transshipping of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial, farm or commercial **Businesses** for their direct use or to **Retail** stores or other **Uses** for resale to individual customers or the training of personnel and students in general industrial operations. This **Use** does not include gravel crushers.

“**Industry, Heavy**” means a **Use** providing for the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment from raw materials; the storage, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or **Business Use**. This **Use** typically has area, intensity and land **Use** impacts with greater magnitude and significance than **Industry, Light**. Typical **Uses** include: gravel crushers, sawmill, **Concrete Mixing Plant**, wood processing, brewing or distilling, manufacturing of manufactured homes, vehicle or heavy equipment. This **Use** may include: accessory **Office**, technical and administrative support, the **Retail** sale or products produced on site, **Warehousing**, wholesale or commercial education. The combined **Floor Area** for **Accessory Uses** shall not exceed 25% or the **Gross Floor Area** of the Building(s) devoted to the heavy industrial **Use** on the same site.

“**Kitchen**” means a room or area equipped for preparing and cooking food.

“**Landscape Architect**” means a **Landscape Architect** registered in British Columbia under the *Architects' (Landscape) Act [RSBC 1996] Chapter 18*.

“**Landscape Buffer**” means a landscaped or natural area intended to visibly separate and **Screen** one **Use** from another.

“**Landscape Industry Certified Designer**” means an individual certified by the *Canadian Nursery Landscape Association* as a **Landscape Industry Certified Designer**.

“**Landscape Plans**” means a plan as per Section 8 [*landscaping and screening regulations*] of this Bylaw, prepared by a **Landscape Architect** or a **Landscape Industry Certified Designer**, and is a requirement of all **Development Permit** applications.

“Landscape Plans, Approved” means a **Landscape Plan** that has been reviewed and approved by the Manager of **Development** Services for consistency with the Section 8 [*landscaping and screening regulations*].

“Landscaping” means the planting and maintenance of lawns, shrubs and trees, and the addition of **Fences**, benches, walks, or other **Structures** and materials used in **Landscape** architecture, and includes the retention of existing trees and plants where appropriate, for the purpose of enhancing the appearance of the land.

“Landscape Area” means the minimum percentage of **Lot Area** required to be landscaped for any **Development** requiring a **Development Permit**.

“Lane” means a **Highway** under the *Town of Golden Subdivision and Development Bylaw* that is more than 3.0 m wide to a maximum of 5.4 m wide if paved and 6.0 m wide if not.

“LEED” (Leadership in Energy and Environmental Design) means an internationally recognized green building certification system, providing third-party verification that a **Building** or community was designed and built using strategies intended to improve performance in metrics such as energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

“Letter of Completion” means written verification by a **Landscape Industry Certified Designer** or **Landscape Architect** that **Landscaping** has been completed in accordance with the **Approved Landscape Plans**.

“Liquor Establishment” means a **Use** providing for the sales of alcoholic beverages to the public for consumption on the premises. **Liquor Establishments** must hold a Liquor Primary License. Typical Uses include: cocktail lounge, cabarets, pubs and nightclubs.

“Live-Work Unit” means a **Use** which combines a permitted commercial **Use** with a **Dwelling Unit** as a single occupancy within the **Building**.

“Lot” means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act [RSBC 1996] Chapter 250* or the *Strata Property Act [SBC 1998] Chapter 4*.

“Lot Area” means the total area of land comprising the **Lot**, but excluding any panhandle area.

“Lot Coverage” means the sum of the areas of the **Ground Floor Areas** of every **Building** and Structure on the **Lot**, expressed as a percentage of the **Lot Area** [*figure 4-2 floor area ratio / lot coverage*].

“Lot Frontage” means the horizontal distance between the **Side Lot Lines** measured along the **Front Lot Line**, except: where the **Front Lot Line** is not a straight line or where the **Side Lot Lines** are not parallel, the **Lot Frontage** means the distance measured in a straight line between the points where the **Side Lot Lines** are intersected by the **Setback** line.

“**Lot Line**” means the legally defined boundary of any **Lot**.

“**Lot Line, Exterior**” means a **Side Lot Line** that is not a **Front Lot Line** or **Rear Lot Line** and that is common to the **Lot** and an **Abutting Highway** or access route in a bare land strata plan.

“**Lot Line, Front**” means the **Lot Line** that is common to the **Lot** and an **Abutting Highway**, not including a **Lane** or access route, and where there are two or more such **Lot Lines** the shortest is deemed the **Front Lot Line**, and in the case of a **Panhandle Lot** means the **Lot Line** or lines nearest the **Abutting Highway**, but not forming a boundary of the panhandle area.

“**Lot Line, Interior**” means a **Lot Line** that is not a **Front Lot Line**, **Rear Lot Line** or **Exterior Lot Line**.

“**Lot Line, Rear**” means the **Lot Line** that is opposite the **Front Lot Line** in the case of a **Lot** having four sides.

“**Lot Line, Side**” means any **Lot** boundary line which is not a **Front Lot Line** or **Rear Lot Line**.

“**Medical Clinic**” means a **Facility** where a group of physicians working in cooperation and sharing the same facilities who, working in conjunction with nurses and administrative staff, administer **Health Services** to individuals not requiring hospitalization or institutionalization.

“**Metal Storage Container**” means a prefabricated metal container or box specifically **Constructed** for the transportation of goods by rail, ship or truck.

“**Mixed-Use Development**” means a **Use** providing for an integration of **Uses**, most typically commercial and residential.

“**Mobile Home**” means a single or multiple section **Single Detached Dwelling** built to CSA Z240 Standards for residential occupancy and designed to be transportable on wheels.

“**Mobile Home Park**” means a **Use** providing for the placement of two or more **Mobile Homes** on a **Lot**, and may include services or **Offices** consistent with the general purpose of the **Mobile Home Park**.

“**Mobile Vendor**” means a **Use** providing for an independently operated vehicle, structure, or mobile food vending apparatus occupying public space, typically for the purpose of providing food and beverages, retail products, or services for commercial sale by a business entity, in an outdoor setting to either passers-by or seated patrons. **Mobile Vendors** are only allowed to operate on public land in compliance with Town bylaws.

“**Motel**” means a **Use** providing rooms or suites for temporary sleeping accommodation for the travelling public, each unit of which has its own sanitary facilities and may include a **Kitchen**.

“**Motor Vehicle**” means any **Motor Vehicle** as defined in the *Motor Vehicle Act [RSBC 1996] Chapter 318*.

- “Motor Vehicle Body Repair and Paint Shop”** means a **Use** providing for the repair and painting of automobiles, trucks and other vehicles.
- “Motor Vehicle Rental”** means a **Use** providing for the rental of automobiles and light trucks, together with incidental maintenance services, storage, and washing.
- “Motor Vehicle Sales and Service”** means a **Use** providing for the **Retail** sale of automobiles and light trucks, together with incidental maintenance services, storage, washing, and sales of parts. It does not include dealerships for the sale of **Recreational Vehicles**.
- “Motor Vehicle Service”** means a **Use** providing for the routine washing, servicing or repair of vehicles within a **Building**, and for the sale of gasoline, petroleum products, and a limited range of auto parts and accessories.
- “Multiple Dwelling”** means a residential **Building** or cluster of **Buildings** containing three or more **Dwelling Units** on a **Lot** and may include: row housing, **Cluster Housing**, **Townhouse** and **Apartment Building Uses**.
- “Nonconforming”** means a **Use** of land, **Building** or Structure which does not conform to the regulations of this Bylaw for the **Zones** in which such **Use**, **Building** or Structure is located, as of the date of the passing of this Bylaw.
- “Office”** means a **Use** providing for conducting the affairs of a **Business** and may include the provision of administrative, business, clerical and secretarial agencies, consulting, financial, **Government Services**, **Health Services**, insurance, professional, and real estate, services in an **Office** setting.
- “Onsite Beer and Wine Making”** means a **Use** providing for the on-site production or manufacturing of wine, beer or cider.
- “Outdoor Storage”** means an **Accessory Use** providing for the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent **Structures** or the material alteration of the existing state of the land. Typical **Uses** include vehicle, construction materials or heavy equipment storage but exclude salvage, recycling, scrap yards, junk or **Derelict Motor Vehicles**.
- “Panhandle Lot”** means a **Lot** which has its primary legal access from a **Street** through a narrow strip of land which is an integral part of the **Lot**. This narrow strip is referred to as the panhandle area.
- “Parking Lot, Public”** means a **Use** providing for vehicular parking which is intended for public **Use** and not primarily intended for the use of residents, employees or clients of a particular **Development**.
- “Passive Recreation”** means a **Use** providing for non-motorized recreational activity that may include **Accessory Uses** and **Buildings** that are consistent with passive recreational activities. Typical **Uses** include: walking, canoeing, biking and wildlife observation.

“**Patio**” means any solid **Structure** at **Natural Grade** or **Approved Grade** meant for support of people or materials outdoors and less than 0.6 m in height.

“**Pawn Shop**” means a **Use** where goods and chattels are taken at pawn and may be sold.

“**Permitted Use**” means the primary use of land, **Buildings** or **Structures** which is in accordance with the list of **Permitted Uses** in the zone specific regulations [*schedules B through CC*] of this Bylaw.

“**Personal Services**” means a **Use** providing for services to an individual which are related to the care and appearance of the body. Typical **Uses** include: barber shops, hairdressers, manicurists, tailors, dress makers, laundromat, and tanning salons.

“**Porch**” means a roofed, open **Structure** projecting from the exterior wall of a **Building** with walls, which are open or screened.

“**Principal Building**” means the primary **Building** on a **Lot** in which a **Permitted Use** is conducted, for example: in a residential **Zone** the **Single Detached Dwelling** would be the **Principal Building**. No more than one **Principal Building** is permitted on a **Lot** unless specifically provided for under this Bylaw.

“**Principal Dwelling Unit**” means the required primary **Dwelling Unit** located within a **Single Detached Dwelling** that any secondary **Dwelling Unit** located on that same **Lot** is ancillary to.

“**Private Open Area**” means an outdoor area for the exclusive use and enjoyment of residents of a **Dwelling Unit** within a higher density residential **Development**. A **Private Open Area** includes: decks, patios, and gardens.

“**Propane Sales and Refill**” means a **Use** providing for consumer sales and refill of propane tanks.

“**Propane Storage and Service**” means a **Use** providing for the storage, distributing and servicing of bulk propane fuel.

“**Public Exhibit**” means a **Use** providing for the collection of literary, artistic, musical and similar reference materials for preservation or exhibition. Typical **Uses** include: libraries, museums, art galleries, archaeological and cultural exhibits.

“**Public Park**” means a **Use** providing for outdoor passive or active recreation to the public including: playgrounds, trails, environmentally sensitive areas, band shells, community gardens, forest reserve, greenbelts, conservation areas, and nature areas. It may include **Accessory Uses** and **Buildings** consistent with the general purpose of park land.

“**Rapid-Drive-Through Vehicle Services**” means a **Use** providing for rapid cleaning, lubrication, maintenance, or repair services to **Motor Vehicles**. Typical **Uses** include automatic or coin operated car washes, rapid lubrication shops or specialty repair facilities.

“**Recreational Unit**” means a transportable conveyance intended for motorized recreational use and typically includes boats, all terrain vehicles, motorcycles, and snowmobiles.

“Recreational Unit Sales and Rental” means a **Use** providing for the **Retail** sale or rental of new or used **Recreational Units** or similar light recreational equipment, together with incidental maintenance services, storage, fuelling, washing, and sales of parts.

“Recreational Vehicle” means a transportable conveyance intended as a temporary accommodation for travel, vacation, or recreational use and includes travel and tent **Trailers**, motor homes, slide-in campers, and chassis-mounted campers.

“Recreational Vehicle Sales and Rental” means a **Use** providing for the **Retail** sale or rental of new or used **Recreational Vehicles** and may include sales of parts.

“Recycling Depot” means a **Use** providing for the return, recycling and storage of post consumer refuse such as glass, plastics, cans, cardboard, newspapers, electronic materials and other types of containers with recycling activities predominantly carried out within a **Building**.

“Religious Assembly” means a **Use** providing for the assembly of persons for religious worship, services, or rites, and may include: accessory food and beverage service, administration, educational, social, recreational, charitable or philanthropic activities, spectator entertainment, patron participation entertainment, and a residence for a caretaker or head of congregation. Typical **Uses** include: chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple.

“Residential Sales Centre” means a temporary **Use** providing for the market of residential **Development** or undeveloped **Lots**.

“Resort Accommodation and Convention” means a **Use** providing rooms or suites as temporary sleeping accommodations for the traveling public such as **Hotels** and **Motels**. It may include **Accessory Uses** consistent with accommodation and convention **Development** including banquet, seminar, trade fair and convention **Facilities**.

“Resort Amenity Facilities” means a **Use** providing space for the recreational use and enjoyment of tourists. Typical **Uses** include: fitness rooms, pools, spas, and meeting rooms.

“Restaurant” means a **Use** providing for the sale of food to the general public for either consumption within the **Facility** or delivery, but excludes drive-through, and **Fast Food Outlets**.

“Retail” means a commercial **Use** where goods, merchandise, and other materials are offered for sale to the general public and includes limited on-site storage or limited seasonal outdoor sales to support the **Retail** operation. It may include the manufacturing of products to be sold on site, provided the **Gross Floor Area** used for manufacturing does not exceed 25% of the **Gross Floor Area** of the **Retail** stores. Typical **Uses** include: food, grocery, pharmaceutical, **Retail** liquor sales, clothing, thrift, and sporting goods stores.

“Retail, Commercial” means a **Use** providing for the selling of goods to the general public or by membership and is located in a large **Building** which exceeds a **Gross Floor Area** of 3,000 m².

“Retail, Convenience” means a **Use** providing for the **Retail** sale of goods required by area residents, travelling public or employees on a day to day basis which does not exceed 250 m² in **Gross Floor Area**.

