

ZONING BYLAW NO. 1324, 2012



ZONING BYLAW NO. 1324, 2012 SCHEDULE OF AMENDMENTS

TEXT

Amending Bylaws are identified by a Bylaw Number in the left hand margin and bold text. For the exact amendment wording, refer to the amending bylaw.

Bylaw No.	Adoption Date	Bylaw No.	Adoption Date	Bylaw No.	Adoption Date

MAP

The following Amending Bylaws (Maps) were to Schedule B: Zoning Map

Bylaw No.	Adoption Date	Bylaw No.	Adoption Date	Bylaw No.	Adoption Date

DISTRICT OF HOPE BYLAW NO. 1324, 2012

A bylaw to establish zoning, off-street parking and loading and screening and landscaping regulations and standards for the District

WHEREAS pursuant to Section 903 of the Local Government Act, a local government may adopt a Zoning Bylaw;

AND WHEREAS under Section 906 of the Local Government Act, a local government may, by bylaw, regulate the provision of off-street parking and loading spaces;

AND WHEREAS under Section 909 of the Local Government Act, a local government may, by bylaw, require and regulate the provision of screening or landscaping;

AND WHEREAS a Public Hearing has been held pursuant to Section 890 of the Local Government Act pertaining to those parts of this Bylaw to be enacted under Section 903 of the Local Government Act;

NOW THEREFORE the Council of the District of Hope, in open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as the "District of Hope Zoning Bylaw No. 1324, 2012".

ENACTMENT

2. No land, building or structure, shall be used, or occupied, and no building or structure or part thereof shall be constructed, reconstructed, extended, located or moved, except in conformance with the provisions of this Bylaw and the contrary shall be deemed a violation of the Bylaw.
3. The following text and map schedules which are attached hereto and form an integral part of this Bylaw are hereby adopted:
 - Schedule A – Zoning Text for the District of Hope;
 - Schedule B – Zoning Map for the District of Hope.
4. District of Hope Zoning Bylaw 33/96, and all of its schedules, text, maps and amendments is hereby repealed.
5. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.
6. This Bylaw shall come into force and effect upon its adoption.

Read a first time this 23rd day of July, 2012

Read a second time this 23rd day of July, 2012

Advertised in the Hope Standard Newspaper August 8th and 15th, 2012

A Public Hearing was held this 27th day of August, 2012

Read a third time this 27th day of August, 2012

Authorized signatory for the Ministry of Transportation & Infrastructure received this 29th day of August, 2012

Adopted this 10th day of September, 2012

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SCHEDULE A – ZONING TEXT

Section 1.0 PURPOSE AND APPLICATION

1.1 PURPOSE

- 1.1.1 The purpose of this Bylaw is to divide the *District* into *zones* and to regulate:
- a) the vertical extent of a *zone*; the use and density of use of land, *buildings* and other *structures* within a *zone*;
 - b) the siting, size and dimensions of permitted *buildings*, other *structures* and *uses* on the land within a *zone*;
 - c) the location of *uses* on the land and within *buildings* and other *structures*;
 - d) the shape, dimensions and area, including minimum and maximum *parcel* size created by *subdivision*;
 - e) different *density* regulations for *zones*;
 - f) the provision of amenities;
 - g) the number of and design standards for off-street parking and loading for the *use* of land and *buildings*; and
 - h) *screening* and *landscaping* for different *zones*, different uses within *zones* and different locations within a *zone* pursuant to Division 7 of the Local Government Act.

1.2 APPLICATION OF THIS BYLAW

- 1.2.1 This Bylaw shall apply to all land within the territorial jurisdiction of the District of Hope.

1.3 UNITS OF MEASUREMENT

- 1.3.1 Metric units (i.e. SI or International System of Units) are used for all measurements in this Bylaw. The equivalent of metric units in imperial measurements are shown in brackets for convenience only and do not form part of this Bylaw:
- a) For converting metres to feet a conversion factor of 3.28 and rounding to the nearest foot has been used, for example: 5 metres (x 3.28) = 16.4 feet, would be shown as 5 metres (~16 feet).
 - b) For converting square metres to square feet a conversion factor of 10.76 and rounding to the nearest square foot has been used, for example 5 square metres (x 10.76) = 53.8 square feet, would be shown as 5 square metres (~54 square feet).

1.4 ITALICIZED WORDS IN THIS BYLAW

- 1.4.1 All words or phrases in this bylaw shall have their normal or common meaning except where such words are *italicized* in which case they shall have the meaning as stated in the Definitions section of this Bylaw.