“Riparian Assessment Area” means:

- 1) for a stream, the 30.0 m strip on both sides of the stream, measured from the high water mark,
- 2) for a ravine less than 60.0 m wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 m beyond the top of the ravine bank, and
- 3) for a ravine 60.0 m wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 m beyond the top of the ravine bank.

“Screen” means a **Fence, Building, Structure** or **Landscape Area** providing a visual barrier to conceal parking, garbage collection, and storage **Uses**.

“Seasonal Vendor” means a **Use** providing for the seasonal sale of goods crafts and produce for not more than 120 days. Seasonal Vendors require valid Business Licenses and limited to two per lot. Seasonal Vendors may be required to provide additional parking on-site. Typical uses include: seasonal fruit stand, ice cream stand, garden stand.

“Secondary Residential Dwelling” means a self contained accessory **Dwelling Unit** either detached or within a **Single Detached Dwelling**, containing sleeping, living, **Kitchen** and sanitary facilities, accessible by a separate entrance, for use as a residence by a household.

“Secondary Residential Dwelling, Detached” means a self-contained **Secondary Residential Dwelling**, separate and accessory to a **Single Detached Dwelling**, may be further classified as either a **Garden Suite** or **Coach House**.

“Secondary Suite” means a self-contained **Secondary Residential Dwelling**, located within a **Single Detached Dwelling**.

“Security Persons Dwelling Unit” means a **Use** providing for on-site accommodation for persons employed on the property. Examples include a residence for the site caretaker, operator of a commercial or industrial **Facility**, or for the on-duty security personnel. One **Security Persons Dwelling Unit** is permitted on a **Lot** and its **Gross Floor Area** shall not exceed 200m².

“Self Storage” means a **Use** providing for separate, individual, and private indoor storage spaces of various sizes, to be individually leased or rented for varying periods of time. **Self Storage** includes “mini storage” but does not include **Warehouses**.

“**Setback**” means the horizontal distance separating a **Building, Structure** or **Use** from a **Lot Line** or other specified location measured at **Natural Grade** or **Approved Grade**.

“**Sign**” means any device or medium, including its supporting **Structure**, visible from any **Highway** or **Lot** other than the one on which it is located, and are typically used to attract attention for advertising, information or identification purposes.

“**Single Detached Dwelling**” means housing on a single titled **Lot** consisting of one **Dwelling Unit** intended for use by one household, and may include a **Secondary Suite** where provided for in accordance with this Bylaw.

“**Sleeping Unit**” means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.

“**Storage of Flammable and Combustible Liquids**” means a **Use** providing for the storage of flammable and combustible materials in accordance with the regulations outlined in the *British Columbia Fire Code*, the *National Fire Protection Act*, and the *British Columbia Building Code*.

“**Storey**” means that portion of a **Building** 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.

“**Storey, First**” means the uppermost **Storey** having its floor level not more than 2 m above **Natural Grade** or **Approved Grade**.

“**Storey, Second**” means the **Storey** above the first.

“**Street**” means a **Highway** under the *Town of Golden Subdivision and Development Bylaw* that is more than 5.4 m wide if paved and 6.0 m wide if not.

“**Street, Off**” means taking place off of the **Street**.

“**Structural Alteration**” means any change or addition to the supporting members of a **Structure**, including the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing **Structure**. Changes or additions exceeding 75% of the assessed value of the existing **Structure** are considered a new **Structure**.

“**Structure**” means a **Construction** of any kind whether fixed to, supported by or sunk into land or water and may include: towers, flagpoles, swimming pools, docks, **Signs**, antennas, tanks, but excludes, underground water and sewage infrastructure, hard surfacing, and mechanical equipment such as a gas meter or propane tank that is permanently affixed to a **Building** or **Structure** by way of plumbing or other duct work.

“**Sustainable Irrigation System**” means a method of irrigation designed by a **Landscape Architect** or **Landscape Industry Certified Designer** that meets the needs of the **Landscaping** for which it is prescribed. Typical systems or techniques may include xeriscaping, rainwater collection, or other proven water conserving techniques.

“**Taxi Dispatch**” means a **Use** providing for a **Taxi Office**, dispatch services, and the storage of fleet vehicles.

“**Tourism Retail and Services**” means a **Use** providing for **Retail, Office** and service directly related to the tourism industry.

“**Tourist Information Centre**” means a **Facility** primarily used to provide visitor information on travel, the hosting community, and local attractions as well as assistance with accommodation reservations. This **Use** includes **Accessory Uses** such as **Retail Convenience, Tourism Retail and Services, Restaurant**, and may include the sharing of space with related community organizations.

“**Tow Truck Dispatch and Storage Yard**” means a **Use** providing for the dispatch of tow trucks in combination with a premise used for the temporary storage of **Motor Vehicles** in a wrecked, discarded, dismantled, inoperative or abandoned condition.

“**Town**” means the Town of Golden.

“**Townhouse**” means a residential **Building** containing three or more **Dwelling Units** that share common party walls, floors or ceilings with **Adjacent Dwelling Units**, with each **Dwelling Unit** having a separate exterior entrance.

“**Trailer**” means any **Trailer** as defined in the *Motor Vehicle Act [RSBC 1996] Chapter 318*.

“**Truck Stop**” means a **Use** providing goods and services for long-haul truck drivers. This use includes **Gas Bar, Retail**, and **Accessory Uses** consistent with general truck stop **Uses**.

“**Use**” means the purposes for which land, a **Building** or a **Structure** is arranged or intended, or for which either land, a **Building**, or a **Structure** is, or may be, used for, occupied and maintained. **Permitted Uses** are categorized as residential, commercial, industrial or institutional and are listed within the zone specific regulations [*schedules B through CC*].

“**Utility Services, Major**” means a **Use** providing for utility infrastructure purposes which is likely to have a major impact on **Adjacent Uses** by virtue of potential emissions, effects or appearance. Typical **Uses** include: sewage treatment plants, major pump houses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer, power terminal and distributing stations, and power generating stations.

“**Utility Services, Minor**” means a **Use** providing for utility infrastructure purposes which has minor impact on the environment or **Adjacent Uses** by virtue of appearance, noise, size, traffic generation or operational characteristics. Typical **Uses** include: telephone exchanges, storm water ponds, wells, booster and pump stations, communication towers, and required broadband infrastructure.

“**Viewscape**” means the visible area extending out from a point, a line, an arc or specific locality in an area of historic, scenic or environmental value that is deemed by this Bylaw to be worthy of preservation.

“Warehouse” means a Use providing for the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied secured storage areas or lockers.

“Watercourse” means any natural depression with visible banks which contains, or intermittently contains, water and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland or surface source of water, whether containing fish or not, including intermittent streams, and drainage works which contain fish.

“Wrecking Yard” means a Use providing for the collection, demolition, dismantlement, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

“Yard Area, Front” means the area between **Side Lot Lines** extending from the **Front Lot Line** to the **Front Building Line** defined by the nearest above **Natural Grade** or **Approved Grade** wall or supporting member of a **Building** or **Structure**.

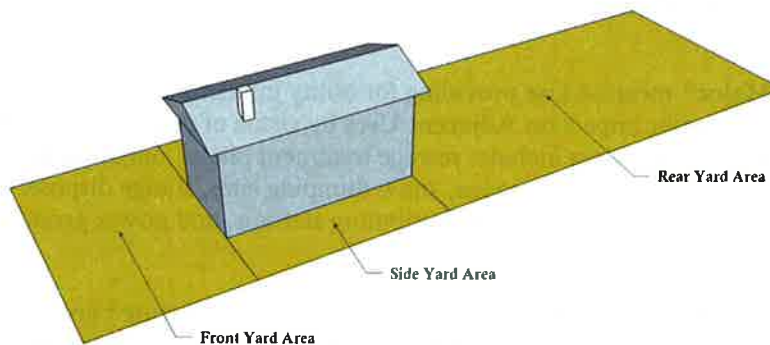
“Yard Area, Exterior-Side” means a **Side Yard Area** immediately adjoining a **Street**.

“Yard Area, Interior-Side” means a **Side Yard Area** other than an **Exterior-Side Yard Area**.

“Yard Area, Rear” means the area between the **Side Lot Lines** extending from the **Rear Lot Line** to the **Rear Building Line** defined by the nearest above **Natural Grade** or **Approved Grade** wall or supporting member of a **Building** or **Structure**.

“Yard Area, Side” means that area of the **Lot** which extends from a **Front Yard Area** to the **Rear Yard Area** between the **Side Lot Line** and the nearest above **Natural Grade** or **Approved Grade** wall or supporting member of a **Building** or **Structure**.

Figure 4-4 Yard Areas



“Zone” means the areas into which the **Town** is divided in accordance with the **Zoning Map** [*schedule A*] of this Bylaw, and for which specific regulations are outlined herein for each area.

“Zoning Map” means the map of the local geographic area that defines current zoning designations and land Use. It is attached as a Schedule to this Bylaw [*schedule A*].

Section 5 Zone Names

5.1 Zones

- 1) For the purposes of this Bylaw the **Town** is divided into districts called **Zones**. The **Zones** are shown on the **Zoning Map** [schedule A].

5.2 Zone Titles

- 1) The **Zones** shown on the **Zoning Map** [schedule A] have titles and abbreviated map symbols to describe the **Zone**. The titles and abbreviated map symbols may be used interchangeably throughout this Bylaw in reference to the **Zones**. The following is a list of the **Zone** titles and abbreviated map symbols on the **Zoning Map** [schedule A] and in the regulations contained in the Bylaw.

Table 5-1 Zone Titles

ZONE SYMBOL	ZONE TITLE
Residential Zones	
R1	Single Detached Residential
R1S	Single Detached with Secondary Residential
R1D	Flexible Residential
R2	Twin Residential
R2A	Twin Residential Sensitive
R3	Multiflex Residential
R4	High-Density Residential
R5	Residential Reserve
R6	Mobile Home Park
R7	Mobile Home Subdivision
Commercial Zones	
C1	Historic Downtown Commercial
C2	Mixed-Use Commercial
C3	General Commercial
C4	Highway Corridor Commercial

ZONE SYMBOL	ZONE TITLE
C5	Transition Commercial
C6	Resort Commercial
Industrial Zones	
M1	Commercial Industrial
M2	Light Industrial
M3	Heavy Industrial
M4	Railway Industrial
M5	Airport Industrial
Institutional Zones	
I1	Community Utilities and Services
I2	Community Education and Culture
I3	Community Care and Resource
Park Zones	
P1	Parks and Trails
P2	Recreation and Facilities
Environment Zones	
AR	Agricultural Reserve
ER	Environmental Reserve
Comprehensive Development Zones	
CD1	Gateway Comprehensive Development
CD 2	Golden Key Comprehensive Development

Section 6 General Development Regulations

6.1 Application

- 1) Except as otherwise provided for in this Bylaw, the following General Development Regulations shall apply to all **Development**.

6.2 Accessory Buildings and Structures

- 1) All **Accessory Buildings and Structures** shall:
 - a. not be situated on a **Lot** unless the **Principal Building**, to which it is accessory, has already been **Constructed** or will be **Constructed** simultaneously;
 - b. not be used as a **Dwelling Unit** or **Sleeping Unit**, except as otherwise provided for in this Bylaw;
 - c. not be located within a **Front Yard Area**, or **Exterior-Side Yard Area**;
 - d. be in accordance with the zone specific regulations [*schedules B through CC*]; and
 - e. be deemed to be a portion of the **Principal Building** if connected by foundation, roofline or roof structure to the **Principal Building** (including pergolas and trellises).
- 2) When located within a residential **Zone**, **Accessory Buildings and Structures** shall:
 - a. not have a total **Ground Floor Area** among all **Accessory Buildings and Structures**, exceeding the lesser of 65 m² or 50% of the **Ground Floor Area** of the **Principal Building**;
 - b. not exceed the **Building Height** of the **Principal Building**; and
 - c. not exceed two per **Principal Building**.

6.3 Corner Visibility

- 1) No obstruction to visibility whether from **Buildings**, **Structures**, **Motor Vehicles**, or other impediments shall be permitted within a **Corner Visibility Triangle** and such triangles shall be subject to the following:
 - a. the **Corner Visibility Triangle**, in the case where two minor **Streets** intersect, is determined by defining the triangular area formed within a **Corner Lot** by the intersecting **Street Lot Lines**, or the projections thereof, and a straight line connecting them 6.0 m, measured along the **Street Lot Lines**, from their point of intersection; and
 - b. a **Fence** or **Landscaping** is considered to be an obstruction if over 1.0 m in height.

6.4 Fences

- 1) The requirements for **Fences** also apply to hedges, and any other **Structures** that would be defined as a **Fence** under this Bylaw. All fences shall:
 - a. be consistent with the **Principal Building** in regard to quality of construction, design, and materials;
 - b. not be within a **Front Yard Area** on a commercial or industrial **Lot**;
 - c. not consist of barbed wire within a non-industrial **Zone**; and
 - d. not consist of razor wire;
- 2) The height of **Fences** shall:
 - a. be determined by measuring vertically from the **Natural Grade** or **Approved Grade** to the highest part of the **Fence**;
 - b. not exceed 1.0 m within a **Corner Visibility Triangle**;
 - c. not exceed 1.0 m within a **Front Yard Area** of a residential **Zone**; and
 - d. not exceed 2.0 m in a non-industrial **Zone**; and
 - e. not exceed 3.0 m in an industrial **Zone**.

6.5 Flammable and Combustible Storage

- 1) All storage of flammable and combustible materials in the **Town** shall be in accordance with the regulations outlined in the *British Columbia Fire Code*, the *National Fire Protection Act*, and the *British Columbia Building Code*.

6.6 Flood Control Requirements

- 1) All **Development** within the **Town** is subject to the regulations contained within the *Floodplain Management Bylaw*.

6.7 Maximum Building Heights Exceptions

- 1) The following **Structures** shall not exceed twice the maximum allowable building height permitted by the zone: chimneys, aerials, antennae, water towers, wind machines, monuments, belfries, cupolas, observation and transmission towers, solar panels, steeples, solar thermal collectors, vents or flagpoles.
- 2) Any mechanical or structural appurtenance such as elevator housings, roof stairway entrances, ventilating equipment and skylights, constituting not more than ten percent (10%) of the total roof area of a building, may exceed the height limitations specified for each zone provided that the appurtenance is **Screened** from view.

6.8 Lighting

- 1) Lighting is to be designed with due consideration to **Adjacent Development** and **land Uses**, and shall:
 - a. not interfere with the view of the night sky or spill into surrounding properties;
 - b. be directed downward;
 - c. not interfere with the effectiveness of any traffic control device; and
 - d. in areas with public access, be in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

6.9 Outdoor Storage

- 1) **Outdoor Storage**, for the purpose of this Bylaw is an **Accessory Use** and shall:
 - a. not be located within a **Front Yard Area**;
 - b. not be located in the **Side Yard Area** of a commercial **Zone**;
 - c. not be located within 3.0 m of an **Exterior Lot Line** or that part of a **Lot Line Abutting** a non-industrial **Zone**;
 - d. be **Screened** from view in accordance with Section 7 [*landscaping and screening regulations*].

6.10 Prohibited Uses

- 1) Except as otherwise specifically permitted in this Bylaw, the following **Uses** are prohibited in any and all **Zones**:
 - a. the manufacturing, refining, rendering, bulk storage or distillation of fertilizers, oil, glue from organic sources, acids, ammonia, chlorine, coal, creosote, explosives, petroleum, tar, fireworks, ammunition, glue, petroleum, tar or other hazardous materials;
 - b. the bulk storage of industrial chemicals, radioactive hazardous waste, hazardous biological waste or liquid industrial waste unless in direct association with a **Permitted Use** in the Zone;
 - c. the manufacturing or bulk storage of combustible, explosive, inflammable, or dangerous liquids, gases or materials unless in direct association with a **Permitted Use** in the Zone;
 - d. the rendering of fats or animal products, a tannery or an abattoir;
 - e. **Wrecking Yards**;
 - f. the **Use** of any **Metal Storage Container**, coach body, **Motor Vehicle**, tractor **Trailer** or other **Trailer** for storage, sales, or **signage** purposes;
 - g. the **Use** of any **Metal Storage Container**, coach body, **Motor Vehicle**, tractor **Trailer** or other **Trailer** for human habitation;
 - h. the parking or storage of any **Trailer** or **Motor Vehicle** on a vacant **Lot**; and
 - i. the **Use** of **Metal Storage Containers** and in any residential **Zone**.

6.11 Riparian Assessment Areas

- 1) Except as otherwise indicated, italicized words and terms used in this Section have the same meanings as in the *Fish Protection Act* and *Riparian Area Regulation*, B.C. Reg. 376/2004, and despite any other provisions in this Bylaw, this Section must be interpreted consistently with those enactments.
- 2) In respect of **Development** within a **Riparian Assessment Area**:
 - a. “Commercial” means **Development** in relation to a commercial **Use**, but does not include farming, forestry, or industrial **Development**;
 - b. “Industrial” means **Development** in relation to light or heavy industry, or other industrial **Uses** described in this Bylaw, but does not include farming or forestry **Development**; and

- c. "Residential" means **Development** in relation to residential **Use**, including **Accessory Use** and **Accessory Buildings and Structures** and **Home Based Business Uses**.
- 3) A person must not undertake **Development** for a Commercial, Industrial or Residential purpose except:
 - a. in accordance with a permit issued only for the purpose of enabling reconstruction or repair of a *permanent structure* described in section 911 (8) of the *Local Government Act* if the **Structure** remains on its existing foundation; or
 - b. in accordance with subsection (4).
- 4) A person must not proceed with **Development** within a **Riparian Assessment Area** until, at the sole expense of the owner or developer, the requirements of subsections (5) or (6) are met.
- 5) For each **Development** proposal:
 - a. a Qualified Environmental Professional ("QEP") must be retained to conduct an assessment under the Riparian Area Regulation, in accordance with the assessment methods set out in the Schedule to that Regulation, and prepare an assessment report, wherein the QEP certifies that he or she is qualified to carry out the assessment, that the assessment methods were followed, and that, in his or her professional opinion:
 - i. if the **Development** is implemented as proposed, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Area; or
 - ii. if the Riparian Areas identified in the report are protected from the **Development**, and the measures identified as necessary to protect the integrity of those areas from the effects of the development are implemented, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the **Riparian Assessment Area**; and
 - b. the **Town** must receive written notice from the Ministry of Environment (British Columbia) that Fisheries and Oceans Canada and the Ministry of Environment have been notified of the **Development** proposal and provided with a copy of the assessment report described in paragraph (a).
- 6) Where an assessment report indicates that implementation of a **Development** proposal would result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the **Riparian Assessment Area**, the owner or developer must provide evidence to the satisfaction of the Manager of Development Services that the harmful alteration, disruption or destruction is authorized by the Minister of Fisheries and Oceans Canada or by a regulation under the *Fisheries Act* (Canada).

- 7) Without limiting subsections (3) and (4), for the purposes of this subsection, a **Development** proposal includes construction related to a proposed farming **Use** or operation within a **Riparian Assessment Area**. A **Development** proposal must be accompanied by the following information:
- a. a storm water management plan for the purpose of minimizing the impact of the **Development** within the Riparian Area, both during and after the **Development** is complete and operational , including measures and recommendations that address:
 - i. water quality and quantity;
 - ii. erosion control;
 - iii. physical riparian functions;
 - iv. impact on fish and wildlife habitat;
 - v. retention of existing trees and indigenous vegetation to the extent that is possible and practicable;
 - vi. if the area to be developed was previously cleared of indigenous vegetation, or is to be cleared during the process of the proposed **Development**, a plan prepared by a **Landscape Architect** or **Landscape Industry Certified Designer** who is currently certified to practice in British Columbia, working in conjunction with a QEP, to provide a re-vegetation plan subject to conditions specified within the **Development Permit**, using vegetation that is indigenous to the **Town**, selected for erosion control or enhancement of fish and animal habitat, and suitable for the soil, light and groundwater conditions of the site; and
 - b. if the **Riparian Assessment Area** includes a slope of 30 percent or more, a report prepared by a professional **Engineer** or geoscientist who is currently certified to practice in British Columbia, providing measures and recommendations to protect slope stability during the **Development** and after its completion.

6.12 Swimming Pools and Hot Tubs

- 1) Swimming pools and hot tubs shall:
 - a. not be within a **Front Yard Area**;
 - b. if above **Natural Grade** or **Approved Grade**, meet the **Setbacks** of **Accessory Buildings and Structures**;
 - c. if at **Natural Grade** or **Approved Grade** be **Setback** 1.5 m from any **Interior Lot Line** or **Rear Lot Line** and 3.0 m from any **Exterior Lot Line**;
 - d. if at **Natural Grade** or **Approved Grade** be enclosed by a minimum 1.5 m high **Fence** acting as a non climbable guard; and
 - e. have at any opening within the required **Fencing** a self-closing gate that is lockable and latched at the highest practical point.

6.13 Temporary Buildings and Structures

- 1) All temporary **Buildings** and **Structures** shall:
 - a. be in accordance with Section 6 [*subsection 6.2: accessory buildings and structures*];
 - b. require a valid **Building Permit**; and
 - c. be limited to a maximum of 90 days
- 2) **Fabric-Covered Structures** shall not exceed one per **Lot** and will require engineering specifications for both construction and anchorage prior to **Building Permit** issuance.
- 3) On a **Lot** where construction is taking place a temporary **Building** or **Structure** shall:
 - a. have a valid **Building Permit** for the building project for which the temporary **Building** or **Structure** is being used, and at the expiration of such permit or final inspection for that permit, the **Building** or **Structure** shall be removed within 30 days;
 - b. be allowed for **Use** as a construction site **Office** and may consist of a **Metal Storage Container**, **Trailer** or dumpster for the storage of tools, equipment, materials, and refuse; and
 - c. be located on the **Lot** with active construction, positioned so as not to cause a public hazard, nuisance or interfere with required parking spaces.

6.14 Motor Vehicle Storage

- 1) Storage of **Motor Vehicles** including **Recreational Vehicles** and **Trailers** in a residential **Zone** shall:
 - a. not be within a **Front Yard Area**, unless in a **Driveway**;
 - b. be in accordance with the *Town of Golden Property Maintenance Bylaw*;
 - c. be owned by a resident of the **Dwelling Unit**; and
 - d. not include commercial **Motor Vehicles** in excess of 5,600 kg licensed gross vehicle weight, unless stored within an entirely enclosed **Building**.
- 2) Storage of **Motor Vehicles** and **Trailers** in a non-residential **Zone** shall:
 - a. be located in a designated parking area;
 - b. not be located within a **Front Yard Area**;
 - c. be in accordance with *Town of Golden Property Maintenance Bylaw*;
 - d. not exceed the number permitted within the *Town of Golden Property Maintenance Bylaw*, unless such **Motor Vehicles** form an integral part of a **Permitted Use** on the Lot; and
 - e. not allow the **Outdoor Storage** of a **Derelict Motor Vehicle**, **Derelict Trailer** or parts of a vehicle other than in a permitted salvage, scrap or **Tow Truck Dispatch and Storage Yard**.

6.15 Permitted Yard Encroachments

- 1) Architectural features projecting into any **Setback**:
 - a. may include belt courses, chimneys, cornices, eaves, replacement residential exterior cladding, and similar architectural features; and
 - b. may extend a maximum of 0.6 m into a **Setback** of 1.2 m or greater in width and a maximum 0.3 m into a **Setback** of less than 1.2 m in width.
- 2) **Balconies** may project:
 - a. into a **Front Setback** or **Rear Setback**, a maximum of 1.5 m; and
 - b. into a **Side Setback**, a maximum distance equal to 25% of the **Side Setback** width.
- 3) **Bay Windows** may project:
 - a. into a **Front Setback** or **Rear Setback**, a maximum of 1.0 m; and
 - b. into a **Side Setback**, a maximum of 0.3 m but not within 1.2 m of a **Side Lot Line**.

- 4) Central Air Conditioning Units/ Heat Pump Units may project:
 - a. into a Rear **Setback** and Side **Setback** but not within 1.2 m of a **Side Lot Line**.
- 5) **Decks** may project:
 - a. into a Front **Setback** or Rear **Setback**, a maximum of 1.5 m; and
 - b. into a Side **Setback**, a maximum distance equal to 25% of the Side **Setback** width.
- 6) Below **Natural Grade** or **Approved Grade** Entrance Pad and steps leading thereto may project:
 - a. into a Front **Setback** or Rear **Setback**, a maximum of 2.5 m; and
 - b. into any Side **Setback** but not within 1.2 m of a **Side Lot Line**.
- 7) **Porches** may project:
 - a. into a Front or Rear **Setback**, a maximum of 2.5 m.
- 8) Stairs may project:
 - a. if having a maximum height of 0.3 m above the **Natural Grade** of the **Lot**, into any Side **Setback** or Front **Setback** or Rear **Setback** without restriction;
 - b. if having a height greater than 0.3 m above the **Natural Grade** of the **Lot** ground,
 - c. into any Side **Setback** or Front **Setback** or Rear **Setback** but not within 1.2 m of a **Lot Line**; and
 - d. the steps shall have a maximum total tread area of 5.0 m² within a **Setback**.
- 9) Wheelchair Ramps and Lifts may project:
 - a. into any Side **Setback** but not within 1.2 m of a **Side Lot Line**;
 - b. into any Rear **Setback** but not within 1.2 m of a **Rear Lot Line**; and
 - c. into any Front **Setback** but not within 2.5m of a **Front Lot Line**.
- 10) Notwithstanding the provisions of this subsection, no encroachment, except **Building** projection located a minimum of 3.0 m above the **Natural Grade** or **Approved Grade**, shall be permitted into a required **Parking Lot**, access area, a required parking space or **Driveway** leading thereto.

Section 7 Landscaping and Screening Regulations

7.1 Application

- 1) Except as otherwise provided for in this Bylaw, the following Landscaping and Screening Regulations shall apply to **Development** requiring a **Development Permit**.
- 2) All **Landscape Plans** shall be submitted at the time of **Development Permit** application.

7.2 General Landscaping Requirements

- 1) In cases where property is to be developed in phases, **Landscaping** shall be provided on that portion of the property which is indicated on the **Approved Landscape Plan**. In subsequent phases, on the remainder of the property, temporary **Landscaping** shall be required until the remainder of the property is developed.
- 2) All **Landscape Areas** and installations shall be in accordance with the British Columbia Landscape & Nursery Association *BC Landscape Standard 2008 (7th Ed)*, and shall be regularly maintained.
- 3) All **Landscaping** required by this Bylaw shall be watered by either an **Automatic Irrigation System** or a **Sustainable Irrigation System**.
- 4) No landscaping shall generate runoff onto sidewalks, **Streets** or parking areas.
- 5) The retention of indigenous trees and vegetations is encouraged and will be credited towards the required **Landscape Area**.
- 6) Mature trees are to be retained on site, however, should that not be possible, the removal, moving, or replacement of the trees with comparable mature trees shall be in a manner, location, and quantity to the satisfaction of the Manager of Development Services before any such vegetation is removed.
- 7) In cases where trees and groundcover has been retained, a letter from a **Landscape Architect** or a **Landscape Industry Certified Designer** shall be submitted, indicating the mitigation measures required during construction to ensure health of the vegetation.
- 8) All **Landscape Areas** require grading and shall:
 - a. maintain a maximum 1:3 slope (33%) for lawn areas;
 - b. maintain a maximum 1:2 slope (50%) for shrub or ground cover areas;
 - c. maintain a minimum 1:50 slope (2%) for cross slope for any landscape areas;
 - d. direct overland drainage along or away from any **Landscape Buffers** to on-site collection points away from **Buildings**;
 - e. have all areas in which the existing slope exceeds 30% identified on a **Landscape Plan**; and
 - f. have all areas developed and impacted by **Development** with slopes greater than 30% rehabilitated using indigenous vegetation common to the site.