Section 2.0

DEFINITIONS

In this Bylaw,

A

ACCESS STRIP means an area of land on a *panhandle lot*, of sufficient width to provide legal and vehicular access from a *highway* to a *building* on a *parcel*.

ACCESSORY BUILDING or STRUCTURE means a *building* or *structure* which is ancillary to the *principal building* or *use* and which is located on the same *parcel* as the *principal building* or *use*.

ACCESSORY PRODUCE SALES means the accessory use of land for retail sale of agricultural products produced on the same *parcel*.

ACCESSORY USE means a *use* which is incidental and subordinate to the *principal use* on a *parcel*.

AGRICULTURAL USE means growing, rearing and harvesting of agricultural products for commercial purposes, and includes, without the limiting the generality of the foregoing:

- a) processing and storage of agricultural products grown, reared, produced or harvested on the same farm;
- b) storage of farm machinery, implements and supplies necessary to the AGRICULTURAL USE, the repair of farm machinery and implements used on that farm;
- c) the keeping of cattle, goats, llamas, poultry, sheep or other livestock and bees;
- d) the keeping, boarding, breeding, training and riding of horses.

AIRPARK means the *use* of land, *buildings* or *structures* for the landing, maintenance, service, repair, rental and storage of aircraft and includes, without limiting the generality of the foregoing, the sale of aircraft fuel, lubricating oils and accessories.

ANIMAL SHELTER means a *structure* used for the stabling of horses or for the housing of livestock and other farm animals in association with a permitted *agricultural use*.

APARTMENT means a *building* used exclusively for *residential use* containing 3 or more *dwelling units* and which has a principal access from a common entrance. APARTMENT does not include, and without limiting the generality of the foregoing, *tourist accommodation* such as a *hotel* and *motel* or *motor inn*.

ASSEMBLY USE means a *building* utilized for the gathering of persons for charitable, cultural, educational philanthropic, recreational, religious and social purposes and includes auditoriums and halls but does not include overnight accommodation or a *liquor primary use*.

AVERAGE FINISHED GRADE means the average of the finished exterior ground elevations.

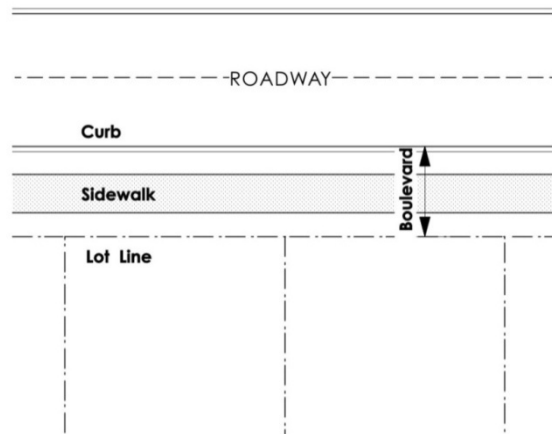
B

BED AND BREAKFAST means the temporary accommodation of paying guests in a *sleeping unit* in which breakfast but no other meal is served to the paying guest.

BOARDING means the provision of a *sleeping unit* in a *one family residence* with or without meals for the payment of rent, with such *use* contained entirely within the *one family residence*.

BOULEVARD means the portion of a *highway* between the *lot line* and the traveled portion of a *highway*, including, but not limited to curbs, *sidewalks*, ditches and bicycle paths. For guidance, see Diagram 1 - Example of a Boulevard.

Diagram 1 - Example of a Boulevard

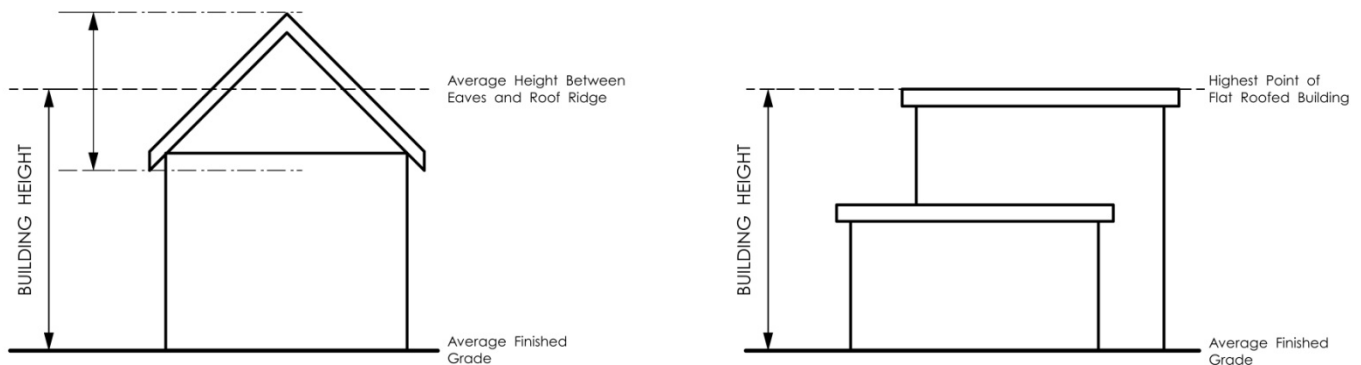


BUILDING means any *structure* used or intended to be used for supporting or sheltering any *use* or occupancy.

BUILDING HEIGHT means the vertical distance from the *average finished grade* at the perimeter of a *building* or *structure* to:

- the mid-point between the elevation of the highest eaves and the highest ridge in a gable, hip, dormer, gambrel-roofed or other pitched roof *building*;
- the highest point of any exterior wall on a flat roofed *building*; or
- For guidance, see Diagram 2 - Examples of Building Height Measurements.

Diagram 2 - Examples of Building Height Measurements



BUSINESS or PROFESSIONAL OFFICE means an establishment engaged in transacting business or providing professional services, which do not involve manufacturing or handling of physically tangible goods on the *premises*.

C

CAMPGROUND means the provision of space for tents, *recreational vehicles* or camper trailers occupied by the travelling public for temporary accommodation and may include, an office for guest registration, washrooms, *convenience store or specialty retail*, and laundry facilities. **CAMPGROUND** does not include, and without limiting the generality of the foregoing, a *holiday park, mobile home park, hotel and motel or motor inn*.

CEMETERY means a *use* of land for the interment and the memorialization of deceased persons.

CIVIC USE means a *use* providing for municipal, provincial or federal offices, libraries, museums, firehalls, art galleries, community halls, police stations, courts of law, jails or prisons, post offices and exhibition grounds.

COLLEGE means a post-secondary educational facility pursuant to the College and Institution Act, as that enactment may be amended or replaced.

COMMERCIAL SERVICE USE means a business which provides services to customers and includes the accessory sale of retail goods. **COMMERCIAL SERVICE USE** includes, and without limiting the generality of the foregoing, barber shops, beauty parlours, animal grooming, laundry or dry cleaning shop, laundromat, printing services, shoe repairs, tailors, dressmaking shop, training, educational or instructional services and other similar *uses*. **COMMERCIAL SERVICE USE** does not include, and without limiting the generality of the foregoing, *business or professional offices, medical or dental offices, or retail stores*.

COMMERCIAL VEHICLE STORAGE means the commercial storage of *vehicles*, including *recreational vehicles* and trailers, for a continuous periods of at least 48 hours.

COMMUNITY CARE FACILITY means a facility licensed under the Community Care and Assisted Living Act that provides personal care, supervision, social or educational training or physical or mental rehabilitative therapy, with or without charge, to persons not related by blood or marriage to the operator of the facility.

COMMUNITY GARDEN means the *use* of land for cultivating or growing plants by a group of people for providing a garden experience or education to the residents of the District of Hope.

COMMUNITY SANITARY SEWER SYSTEM means a sewage collection or disposal system of sufficient capacity to carry domestic effluent from an area that is serviced by a sewage treatment and disposal facility approved under the Environmental Management Act.

COMMUNITY WATER SYSTEM means a system of waterworks that is:

- owned, operated and maintained by the District of Hope;
- owned, operated and maintained by the Regional District;
- an Improvement District under the Local Government Act;

- a water utility under the Water Utility Act;
- a utility under the Utility Commission Act; or
- otherwise approved by the Comptroller of Water Rights.

COMPREHENSIVE DEVELOPMENT means the development of an area consisting of one or more land *use* classifications as an integrated unit based upon a Comprehensive Development Plan, which may include architectural, landscaping, land use and signage plans.

CONVENIENCE STORE means a *use* which provides for the retail sale of household goods to serve the day-to-day shopping needs of the general public, and may include, without limiting the generality of the foregoing, the sale of fast foods and rental of audiovisual products.

COUNCIL means the governing and executive body of the District of Hope.

D

DAY CARE means a facility providing care to either children or adults which is licensed under the Community Care Facility Act for which compensation for care is charged, but which does not provide overnight accommodation.