- 9) All **Landscaping** shall consist of species known to be resilient in the Golden climate.
- 10) New trees and shrubs shall be set back a minimum of 3.0 m from all underground utilities.
- 11) **Landscaping** in accordance with an **Approved Landscape Plan** shall be completed to the satisfaction of the Manager of Development Services prior to occupancy.
- 12) Notwithstanding the previous provision [*subsection 7.2: general landscaping requirements*], the Manager of Development Services may waive the requirement for landscape completion as a condition of occupancy under the following conditions:
 - a. Where seasonal weather conditions prevent landscape completion.
 - b. Where circumstances require occupancy prior to landscape completion. In this case, application shall be made in writing to the Manager of Development Services;
 - i. indicating the reason for the delay in **Landscaping** and the reason for the need for occupancy;
 - ii. identifying the date of landscape completion; and
 - iii. providing a new Standby Irrevocable Letter of Credit if the completion date extends beyond the expiry date of the existing Standby Irrevocable Letter of Credit.

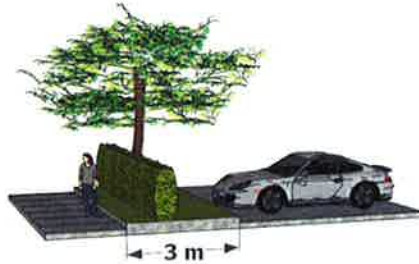
7.3 Landscaping Areas

- 1) In a residential **Zone**, a minimum of 30% of the **Lot** shall be landscaped.
- 2) In a commercial **Zone**, a minimum of 10% of the **Lot** shall be landscaped and a minimum of 60% of the **Front Yard Area** shall be landscaped. In the case that lot coverage exceeds 85% of the site, landscaping requirements may be waived.
- 3) In an industrial **Zone**, a minimum of 10% of the **Lot** shall be landscaped and a minimum of 60% of the **Front Yard Area** shall be landscaped.
- 4) In any other **Zone** a minimum of 20% of the **Lot Area** shall be landscaped.

7.4 Landscape Buffer

- 1) **Landscape Buffers** are required for all **Development Adjacent** to a residential **Zone**, and shall:
 - a. be 3.0 m in width;
 - b. be continuous along the affected property boundaries, interrupted only by walkways and **Driveways** providing access to the property;
 - c. be included in the total required **Landscaping Area**;
 - d. when provided for the purpose of **Screening**, be a minimum of 1.5 m in height; and

Figure 7-1 Landscape Buffer



7.5 Refuse and Recycling Bins

- 1) Refuse bins, including all other large receptacles used for the temporary storage of materials, shall:
 - a. require **Screening** equivalent in height to the refuse or recycling bin;
 - b. be located a minimum of 3.0 m from any **Abutting** residential **Zone**;
 - c. when within an enclosure designed for vehicle access, provide unobstructed access with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m.

7.6 Landscape Plans

- 1) **Landscape Plans** shall be prepared by either a **Landscape Architect** or a **Landscape Industry Certified Designer**, be in metric scale and shall include the following:
 - a. the address and legal description of the **Lot** on which the **Landscaping** is to occur;
 - b. the location and type of **Adjacent land Uses**;
 - c. the total area of on-site **Landscaping**;
 - d. all existing and proposed **Lot Lines**, **Setbacks**, easements, rights-of-way, and existing and future roads;
 - e. all utility service lines, whether overhead or underground;
 - f. cross sections to illustrate the grading design intent where **Landscape Buffers** have a slope 3:1 or more;
 - g. the extent, location, top and bottom spot elevations, materials, and finish of required site retaining walls;
 - h. the extent of existing vegetation to be retained, relocated or removed including the location, size, and species of all trees, and the outline of natural shrubs and ground cover;
 - i. details of proposed landscaping showing the location, species, proposed planting size, quantities, and the location, and size;
 - j. a detailed plant list indicating species of plants, planting size, spacing, and quantities shown;
 - k. details of watering provisions in accordance with *Town of Golden Water System Rates and Regulations* Bylaw [section 8];
 - l. length of maintenance and plant guarantee periods;
 - m. the location, height, extent, materials, and design elevation of any proposed **Fencing**, screening, or landscape features;
 - n. details of proposed grading at a contour level of not greater than 1.0 m of all areas of the **Landscape Buffer** and **Adjacent Street** or **Boulevard** up to edge of pavement with a slope of 3:1 or steeper. For the balance of the buffer/**Boulevard** flatter than 3:1, show by contours and/or slope arrows the surface drainage patterns, related degree of slope and location of storm water catchment facilities;
 - o. slopes and spot elevations throughout parking and **Landscaping Areas**;
 - p. a detailed plan of the **Landscaping** features within a required **Landscape Buffer** area; and
 - q. the name, title and contact information for all professionals involved in the **Landscaping** of the project.

- 2) Upon **Landscape Plan** approval by the Manager of Development Services, a comprehensive capital cost estimate of the value of the **Landscaping**, prepared by either a **Landscape Architect**, or a **Landscape Industry Certified Designer**; costs to include plant material, concrete vehicle stops, curbing, irrigation systems, **Fencing** walls, hard surfaces, site furniture, lighting, and labour.
- 3) Prior to any deviation to an **Approved Landscape Plan** the **Landscape Architect** or **Landscape Industry Certified Designer** shall submit proposed revisions to the **Landscape Plans** and a letter of rationale highlighting the changes, including any applicable cost changes, to the Manager of Development Services for approval.

7.7 Landscape Security Deposit

- 1) A landscape security deposit is required as a condition of **Development Permit** approval and should be in accordance with the following:
 - a. A Standby Irrevocable Letter of Credit, or cash in a form satisfactory to the **Town** shall be provided to the extent of 125% of the estimated cost of the **Landscaping** as calculated in the comprehensive capital cost estimate accompanying the **Approved Landscape Plans**.
 - b. The Manager of Development Services may release up to 75% of the security deposit upon receiving a **Letter of Completion** verifying that the landscaping has been completed in accordance with the **Approved Landscape Plans**.
 - c. The remaining security deposits will be released, providing the landscaping is confirmed to be in healthy condition, two years after completion of the **Landscaping** work.
 - d. If **Landscaping** is not completed in accordance with the **Approved Landscape Plan** or is not in a healthy condition two years after landscape completion, the remaining security deposit can be drawn on by the **Town** to complete the **Landscaping**.

7.8 Landscaping Inspection Procedure

- 1) Two landscaping inspections will be undertaken by the Manager of Development Services or the **Building Official**, upon a written request of the applicant at the following stages:
 - a. upon final completion of the landscape project and the receipt of a **Letter of Completion** verifying that the **Landscaping** has been completed substantially in accordance with the **Approved Landscape Plan**.
 - b. two years after final completion of **Landscaping**.

Section 8 Parking and Loading Regulations

8.1 Application

- 1) Except as otherwise provided for in this Bylaw, the following Parking and Loading Regulations shall apply to all **Development**.

8.2 Off-Street Vehicle Parking

- 1) All **Off-Street** parking shall:
 - a. be provided in accordance with Table 8-1 [*parking requirements*].
 - b. where calculation of the total number of parking spaces yields a fractional number, be rounded to the nearest whole number;
 - c. where any **Development** undergoes an increase in **Gross Floor Area** due to addition or external renovation, be increased to equal or exceed the **Off-Street** parking requirements required under the regulations of this Bylaw to the entire **Building, Structure** or **Use** as modified in size, this increase must also consider parking for both visitors and the disabled;
 - d. where Table 8-1 [*parking requirements*] does not clearly define requirements for a particular **Development**, be determined by the single **Use** or combination of **Uses** most representative of the proposed **Development**;
 - e. where a **Development** consists of a mix of **Uses**, be determined by calculating the total sum of all **Off-Street** parking requirements for each **Use** in accordance with Section 8 [*subsection 8.7: parking requirements*];
 - f. when provided for visitors, be both easily accessible to nonresidents and clearly marked "VISITOR PARKING";
 - g. when located in a non-residential **Zone Adjacent** to a residential **Zone**, be provided with a **Landscape Buffer** in accordance with Section 7 [*landscaping and screening regulations*]; and
 - h. where a change of **Use** of an existing **Building** is proposed, require additional **Off-Street** parking or loading spaces determined by the requirements of the proposed **Use**.

- 2) Parking spaces for persons with disability shall:
- a. be provided if the *British Columbia Building Code* deems that disabled access to the **Development** is required or if the associated **Dwelling Unit** is specifically designed and intended to be used by a disabled person;
 - b. be designated as a disability parking space using appropriate **Signage**;
 - c. be located closest to the entrance to the **Building** and within 10 m of a sidewalk let down **Adjacent** to a **Building**;
 - d. be included in the calculation of the applicable minimum parking requirement;
 - e. be in accordance with the *British Columbia Building Code*; and
 - f. not be less than 4.0 m in width or 7.0 m in length.
- 3) The location of **Off-Street** parking spaces serving residential **Uses**, unless otherwise specified in this Bylaw, shall:
- a. be located on the same **Lot** as the **Use** serviced by parking; and
 - b. except for **Developments** with two or less **Dwelling Units**, require an **Off-Street** parking space or **Driveway** to be located a minimum of 1.5 m from any interior side **Street** or 2.0 m of any flanking **Street**.
- 4) The location of **Off-Street** parking spaces serving Commercial **Uses**, shall be located on the same **Lot** being served with the exception of the following:
- a. required off street parking for non-residential uses in the C-1 Zone may be located not more than 200 m from the **Lot** being served; and
 - b. required off street parking for non-residential uses in the C-2 Zone may be located not more than 120 m from the **Lot** being served. Required off-street parking must be located on a **Lot** in the same zone as the parcel being served.

- 5) The parking space dimensions for **Off-Street** parking shall:
- a. for perpendicular (90°) parking layouts:
 - i. have a minimum depth of 6.0 m;
 - ii. a minimum width of 2.7 m; and
 - iii. an aisle width of not less than 6.0m.
 - b. for parallel parking layouts:
 - i. have a minimum depth of 7.0 m;
 - ii. a minimum width of 2.7 m; and
 - iii. an aisle width of not less than 3.5m.
 - c. have a vertical clearance of at least 2.0 m;
 - d. if the access to the parking area is one-way, have a minimum **Driveway** width of 4.2 m;
 - e. in the case of covered parking spaces directly accessed from a **Lane** with a right-of-way width of 6.0 m or less, have a parking stall depth of at least 7.0 m; and
 - f. where the **Use** of a parking space is limited on one side by a wall or a column, have an unobstructed width of 3.7 m;
- 6) Angled parking layout will be considered with a traffic engineering report that includes a proposed layout and shall be approved by both the Manager of Development Services and the Manager of Operations.
- 7) Minimum dimensions of parking spaces for permitted vehicle, boat, ATV, recreational and snow mobile **Trailers** shall be 3.5 m in width and 12.0 m in length.
- 8) Parking spaces may be configured as tandem parking for a **Single Detached Dwelling, Duplex and Townhouse Development**.
- 9) Drive through facilities shall:
- a. have adequate queuing lanes provided on the property to accommodate vehicles between the **Lot Line** and the ordering station. These queuing spaces shall be exclusive of any other parking space and aisle requirements contained in this Bylaw; and
 - b. not be visible from the **Street**. If the facilities needs to be visible from the **Street** then a minimum **Landscape Buffer** 1.5 m wide and 1.2 m in height shall be required.

8.3 Off-Street Loading Spaces

- 1) No person shall use any land, **Building** or **Structure** in any commercial, industrial or institutional **Zone** for any purpose permitted by this Bylaw, unless loading spaces are provided in accordance with Section 8 [*parking and loading regulations*].
- 2) Number of Spaces for single and shared **Uses**.
 - a. Where **Development** is proposed, including new **Development** or enlargement of existing **Development**, **Off-Street** loading spaces shall be provided by the property owner in accordance with this Bylaw.
 - b. The number of **Off-Street** loading spaces, required for each **Use** is specified in Table 8-1 [*parking requirements*].
 - c. Where the minimum number of loading spaces is calculated on the basis of a rate or ratio, the required number of loading spaces shall be rounded to the next higher whole number.
 - d. The loading space requirements for more than one **Use** on a single **Lot** or for a **Building** containing more than one **Use**, shall be the sum total of the loading space requirements for each of the component **Uses**, unless otherwise noted through a report from a qualified transportation **Engineer**.
- 3) **Off-Street** loading spaces shall:
 - a. be provided entirely within the **Lot** of the **Development**;
 - b. be **Screened** from **Adjacent** residential **Zones**; and
 - c. not be visible from the **Street**.
- 4) Size and Access
 - a. Truck loading spaces shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28 m² in area, less than 3.5 m in width or have less than 4.0 m in overhead clearance.
 - b. Bus loading spaces shall be a minimum of 3.6 m in width, a minimum of 12.2 m in length, and have a minimum clearance of 4.6 m.
 - c. Access to any loading area shall be provided internally to the **Development** or from a **Lane Abutting the Development**, and arranged such that no backing or turning movement of vehicles going to or from the **Lot** causes interference with traffic on the **Abutting Streets** or **Lanes**.
 - d. Car loading spaces shall be located in immediate proximity of **Building** access points and lowered curbs designed for wheelchair access.

8.4 Development Standards for Parking and Loading Areas

- 1) Every **Off-Street** parking or loading area required by this Bylaw to accommodate 3 or more vehicles, and every access **Street** to a required parking or loading area, shall:
 - a. clearly delineate individual parking spaces, loading spaces, spaces for persons with a disability, maneuvering aisles, entrances, and exits with pavement markings, **Signs**, and/or other physical means;
 - b. be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public **Street** or **Lane**, without encumbering any lands other than the subject property. This provision does not apply where parking or loading can be provided and accessed directly from an **Abutting Lane**;
 - c. direct surface drainage to approved planting areas or an approved on-site drainage system;
 - d. consist of a durable, dust-free, hard surface of concrete, asphalt, grasscrete or similar material;
 - e. locate concrete wheel strips where stalls **Abut** sidewalks, **Buildings**, **Streets** or landscaped areas; and
 - f. be **Constructed** with a slope not exceeding 6%.
- 2) Any requirement for concrete or asphalt parking or loading areas does not apply to **Public Parks** and open space **Uses**.
- 3) Any refuse and recycling bins, storage or collection area co-existing with any parking or loading area shall:
 - a. be clearly delineated as separate from and be in addition to the required parking and loading spaces;
 - b. be located such that collection vehicles can gain access without undue interference with the operation of the parking and loading area; and
 - c. have **Fenced** or landscaped **Screening** in accordance with Section 7 [*landscaping and screening*].
- 4) Every **Off-Street** parking or loading area required by this Bylaw to accommodate 16 or more vehicles at **Natural Grade** or **Approved Grade** shall incorporate landscaped open space within the parking area calculated on the basis of 0.75 m² of Landscaped Island area per required parking and loading space. Landscaped Islands shall be located such that no more than 8 linear parking spaces occur without creating a visual break, and shall be landscaped in accordance with Section 7 [*landscaping and screening*].
- 5) Every **Off-Street** parking or loading area, and access thereto, shall have **Fencing**, curbs or secured wheel stops to prevent vehicles from encroaching upon **Lot Lines** or interfering with pedestrian mobility on sidewalks.

- 6) Every **Off-Street** parking or loading area which is illuminated shall have all lighting positioned in such a manner that light falling onto **Adjacent** properties is minimized.
- 7) Identified pedestrian connections through parking areas shall use varied materials, raised walkways and **Landscaping**.

8.5 Off-Street Bicycle Parking

- 1) Any **Development** or redevelopment that requires **Bicycle Parking**, in accordance with Table 8-1 [*parking requirements*], shall:
 - a. where calculation of the total number of **Bicycle Parking** spaces yields a fractional number, have the required number of spaces rounded to the nearest whole number;
 - b. where more than one calculation of **Bicycle Parking** space requirements is specified for a land **Use**, have the greater requirement applied; and
 - c. where Table 8-1 [*parking requirements*] does not clearly define requirements for a particular **Development**, have the single **Use** or combination of **Uses** most representative of the proposed **Development** used to determine the parking requirement.
- 2) Required **Bicycle Parking** shall:
 - a. consist of compounds or rooms with lockable doors specifically provided and equipped for bicycle storage or anchored racks **Constructed** of theft-resistant material, capable of supporting the bicycle frame above its centre of gravity, and shall enable the bicycle frame and front or rear wheel to be locked with a U-style lock; and
 - b. be located in a convenient, well-lit location that is easily located, accessible by visitors, and subject to casual surveillance by occupants of the **Building**.

8.6 Cash in Lieu

- 1) Notwithstanding Table 8-1 [*parking requirements*] the provision of required parking spaces may, on request of the applicants, be waived subject to the condition that a cash contribution be made to the municipality in accordance with the policy of Council.

8.7 Parking Requirements

- 1) The number of parking spaces required for **Uses** shall be calculated in accordance with Table 8-1 [*minimum parking requirements*].

Table 8-1 Minimum Parking Requirements

USE	VEHICLE	LOADING	BICYCLE
Animal Uses			
Animal Clinic	1 per 35 m ² GFA		
Animal Daycare + Grooming	1 per 35 m ² GFA		
Animal Shelter	1 per 35 m ² GFA		
Commercial Uses			
Artisan Studio	1 per 40 m ² GFA		
Bakery, Butcher	1 per 40 m ² GFA	1	
Building and Garden Supply	1 per 50 m ² GFA	1	1 per 500 m ²
Business Support Services	1 per 40 m ² GFA		
Commercial School	1 per 40 m ² GFA		
Convention Facilities	the greater of 1 per 5 seats or 20 per 100 m ² used by patrons	1	
Equipment Sales and Rentals	1 per 40 m ² GFA	1	
Financial Services	1 per 30 m ² GFA		
Funeral Services	4 per Use plus 1 per 5 seats		
Garden Centre	1 per 50 m ² GFA	1	
Grocery Store	1 per 40 m ² GFA	1	1 per 100 m ²
Home Based Business Class 2	1 +1 per employee		
Laundromat	1 per 40 m ² GFA		
Office	1 per 30 m ² GFA		1 per 100 m ²
Personal Services	1 per 40 m ² GFA		1 per 100 m ²

USE	VEHICLE	LOADING	BICYCLE
Recreational Unit Sales/Rentals	1 per 50 m ² GFA	1	
Recreational Vehicle Sales/Rentals	1 per 50 m ² GFA	1	
Residential Sales Centre	2 per centre		
Resort Accommodation+ Convention	1 per room	1	1 per 20 Sleeping Units
Retail	1 per 45 m ² GFA	1	1 per 100 m ²
Retail Commercial	1 per 30 m ² GFA	1	
Seasonal Vendor	2 per Use		
Entertainment and Recreation Indoor			
Arena	1 per 3 seats	1	
Cinema/Theatre	1 per 5 seats	1	
Curling Rink	4 per curling sheet		
General Requirements	1 per 30 m ² GFA		1 per 50 m ²
Health and Fitness	1 per 20 m ² GFA	1	1 per 50 m ²
Racquet Club	2 per court		
Industrial			
Accessory Warehouse Use	1 per 200 m ² GFA	1	
Contractor Services, General	1 per 50 m ² GFA	1	
Contractor Services, Limited	1 per 50 m ² GFA	1	
Custom Indoor Manufacturing	1 per 50 m ² GFA		
General Industrial Use	1 per 50 m ² GFA	1	
Heavy Industry Use	1 per 100 m ² GFA	1	
Self Storage	1 per 200 m ² GFA	1	
Wrecking Yard	5 Minimum		

USE	VEHICLE	LOADING	BICYCLE
Institutional Uses			
Assembly Hall	1 per 5 seats	1	
Child Care, Centre	1 per 5 children in care		
Elementary School	2 per classroom		3 per classroom
Extended Care Residence	1 per 3 beds plus 1 per 3 employees	1	
Hospital and Community Care Services	1 per 3 beds	1	1 per 10 employees
Secondary School	5 per classroom		3 per classroom
University or College	10 per classroom		
Liquor Establishment			
Accessory Use	1 per 8 seats of capacity		
Independent Location	1 per 4 seats of capacity		
Motor Vehicle Uses			
Motor Vehicle Rentals	1 per 50 m ² GFA	1	
Motor Vehicle Sales and Service	1 per 50 m ² GFA	1	
Motor Vehicle Service	1 per 50 m ² GFA	1	
Rapid-Drive-Through Vehicle Services	2 per bay		
Outdoor Recreation			
Golf Course	4 per hole		
Golf Driving Range	1 per tee		
Miniature Golf Course	2 per hole		
Residential Uses			
Apartment or Townhouse	1 per <i>one bedroom</i> Dwelling Unit and 1.5 per <i>two bedroom</i> or larger		0.5 per bedroom

USE	VEHICLE	LOADING	BICYCLE
Bed and Breakfast Home	1 per Sleeping Unit to a max of 3, plus 2 for the Principal Unit		
Duplex	2 per Dwelling Unit		
Dwelling Unit in Commercial Building	1 per Dwelling Unit		1per Sleeping Unit
Mobile Home Park	2 per Mobile Home space		
Multiple Dwelling	1.5 per Dwelling Unit (includes visitors)		0.5 per bedroom
Multiple Dwelling (seniors)	0.75 per Dwelling Unit (includes visitors)		
Secondary Residential Dwelling	1 per Dwelling Unit		
Single Detached Dwelling	2 per Dwelling Unit		
Restaurant			
Accessory Use	1 per 8 seats		
Fast Food Outlet	1 per 2 seats	1	1 per 50 m ²
Independent Location	1 per 4 seats	1	1 per 50 m ²

Section 9 Specific Use Regulations

9.1 Application

- 1) The following Specific Use Regulations shall apply to all **Development**.
- 2) Where these regulations may be in conflict with any zone specific regulations [*schedules B through CC*] or General Development Regulations, these Specific Use Regulations shall take precedence.

9.2 Bed and Breakfast

- 1) **Bed and Breakfasts** shall:
 - a. be an **Accessory Use** within a **Single Detached Dwelling**;
 - b. be operated by the owner of the property;
 - c. require the owner of the **Bed and Breakfast** to reside in the **Single Detached Dwelling**;
 - d. in a residential **Zone**, have up to three **Sleeping Units** for guests with a maximum of two guests per **Sleeping Unit** for a maximum of 6 guests;
 - e. in a commercial **Zone** have up to eight **Sleeping Units** for guests with a maximum of two guests per **Sleeping Unit** for a maximum of 16 guests;
 - f. not change the residential character or external appearance of the **Single Detached Dwelling**;
 - g. not be allowed in conjunction with any other **Accessory Use**, except for a **Home Based Business Class One**;
 - h. be permitted one **Sign** in accordance with the *Sign Bylaw*;
 - i. be in accordance with Section 8 [*parking and loading regulations*].

9.3 Child Care

- 1) A **Child Care, Home** shall:
 - a. be an **Accessory Use** in either a **Single Detached Dwelling** or **Accessory Building**;
 - b. not be allowed in conjunction with any other **Accessory Use** except for a **Home Based Business Class One**; and
 - c. provide parking in accordance with section 8 [*parking and loading regulation*].

9.4 Home Based Business

- 1) All **Home Based Businesses** shall:
 - a. be an **Accessory Use**;
 - b. not exceed two **Home Based Businesses** per Lot;
 - c. not involve the **Outdoor Storage** of any materials used or produced by the business;
 - d. only be operated by the resident of the **Dwelling Unit**;
 - e. not involve any exterior structural change for the purpose of accommodating the business;
 - f. have a maximum of one commercial vehicle, up to 5600kg gross vehicle weight rating.
 - g. not produce nuisance from noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance and at no time will the privacy and enjoyment of **Adjacent** dwellings be adversely affected;

- 2) In addition to the provisions of Section 9 [*subsection 9.4.1: home based business*] **Home Based Businesses Class One** shall:
 - a. have all business activity wholly conducted within a **Dwelling Unit**;
 - b. not generate client visits to the site from which the **Business** is being operated;
 - c. not be permitted a sign;
 - d. not occupy more than 30% of the **Net Floor Area** of the **Dwelling Unit** up to a maximum area of 20 m²; and

- 3) In addition to the provisions of Section 9 [*subsection 9.4.1: home based business*] **Home Based Businesses Class Two** shall:
- a. not exceed one **Home Based Businesses Class Two** per Lot;
 - b. have all business activity wholly conducted within a **Dwelling Unit** or **Accessory Building**;
 - c. have up to one nonresident employee;
 - d. have a maximum of five clients per day;
 - e. when an **Accessory Building** is used in addition to the **Dwelling Unit**, in no case shall the combined **Net Floor Area** used for the **Business** exceed 50 m²;
 - f. not involve **Retail** sales or display of products not produced on the premises, except for products incidental to the **Business** or mail order sales, telephone or internet sales, or goods which the client does not enter the premises to inspect or pick up;
 - g. be permitted one **Sign** 0.25m² in size which shall be located on the **Dwelling Unit** or **Accessory Building**; and
 - h. provide parking in accordance with Section 8 [*parking and loading regulations*].

9.5 Secondary Residential Dwellings

- 1) **Secondary Residential Dwellings**, including both **Secondary Suites** and **Secondary Detached Dwellings**, shall:
- a. be an **Accessory Use**;
 - b. not exceed one **Secondary Residential Dwellings** per Lot;
 - c. be permitted on a **Lot** where a registered owner is residing in the **Principal Dwelling Unit** or the **Secondary Residential Dwelling**;
 - d. constitute a single real estate entity with the **Principle Building** and not be subdivided as either a fee simple or strata **Lot**;
 - e. provide parking in accordance with Section 8 [*parking and loading regulations*]; and

- 2) In addition to the provisions of Section 9 [*subsection 9.5.1: secondary residential dwellings*] **Secondary Suites** shall:
- a. have a minimum **Gross Floor Area** of 37 m² and a maximum **Gross Floor Area** of the lesser of 65 m² or 40% of the total **Gross Floor Area** of the **Principal Dwelling Unit**;
 - b. have a minimum of 30 m² of a **Private Open Area** providing 15 m² for both the **Principal Dwelling Unit** and the **Secondary Suite**;
 - c. have a separate entrance accessed from a common indoor landing or directly from the outside;
 - d. have a maximum of two bedrooms; and
 - e. be integrated with the **Principal Dwelling Unit** as to maintain the residential character.
- 3) In addition to the provisions of Section 9 [*subsection 9.5.1: secondary residential dwellings*] **Detached Secondary Residential Dwellings**, including either a **Coach House** or **Garden Suite**, shall:
- a. not be on a **Lot** less than 600 m²;
 - b. reflect the form, materials and architectural style of the **Principal Building**;
 - c. have all, **Porches, Decks** and amenity spaces facing the **Front Lot Line**;
 - d. provide path access between the **Principal Building** and **Detached Secondary Residential Dwelling** ;
 - e. be sited a minimum distance of 4.0 m from the **Principal Building**; and
 - f. be in accordance with Section 6 [*subsection 6.2: accessory buildings and structures*].

Section 10 Bylaw Repeal

Golden Zoning Bylaw No. 911, 1993, cited as "Town of Golden Zoning Bylaw Number 911, 1993" and all amendments thereto are repealed.

READ A FIRST TIME THIS 4TH DAY OF OCTOBER ,2011.

READ A SECOND TIME THIS 4TH DAY OF OCTOBER ,2011.

PUBLIC HEARING HELD THIS 18TH DAY OF OCTOBER , 2011.

RESCIND SECOND READING THIS 1ST DAY OF NOVEMBER , 2011

READ A SECOND TIME THIS 29TH DAY OF MAY , 2012.

PUBLIC HEARING HELD THIS 26TH DAY OF JUNE , 2012.

READ A THIRD TIME THIS 24TH DAY OF JULY , 2012.

APPROVED PURSUANT TO THE MOTOR VEHICLE ACT R.S.B.C., 1996, CHAPTER 318, SECTION 124.2(2) THIS 10TH DAY OF AUGUST , 2012.

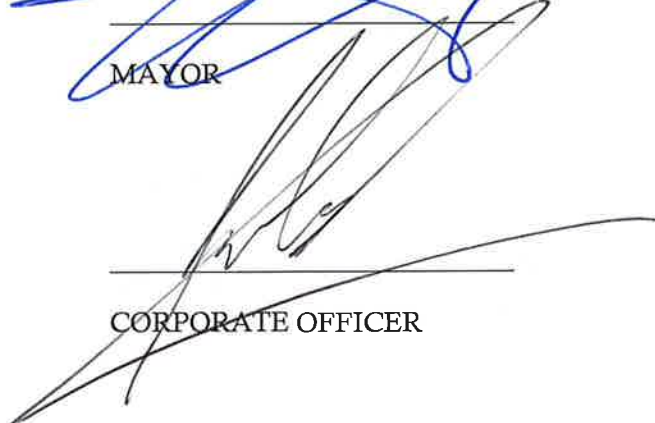


For the Ministry of Transportation and Infrastructure

ADOPTED THIS 21ST DAY OF AUGUST , 2012, BY A UNANIMOUS DECISION OF ALL MEMBERS OF TOWN COUNCIL PRESENT AND ELIGIBLE TO VOTE.

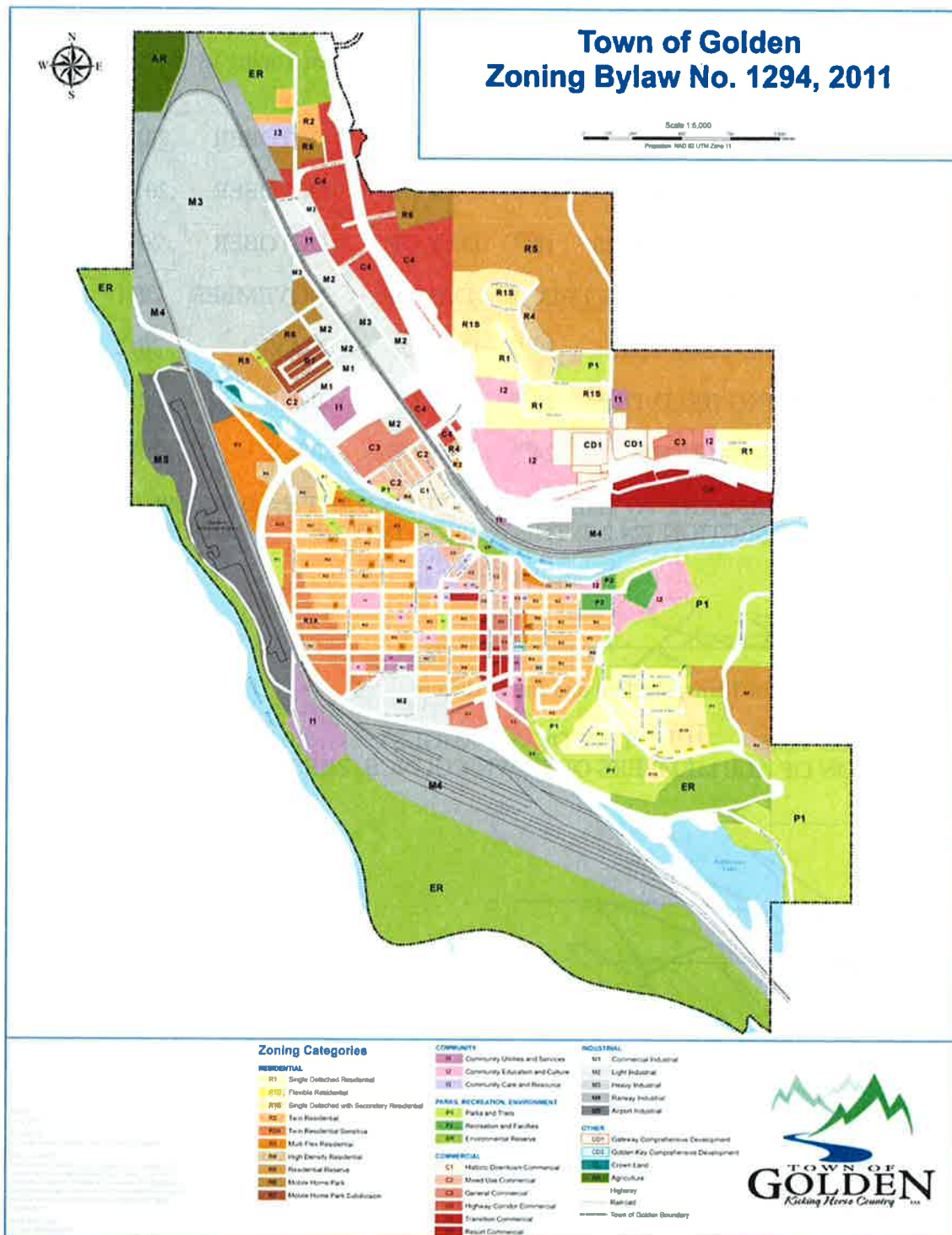


MAYOR



CORPORATE OFFICER

Schedule A Zoning Map



Schedule B Single Detached Residential – R1

a) Purpose

This zone provides for the development of **Single Detached Dwellings**.

b) Permitted Land Uses

Single Detached Dwelling

c) Accessory Uses

Accessory Buildings and Structures
Bed and Breakfast
Child Care, Home
Home Based Business Class One or Two

d) Lot Area and Lot Frontage

Minimum Lot Area	550 m ²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m ²
Maximum Floor Area Ratio	0.45
Maximum Lot Coverage	40%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.5 m
Accessory Buildings and Structures	6.0 m

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule C **Single Detached With Secondary Residential – R1S**

a) Purpose

This zone provides for the residential development of **Single Detached Dwellings** and **Secondary Residential Dwellings**.

b) Permitted Land Uses

Single Detached Dwelling

c) Accessory Uses

Accessory Buildings and Structures
Bed and Breakfast
Child Care, Home
Home Based Business Class One or Two
Secondary Residential Dwelling

d) Lot Area and Lot Frontage

Minimum Lot Area	550 m ²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m ²
Minimum Secondary Residential Dwelling	37 m ²
Maximum Floor Area Ratio	0.45
Maximum Lot Coverage	40%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Detached Secondary Residential Dwellings

Front Lot Line	7.5 m
Rear Lot Line:	3.0 m (Abutting a Lane or non-residential Zone)
	7.5 m (Abutting a residential Zone)
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.5 m
Accessory Buildings and Structures	6.0 m

Detached Secondary Residential Dwelling the *lesser* of 7.5 m or the height of the **Principal Building**.

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule D Flexible Residential – R1D

a) Purpose

This zone provides for the residential development of **Single Detached Dwellings**, **Duplexes**, and **Secondary Residential Dwellings**, located at strategic intersections within residential neighbourhoods.

b) Permitted Land Uses

Duplex
Single Detached Dwelling

c) Accessory Uses

Accessory Buildings and Structures
Bed and Breakfast
Child Care, Home
Home Based Business Class One or Two
Secondary Residential Dwelling

d) Lot Area and Lot Frontage

Minimum Lot Area	550 m ²
Minimum Lot Frontage	15.0 m
$\frac{1}{2}$ Duplex Minimum Lot Area	300 m ²
$\frac{1}{2}$ Duplex Minimum Lot Frontage	7.5 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m ²
Minimum Secondary Residential Dwelling	37 m ²
Maximum Floor Area Ratio	0.45
Maximum Lot Coverage	40%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Detached Secondary Residential Dwellings

Front Lot Line	7.5 m
Rear Lot Line:	3.0 m (Abutting a Lane or a non-residential Zone) 7.5 m (Abutting a residential Zone)
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.5 m
Accessory Buildings and Structures	6.0 m

Detached Secondary Residential Dwelling the *lesser* of 7.5 m or the height of the **Principal Building**.

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule E Twin Residential – R2

a) Purpose

This zone provides for the residential development of **Single Detached Dwellings**, **Duplexes**, and **Secondary Residential Dwellings** and provides opportunities for residential infill.

b) Permitted Land Uses

Duplex
Single Detached Dwelling

c) Accessory Uses

Accessory Buildings and Structures
Bed and Breakfast
Child Care, Home
Home Based Business Class One or Two
Secondary Residential Dwelling

d) Lot Area and Lot Frontage

Minimum Lot Area	400 m ²
Minimum Lot Frontage	11.0 m
½ Duplex Minimum Lot Area	300 m ²
½ Duplex Minimum Lot Frontage	7.5 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m ²
Minimum Secondary Residential Dwelling	37 m ²
Maximum Floor Area Ratio	0.65
Maximum Lot Coverage	60%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	6.0 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	6.0 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Detached Secondary Residential Dwellings

Front Lot Line	6.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.5 m
Accessory Buildings and Structures	6.0 m

Detached Secondary Residential Dwelling the *lesser* of 7.5 m or the height of the **Principal Building**.

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

i) Site Specific Regulations

In addition to the **Uses** permitted above:

On **Lot 2** and **3**, Section 12, Township 27, Range 22, Meridian W5, Kootenay Land District Plan Nep89569, **Guest Cottages** shall be permitted.

Schedule F Twin Residential Sensitive– R2A

a) Purpose

This zone provides for the residential development of **Single Detached Dwellings** and **Duplexes** in areas prone to high groundwater levels.

b) Permitted Land Uses

Duplex
Single Detached Dwelling

c) Accessory Uses

Accessory Buildings and Structures
Bed and Breakfast
Child Care, Home
Home Based Business Class One or Two
Secondary Suite

d) Lot Area and Lot Frontage

Minimum Lot Area	400 m ²
Minimum Lot Frontage	15.0 m
½ Duplex Minimum Lot Area	300 m ²
½ Duplex Minimum Lot Frontage	7.5 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m ²
Minimum Area of Secondary Suite	37 m ²
Maximum Floor Area Ratio	0.65
Maximum Lot Coverage	40%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	6.0 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	6.0 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.5 m
Accessory Buildings and Structures	6.0 m

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule G Multi-Flex Residential – R3

a) Purpose

This zone provides for the medium-density residential development of attached **Multiple Dwellings, Duplexes and Single Detached Dwellings.**

b) Permitted Land Uses

Duplex
Single Detached Dwelling
Multiple Dwellings of up to 4 Dwelling Units

c) Accessory Uses

Accessory Buildings and Structures
Child Care, Home
Home Based Business Class One
Secondary Residential Dwelling

d) Lot Area and Lot Frontage

Minimum Lot Area	900 m ²
Minimum Lot Frontage	11.0m
$\frac{1}{2}$ Duplex Minimum Lot Area	300 m ²
$\frac{1}{2}$ Duplex Minimum Lot Frontage	7.5 m

e) Areas, Ratios and Dimensions

Minimum Single Detached Dwelling Ground Floor Area	50 m ²
Minimum Multiple Dwelling Ground Floor Area	50 m ²
Minimum Secondary Residential Dwelling	37 m ²
Maximum Floor Area Ratio	1.5
Maximum Lot Coverage	60%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	6.0 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	6.0 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Detached Secondary Residential Dwellings

Front Lot Line	6.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Single Detached Dwelling	10.5 m
Multiple Dwelling	10.5 m
Accessory Buildings and Structures	6.0 m

Detached Secondary Residential Dwelling the *lesser* of 7.5 m or the height of the **Principal Building**.

h) Other Regulations

25 m² of outdoor **Private Open Areas** per **Dwelling Unit** is required for all ground level **Multiple Dwelling Units** with a minimum depth of 3.0 m.

5 m² of **Private Open Areas** is required for all **Dwelling Units** lacking direct ground level access and privacy areas.

5 m² of a shared **Amenity Area** is required per **Dwelling Unit**.

Where a **Lot Line Abuts** another residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule H High-Density Residential – R4

a) Purpose

This zone provides for medium to high-density residential development in the form of **Multiple Dwellings** that are compatible with **Adjacent land Uses**.

b) Permitted Land Uses

Multiple Dwellings with a minimum of 4 **Dwelling Units**

c) Accessory Uses

Accessory Buildings and Structures
Child Care, Centre
Home Based Business Class One

d) Lot Area and Lot Frontage

Minimum Lot Area 1800 m²

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	1.5
with Density Bonus	2.0 (Child Care Centre, and or Built Green or LEED Certification or equivalent)
Maximum Lot Coverage	60%
Minimum Lot Frontage	15.0 m

f) Minimum Yard Setbacks

Principal Building(s)

Front Lot Line	5.0 m
Rear Lot Line	7.5 m
Interior Lot Line	2.0 m
Exterior Lot Line	2.0 m

Accessory Buildings and Structures

Front Lot Line	5.0 m
Rear Lot Line	1.5 m
Interior Lot Line	2.0 m
Exterior Lot Line	2.0 m

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	5.0 m

h) Other Regulations

25 m² of outdoor **Private Open Area** per **Dwelling Unit** is required for all ground level **Multiple Dwelling Units** with a minimum depth of 3.0 m.

5 m² of **Private Open Areas** is required for all **Dwelling Units** lacking direct ground level access and privacy areas.

5 m² of a shared **Amenity Area** is required per **Dwelling Unit**.

A **Child Care, Centre** shall be a separate and distinct **Use** and not be located within a **Dwelling Unit**.

Where a **Lot Line Abuts** another residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule I Residential Reserve- R5

a) Purpose

This zone provides for the low-density residential development of **Single Detached Dwellings** on large rural Lots.

b) Permitted Land Uses

Agriculture
Campground
Single Detached Dwelling

c) Accessory Uses

Accessory Buildings and Structures
Bed and Breakfast
Child Care, Home
Home Based Business Class One or Two
Secondary Residential Dwelling

d) Lot Area and Lot Frontage

Minimum Lot Area	4.0 ha
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m ²
Minimum Secondary Residential Dwelling	37 m ²
Maximum Lot Coverage	5%

f) Minimum Yard Setbacks**Principal Building(s) and Accessory Buildings and Structures**

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	7.5 m
Exterior Lot Line	7.5 m

Secondary Residential Dwelling

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	7.5 m
Exterior Lot Line	7.5 m

g) Maximum Building Heights

Principal Building	10.0 m
Accessory Buildings and Structures	6.0 m
Secondary Residential Dwelling	7.5 m

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

h) Maximum Building Heights

Mobile Home	6.0 m
Single Detached Dwelling (owner/caretaker)	10.0 m
Accessory Buildings and Structures	4.5 m

i) Other Regulations

The maximum **Ground Floor Area** of all **Accessory Buildings and Structures** combined; is the lesser of 20 m² or 20% of the **Mobile Home Ground Floor Area**.

Any **Structural Alterations** to a **Mobile Home** require written permission from the **Mobile Home Park** owner, or an authorized agent, prior to the issuance of a **Building Permit**.

The erection of any **Accessory Buildings and Structures** requires written permission from the **Mobile Home Park** owner, or an authorized agent, prior to the issuance of a **Building Permit**.

5 m² of a shared **Amenity Area** is required per **Mobile Home** and shall be provided in a convenient and accessible location.

A **Child Care, Centre** shall be a separate and distinct **Use** and not be located within a **Dwelling Unit**.

Where a **Lot Line Abuts** another residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule K Mobile Home Subdivision – R7

a) Purpose

This zone provides for the development of **Mobile Homes** on individual lots within a **Mobile Home** subdivision.

b) Permitted Land Uses

Mobile Home

c) Accessory Uses

Accessory Buildings and Structures
Child Care, Home
Home Based Business Class One or Two

d) Lot Area and Lot Frontage

Minimum Lot Area	450 m ²
Minimum Lot Frontage	12.0 m

e) Areas, Ratios and Dimensions

Maximum Lot Coverage	45%
Minimum Floor Area of Mobile Homes	65 m ²

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	7.5 m
Rear Lot Line	3.0 m
Interior Lot Line	1.5 m
Exterior Lot Line	4.6 m

Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Distance between Mobile Homes	6.0 m
--------------------------------------	-------

g) Maximum Building Heights

Mobile Homes	6.0 m
Accessory Buildings and Structures	4.5 m

h) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule L Historic Downtown Commercial – C1

a) Purpose

This zone provides for small-scale commercial development that includes a range of **Retail, Service, and Office Uses**. Development is intended to be pedestrian oriented and preserve and enhance historic downtown.

b) Permitted Uses

Artisan Studio	Liquor Establishment
Bakery	Office
Child Care, Centre	Onsite Beer and Wine Making
Entertainment and Recreation, Indoor	Parking Lot, Public
Financial Services	Personal Services
Government Services	Public Exhibit
Hostel	Restaurant
Hotel	Retail

c) Accessory Uses

Accessory Buildings and Structures
Dwelling Unit
Home Based Business Class One

d) Lot Area and Lot Frontage

Minimum Lot Area	275 m ²
Minimum Lot Frontage	9.0 m
Maximum Lot Frontage	20.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	2.5
Maximum Lot Coverage	80%

f) Minimum Yard Setbacks**Principal Building and Accessory Buildings and Structures**

Front Lot Line	0.0 m
Rear Lot Line	0.0 m
Interior Lot Line	0.0 m
Exterior Lot Line	0.0 m

g) Maximum Building Heights

Principal Building	8.0 m
Accessory Buildings and Structures	6.0 m

h) Other Regulations

Dwelling Units shall be **Second Storey** or higher. The **First Storey** shall be used for commercial **Uses** only.

Entrances to **Dwelling Units** are to be separate and distinct from commercial entrances and shall be accessible at ground level.

Each **Dwelling Unit** shall have a minimum of 5 m² of **Private Open Area**.

The **Gross Floor Area** of **Retail** and **Office Uses** shall not exceed 600 m².

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Required off street parking for non-residential uses may be located not more than 200 m from the **Lot** being served.

Where a **Lot Line Abuts** a residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

i) Site Specific Regulations

In addition to the **Uses** permitted above: On Lot 9, Block 4, Plan 9502, Section 12, Township 27, Range 22, Meridian W5, Kootenay Land District, a **Rapid-Drive-Through Vehicle Services** shall be permitted.

Schedule M Mixed-Use Commercial – C2

a) Purpose

This zone provides for mid-scale mixed-use development that includes a wide range of commercial and residential **Uses** with opportunities for **Density Bonus**.

b) Permitted Uses

- | | |
|---|--|
| Animal Clinic | Hotel |
| Animal Daycare and Grooming | Liquor Establishment |
| Artisan Studio | Medical Clinic |
| Assembly Hall | Motel |
| Bakery | Motor Vehicle Rental |
| Boarding House | Motor Vehicle Sales and Service |
| Business Support Services | Office |
| Child Care, Centre | Onsite Beer and Wine Making |
| Commercial School | Parking Lot, Public |
| Emergency and Protective Services | Personal Services |
| Entertainment and Recreation, Indoor | Public Exhibit |
| Financial Services | Recycling Depot |
| Funeral Services | Restaurant |
| Garden Centre | Retail |
| Government Services | Taxi Dispatch |
| Health Services | Utility Services, Minor |
| Hostel | |

c) Accessory Uses

- Accessory Buildings and Structures
- Dwelling Unit
- Home Based Business Class One

d) Lot Area and Lot Frontage

Minimum Lot Area	500 m ²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	1.0
with Density Bonus	
1.5	(Office Uses are provided above the First Storey)
1.5	(public Amenity Area covers more than 5% of the Lot)
3.5	(Dwelling Units are provided above the First Storey)
3.5	(Built Green or LEED Certification or equivalent)
Maximum Lot Coverage	80%
Maximum Ground Floor Area	1858 m ²

f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

Front Lot Line	0.0 m
Rear Lot Line	0.0 m or 7.5 m (where a Lot Abuts a residential Zone)
Interior Lot Line	0.0 m or 7.5 m (where a Lot Abuts a residential Zone)
Exterior Lot Line	0.0 m

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

h) Other Regulations

Dwelling Units are restricted to **Second Storey** or higher. The **First Storey** shall be used for commercial **Uses**.

Entrances to **Dwelling Units** are to be separate and distinct from commercial entrances and shall be accessible at ground level.

Each **Dwelling Unit** shall have a minimum of 10 m² of **Private Open Area**.

Outdoor Storage or display of **Motor Vehicles** is not permitted in conjunction with **Motor Vehicle Sales and Service**.

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Required off street parking for non-residential uses may be located not more than 120 m from the **Lot** being served. Required off-street parking must be located on a **Lot** in the same zone as the parcel being served.

Where a **Lot Line Abuts** a residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

i) Site Specific Regulations

In addition to the **Uses** permitted above: On Lots 11 through 15, Block 3 Section 12 Township 27 Range 22 West of the 5th Meridian Kootenay District Plan 469 a Recycling Depot shall be permitted.

Schedule N General Commercial– C3

a) Purpose

This zone provides for mid-scale commercial development that includes a wide range of commercial uses.

b) Permitted Uses

Animal Clinic	Liquor Establishment
Animal Daycare and Grooming	Motel
Artisan Studio	Motor Vehicle Rental
Assembly Hall	Motor Vehicle Sales and Service
Bakery	Office
Building and Garden Supply	Onsite Beer and Wine Making
Business Support Services	Parking Lot, Public
Child Care, Centre	Pawn Shop
Commercial School	Personal Services
Emergency and Protective Services	Propane Sales and Refill
Entertainment and Recreation, Indoor	Rapid-Drive-Through Vehicle Services
Equipment Sales and Rentals	Recreational Unit Sales and Rental
Farmers Market	Recreational Vehicle Sales and Rental
Financial Services	Recycling Depot
Funeral Services	Restaurant
Garden Centre	Retail
Gas Bar	Retail, Commercial
Government Services	Taxi Dispatch
Health Services	Utility Services, Minor
Hotel	

c) Accessory Uses

Accessory Buildings and Structures
 Dwelling Unit
 Home Based Business Class One
 Outdoor Storage

d) Lot Area and Lot Frontage

Minimum Lot Area	1000 m ²
Minimum Lot Frontage	25.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	1.5
Maximum Lot Coverage	65%

f) Minimum Yard Setbacks**Principal Building and Accessory Buildings and Structures**

Front Lot Line	4.5 m
Rear Lot Line	3.0 m (where Lot Abuts a residential Zone)
Interior Lot Line	3.0 m (where Lot Abuts a residential Zone)
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

h) Other Regulations

Dwelling Units are restricted to **Second Storey** or higher. The **First Storey** shall be used for commercial **Uses**.

Entrances to **Dwelling Units** are to be separate and distinct from commercial entrances and shall be accessible at ground level.

Each **Dwelling Unit** shall have a minimum of 10 m² of **Private Open Area**.

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule O Highway Corridor Commercial – C4

a) Purpose

This zone provides for commercial development along the TransCanada Highway that serves the travelling public, destination tourists and residents.

b) Permitted Land Uses

Artisan Studio	Motor Vehicle Sales and Service
Bakery	Motor Vehicle Service
Building and Garden Supply	Parking Lot, Public
Child Care, Centre	Personal Services
Drive-Through Business	Propane Sales and Refill
Emergency and Protective Services	Public Exhibit
Entertainment and Recreation, Indoor	Recreational Unit Sales and Rental
Fast Food Outlet	Recreational Vehicle Sales and Rental
Garden Centre	Restaurant
Gas Bar	Retail
Hotel	Retail, Commercial
Liquor Establishment	Seasonal Vendor
Motel	Truck Stop
Motor Vehicle Rental	Utility Services, Minor

c) Accessory Uses

Accessory Buildings and Structures

d) Lot Area and Lot Frontage

Minimum Lot Area	1000 m ²
Minimum Lot Frontage	30.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	2.0
Maximum Lot Coverage	50%

f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

Front Lot Line	4.5 m
Rear Lot Line	4.5 m or 7.5 m (where a Lot Abuts a residential Zone)
Interior Lot Line	4.5 m or 7.5 m (where a Lot Abuts a residential Zone)
Exterior Lot Line	4.5 m

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

h) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule P Transition Commercial– C5

a) Purpose

This zone provides for a compatible mix of commercial and residential development by introducing low intensity commercial uses into existing residential neighborhoods.

b) Permitted

Artisan Studio	Hostel
Bakery	Live-Work Unit
Bed and Breakfast	Office
Boarding House	Personal Services
Child Care, Centre	Restaurant
Duplex	Single Detached Dwelling
Financial Services	Utility Services, Minor
Health Services	

c) Accessory Uses

Accessory Buildings and Structures
Child Care, Home Dwelling Unit
Home Based Business Class One or Two
Secondary Residential Dwellings

d) Lot Area and Lot Frontage

Minimum Lot Area	400 m²
½ Duplex Minimum Lot Area	300 m²
½ Duplex Minimum Lot Frontage	7.5 m

e) Areas, Ratios and Dimensions

Minimum Principal Building Ground Floor Area	50 m²
Minimum Secondary Residential Dwelling	37 m²
Maximum Floor Area Ratio	0.65
Minimum Lot Frontage	11.0 m
Maximum Lot Coverage	60%

f) Minimum Yard Setbacks**Principal Building**

Front Lot Line	6.0 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Accessory Buildings and Structures

Front Lot Line	6.0 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

Detached Secondary Residential Dwellings

Front Lot Line	6.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.0 m
Accessory Buildings and Structures	7.5 m
Detached Secondary Residential Dwelling	the <i>lesser</i> of 7.5 m or the height of the Principal Building .

h) Other Regulations

Detached Secondary Residential Dwellings shall not be permitted on a **Lot** with a commercial **Use**.

When a **Dwelling Unit** is combined with a commercial **Use** the **Dwelling Unit** shall be **Second Storey** or higher.

Entrances to **Dwelling Units** are to be separate and distinct from commercial entrances and shall be accessible at ground level.

Dwelling Unit(s) shall have a minimum of 10 m² of **Private Open Area**.

The **Gross Floor Area** of a commercial **Use** shall not exceed 100 m².

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** for commercial **Uses**.

On a **Lot** with a commercial **Use**, where a **Lot Line Abuts** a residential **Zone**, a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

The total **Ground Floor Area** of all **Accessory Buildings and Structures** shall not exceed the *lesser* of 65 m² or 50% of the **Ground Floor Area** of the **Principal Building**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule Q Resort Commercial– C6

a) Purpose

This zone provides for commercial development oriented towards the tourism industry. Development in this zone shall be of a quality design that incorporates the viewscales and supports the development of an inviting gateway to Golden.

b) Permitted Uses

Campground
Hotel
Motel
Resort Accommodation and Convention
Retail Convenience

c) Accessory Uses

Accessory Buildings and Structures
Child Care, Centre
Personal Services
Restaurant

d) Lot Area and Lot Frontage

Minimum Lot Area	5000 m ²
Minimum Lot Frontage	80.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	2.0
with Density Bonus	3.0 (where Employee Housing provided)
Maximum Lot Coverage	40%

f) Minimum Yard Setbacks**Principal Building(s) and Accessory Buildings and Structures**

Front Lot Line	10.0 m
Rear Lot Line	10.0 m
Interior Lot Line	10.0 m
Exterior Lot Line	10.0 m

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

h) Other Regulations

Resort Accommodation and Convention shall provide a minimum of 300m² of **Resort Amenity Facilities**.

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule R Commercial Industrial – M1

a) Purpose

This zone provides for a compatible mix of commercial and industrial development.

b) Permitted Uses

Animal Clinic	Mobile Catering Food Service
Animal Daycare and Grooming	Motor Vehicle Rental
Animal Shelter	Motor Vehicle Sales and Service
Animal Training	Motor Vehicle Service
Artisan Studio	Office
Auctioneering Establishment	Onsite Beer and Wine Making
Building and Garden Supply	Pawn Shop
Business Support Services	Propane Sales and Refill
Child Care, Centre	Rapid-Drive-Through Vehicle Services
Commercial School	Recreational Unit Sales and Rental
Contractor Services, General	Recreational Vehicle Sales and Rental
Contractor Services, Limited	Recycling Depot
Custom Indoor Manufacturing	Restaurant
Emergency and Protective Services	Retail
Entertainment and Recreation, Indoor	Retail, Commercial
Equipment Sales and Rentals	Self-Storage
Garden Centre	Taxi Dispatch
Household Repair Services	Utility Services, Minor
Live-Work Unit	

c) Accessory Uses

Accessory Buildings and Structures
Outdoor Storage

d) Lot Area

Minimum Lot Area	350 m ²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	1.0
Maximum Lot Coverage	50%

f) Minimum Yard Setbacks**Principal Building(s)**

Front Lot Line	4.5 m
Rear Lot Line	3.0 m
Interior Lot Line	0 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m
	7.5 m (Abutting a non-industrial Zone)

Accessory Buildings and Structures

Front Lot Line	4.5 m
Rear Lot Line	3.0 m
Interior Lot Line	0 m and 3.0 m (minimum 3.0 m on one side)
Exterior Lot Line	3.0 m
	7.5 m (Abutting a non-industrial Zone)

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

h) Other Regulations:

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a non-industrial **Zone** a **Landscape Buffer** shall be provided and maintained along such **Abutting Lot Line**.

The residential component of **Live-Work Unit** shall be limited to the second storey or higher.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule S Light Industrial– M2

a) Purpose

This zone provides for the development of light industry and manufacturing that minimally impacts surrounding development.

b) Permitted Uses

- | | |
|--|--|
| <ul style="list-style-type: none"> Auctioneering Establishment Bulk Fuel Sales and Storage Contractor Services, General Contractor Services, Limited Crematorium Custom Indoor Manufacturing Equipment Sales and Rentals Fleet Service Household Repair Services Industry, Light Mobile Catering Food Service Motor Vehicle Body Repair and Paint Shop | <ul style="list-style-type: none"> Motor Vehicle Service Pawn Shop Propane Sales and Refill Propane Storage and Service Rapid-Drive-Through Vehicle Services Recreational Unit Sales and Rental Recreational Vehicle Sales and Rental Recycling Depot Self-Storage Taxi Dispatch Tow Truck Dispatch & Storage Yard Utility Services, Minor |
|--|--|

c) Accessory Uses

- Accessory Buildings and Structures
- Office
- Outdoor Storage
- Security Persons Dwelling Unit

d) Lot Area

- | | |
|----------------------|--------------------|
| Minimum Lot Area | 350 m ² |
| Minimum Lot Frontage | 15.0 m |

e) Areas, Ratios and Dimensions

- | | |
|--------------------------|-----|
| Maximum Floor Area Ratio | 1.0 |
| Maximum Lot Coverage | 50% |

f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

- | | |
|-------------------|---|
| Front Lot Line | 4.5 m |
| Rear Lot Line | 3.0 m |
| | 10.0 m (Abutting a non-industrial Zone) |
| Interior Lot Line | 3.0 m |
| Exterior Lot Line | 3.0 m |
| | 10.0 m (Abutting a non-industrial Zone) |

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	12.0 m

h) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a non-industrial **Zone** a **Landscape Buffer** shall be provided and maintained along such **Abutting Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading*], and Section 9 [*specific use regulations*].

Schedule T Heavy Industrial– M3

a) Purpose

This zone provides for heavy industrial development that is not compatible with non-industrial development.

b) Permitted Uses

Bulk Fuel Sales and Storage	Fleet Service
Composting Facility	Industry, Heavy
Concrete Mixing Plant	Industry, Light
Contractor Services, General	Tow Truck Dispatch & Storage
Crematorium	Utility Services, Minor
Custom Indoor Manufacturing	

c) Accessory Uses

Accessory Buildings and Structures
Office
Outdoor Storage
Security Persons Dwelling Unit
Storage of Flammable and Combustible Liquids

d) Lot Area

Minimum Lot Area	350 m²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	1.0
Maximum Lot Coverage	50%

f) Minimum Yard Setbacks**Principal Building(s) and Accessory Buildings and Structures**

Front Lot Line	4.5 m
Rear Lot Line	3.0 m
	10.0 m (Abutting a non-industrial Zone)
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
	10.0 m (Abutting a non-industrial Zone)

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	12.0 m

h) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a non-industrial **Zone** a **Landscape Buffer** shall be provided and maintained along such **Abutting Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule U Railway Industrial– M4

a) Purpose

This zone provides for facilities and services related to railway uses.

b) Permitted Uses

Railway Lines
Railway Yards and Station

c) Accessory Uses

Accessory Buildings and Structures
Outdoor Storage
Security Persons Dwelling Unit
Storage of Flammable and Combustible Liquids

d) Areas, Ratios and Dimensions

Maximum Lot Coverage 40%

e) Minimum Yard Setbacks**Principal Building(s) and Accessory Buildings and Structures**

Front Lot Line	6.0 m
Rear Lot Line	6.0 m
	10.0 m (Abutting a non-industrial Zone)
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
	10.0 m (Abutting a non-industrial Zone)

f) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	12.0 m

g) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a Lot.

Where a **Lot Line Abuts** a non-industrial Zone a **Landscape Buffer** shall be provided and maintained along such **Abutting Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule V Airport Industrial – M5

a) Purpose

This zone provides for facilities and services related to airport development, and functions as a key access point for backcountry recreation and services.

b) Permitted Uses

**Aircraft Sales, Rentals, Repairs, Maintenance, and Construction
Airport Terminal and Navigational Facilities
Emergency and Protective Services
Utility Services, Minor
Weather Station**

c) Accessory Uses

**Accessory Buildings and Structures
Motor Vehicle Rental
Outdoor Storage
Parking Lot, Public
Recreation Equipment sales, service and rentals
Restaurant
Retail
Security Persons Dwelling Unit
Storage of Flammable and Combustible Liquids**

d) Lot Area

**Minimum Lot Area 350 m²
Minimum Lot Frontage 15.0 m**

e) Areas, Ratios and Dimensions

**Maximum Floor Area Ratio 0.5
Maximum Lot Coverage 50%**

f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

**Front Lot Line 6.0 m
Rear Lot Line 6.0 m
Interior Lot Line 6.0 m
Exterior Lot Line 6.0 m**

g) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot Area**.

Where a **Lot Line Abuts** a non-industrial **Zone** a **Landscape Buffer** shall be provided and maintained along such **Abutting Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule W Community Utilities and Services– II

a) Purpose

This zone provides for the locating of community utilities and services.

b) Permitted Uses

Cemetery
Utility Services, Major
Utility Services, Minor

c) Accessory Uses

Accessory Buildings and Structures
Animal Shelter
Outdoor Storage

d) Lot Area

Minimum Lot Area 60 m²

e) Minimum Yard Setbacks**Principal Building(s) and Accessory Buildings and Structures**

Front Lot Line	6.0 m
Rear Lot Line	6.0 m
Interior Lot Line	4.5 m
Exterior Lot Line	6.0 m

f) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	12.0 m

g) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule X Community Education and Culture -I2

a) Purpose

This zone provides for facilities that offer educational and cultural services.

b) Permitted Uses

**Child Care, Centre
Educational Services
Religious Assembly
Retail Convenience**

c) Accessory Uses

Accessory Buildings and Structures

d) Lot Area

Minimum Lot Area	1000 m ²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Maximum Lot Coverage	50%
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f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.0 m
Accessory Buildings and Structures	8.0 m

h) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a Lot.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Schedule Y Community Care and Resource-I3

a) Purpose

This zone provides for facilities that offer government and public health services.

b) Permitted Uses

Child Care, Centre
Emergency and Protective Services
Extended Care Residence
Government Services
Health Services
Hospital and Care Services
Public Exhibit
Retail Convenience

c) Accessory Uses

Accessory Buildings and Structures

d) Lot Area and Lot Frontage

Minimum Lot Area	100 m ²
Minimum Lot Frontage	15.0 m

e) Areas, Ratios and Dimensions

Maximum Lot Coverage	60%
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f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	3.0 m

g) Maximum Building Heights

Principal Building	10.0 m
Accessory Buildings and Structures	6.0 m

h) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], and Section 8 [*parking and loading regulations*].

Schedule Z Parks and Trails–P1

a) Purpose

This zone provides for community parks and trail systems.

b) Permitted Uses

Public Park

c) Accessory Uses

Accessory Buildings and Structures

d) Minimum Yard Setbacks

Accessory Buildings and Structures

Front Lot Line	1.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	1.5 m

e) Maximum Building Heights

Accessory Buildings and Structures 6.0 m

f) Other Regulations

In addition to the regulations listed above Section 6 [*general development regulations*] shall apply.

Schedule AA Recreation and Facilities –P2

a) Purpose

This zone provides for facilities that enhance recreational and cultural activity.

b) Permitted Uses

Assembly Hall
Child Care, Centre
Entertainment and Recreation, Indoor
Entertainment and Recreation, Outdoor
Municipal Campground
Public Exhibit
Public Park
Retail Convenience

c) Accessory Uses

Accessory Buildings and Structures
Restaurant

d) Lot Area and Lot Frontage

Minimum Lot Area	500 m²
Minimum Lot Frontage	15.0 m

e) Minimum Yard Setbacks**Principal Building(s) and Accessory Buildings and Structures**

Front Lot Line	6.0 m
Rear Lot Line	6.0 m
Interior Lot Line	6.0 m
Exterior Lot Line	6.0 m

f) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

Schedule BB Agricultural Reserve- AR

a) Purpose

This zone provides for agricultural development.

b) Permitted Land Uses

Agriculture

c) Accessory Uses

Accessory Buildings and Structures

d) Lot Area and Lot Frontage

Minimum **Lot Area** 10.0 ha

e) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*].

Schedule CC Environmental Reserve- ER

a) Purpose

This zone provides for the protection and conservation of large tracts of land.

b) Permitted Land Uses

**Conservation
Passive Recreation
Public Park**

c) Accessory Uses

Accessory Buildings and Structures

d) Other Regulations

In addition to the regulations listed above, other regulations shall apply. These include:
Section 6 [*general development regulations*].

Schedule DD Comprehensive Development- CD

a) Purpose

This zone provides for the development of projects involving a mix of uses and/or a scale of development not accommodated by other zones. The regulations contained within this Schedule are a template to guide negotiations between the applicant and the Town with respect to Comprehensive Development (CD) projects. Once a CD project is approved it will be regulated by a site specific CD Zone.

b) Permitted Uses

All **Permitted Uses** shall be negotiated on a site-by-site basis and shall be in accordance with the Land Use Designations and policies of the *Town of Golden Official Community Plan*.

All **Development** shall be in accordance with the Development Permit Areas and policies of the *Town of Golden Official Community Plan Bylaw*.

c) Subdivision and Development Regulations

All subdivision and **Development** regulations, such as minimum **Lot Areas**, **Lot** coverage, maximum **Building Height**, **Setbacks**, parking, loading and **Landscaping**, shall be as negotiated on a site-by-site basis.

All subdivision and servicing in **CD Zones** shall be in accordance with the *Town of Golden Subdivision and Development Servicing Bylaw* and the applicable policies of the *Town of Golden Official Community Plan Bylaw*. A **CD Zone** for a phased project shall not be approved without a **Phased Development Agreement**.

a) Purpose

This zone provides for mixed-use development that serves the travelling public, destination tourists and residents. Development in this zone shall enhance the entrance into Town through incorporating natural viewscales and high quality architectural design.

b) Planning Objectives

Development within this **Zone** shall be based on a comprehensive design concept focused on:

- high quality architectural design;
- sensitivity to the natural environment;
- maximized viewscales, and
- the integration of residential, and commercial **Mixed-Uses** with attention to surrounding land uses

c) Permitted Uses

Child Care, Centre
Convention Centre
Entertainment and Recreation, Indoor
Hotel
Liquor Establishment
Live-Work Unit
Motel
Personal Services
Public Exhibit
Restaurant
Retail and Tourism Retail and Service
Tourist Information Centre

d) Accessory Uses

Accessory Buildings and Structures
Gas Bar

e) Subdivision and Development Regulations

All subdivision and **Development** regulations, such as minimum **Lot** dimensions, site coverage, maximum **Building Height**, **Setbacks**, parking, loading and **Landscaping**, shall be as negotiated on a site-by-site basis.

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

All **Landscaping** shall be in accordance with Section 7 [*landscaping and screening regulations*]

a) Purpose

This Zone provides for medium density residential development comprised of small grade entry units with bungalow style lofts or two storey units.

b) Planning Objectives

Development within this **Zone** shall be based on a comprehensive design concept focused on:

- Medium density, affordable residential development

c) Permitted Uses**Multiple Dwellings****d) Accessory Uses**

Accessory Buildings and Structures
Home Based Business Class One or Two

e) Subdivision and Development Regulations**Maximum Density**

Maximum Density without Bonusing	13 units/ 2200 m ²
Maximum Density with Bonusing	20 units/ 2200 m ²

Minimum Lot Area for allowable Density 2200 m²

Areas, Ratios and Dimensions

Maximum Lot Coverage	50%
Minimum Lot Area of	300 m ² (for subdivision purposes)
Minimum Floor Area of Multiple Dwelling Units:	
bachelor suite	30 m ²
one bedroom suite	45 m ²
additional bedroom	15 m ²

Minimum Yard Setbacks**Principal Building**

Front Lot Line	3.0 m
Rear Lot Line	7.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	2.0 m

Accessory Buildings and Structures

Front Lot Line	7.5 m
Rear Lot Line	1.5 m
Interior Lot Line	3.0 m
Exterior Lot Line	2.0 m

Maximum Building Heights

Multiple Dwelling	11.0 m
Accessory Buildings and Structures	6.0 m

Parking

Off street parking is provided at 1.35 stalls per unit

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