DENSITY means the maximum amount of development intensity allowed on a *parcel* expressed in terms of the maximum number of *dwelling units* per hectare or as *site coverage*.

DEPTH means the horizontal distance between the *front lot line* and *rear lot line* of a *parcel*.

DISTRICT means the District of Hope.

DOCK means a *structure* used or that can be used for mooring one or more boats and that provides access by pedestrians from the shore to and from moored boats and can consist of a single DOCK, wharf or pier (including access ramp).

DWELLING UNIT means one or more *habitable rooms* designed, occupied or intended for *residential use* where such a room or rooms together contain or provide for the installation of only one set of cooking facilities and one or more bathrooms.

E

EDUCATIONAL INSTITUTION means a *college*, an *elementary or secondary school* or a *technical school*.

ELEMENTARY OR SECONDARY SCHOOL means a facility offering instruction which meets requirements of the Provincial government for elementary or secondary education.

EMPLOYEE RESIDENCE means a *dwelling unit* to accommodate a person or persons directly involved in the operation of an *agricultural use*, a Campground and Holiday Park (CHP-1) Zone *use*, or a Recreational and Residential Assembly (RRA-1) Zone *use* on the *parcel* on which the *dwelling unit* is located.

ENTERTAINMENT FACILITY means a *building* where fees are charged for the provision of entertainment to the public and includes, without limiting the generality of the foregoing, a bingo hall, dance hall, mini-golf course and theatre but which excludes, a *liquor primary use* or a *building* where adult motion pictures as defined under the Motion Picture Act are shown.

EXTERIOR SIDE LOT LINE means the *lot line* or *lot lines*, common to a *highway* or *street* other than a *lane* or *walkway* and not being the *front lot line*, or *rear lot line*.

F

FAIR means the *use of land*, *buildings* or *structures* for recreational amusement and educational display, including, without limiting the generality of the foregoing, amusement rides, carnival attractions, and retail sales and services.

FENCE or FENCING means a wall, barrier or railing that encloses or provides a visual barrier for all or part of an area of land.

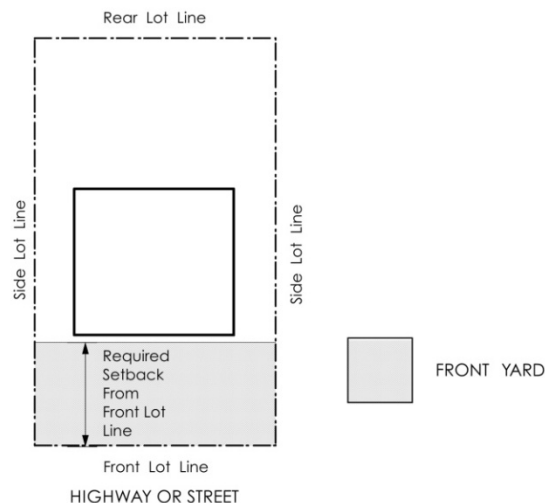
FINANCIAL INSTITUTION means a bank, credit union, trust company, mortgage company and similar establishments and includes, without limiting the generality of the foregoing, automated teller and electronic banking machines.

FLOOR AREA means the space on any storey of a *building* or *structure* between the exterior walls and required firewalls, including the space occupied by interior walls and partitions.

FRONT LOT LINE means the shortest *lot line* common to a *parcel* and an adjoining *highway* or *street* and where the FRONT LOT LINE and *rear lot line* each adjoin a *highway* or *street*, means the *lot line* to which the majority of adjacent *buildings* are faced, and in the case of a corner *parcel* means the shorter of those unless both such lines exceed 28 metres in length, in which case the owner may choose either. In the case of a *panhandle lot*, the FRONT LOT LINE shall be the closest *lot line* to a *highway* or *street*, exclusive of the *access strip*, where such line is parallel to the *frontage*.

FRONT YARD means the area between the *front lot line* and the *setback* distance required from the *front lot line*. For guidance, see Diagram 3 - Example of a Front Yard.

Diagram 3 - Example of a Front Yard



FRONTAGE means the length of the *lot line* abutting a *highway*, or *street* excluding a *lane*.

G

GOLF COURSE means a 9 or 18 hole facility for playing golf and may include, without limiting the generality of the foregoing, a clubhouse, driving range and *accessory buildings or structures*.

H

HABITABLE ROOM means a room designed and used by persons for cooking, eating, sleeping or human occupancy, but which excludes bathrooms, utility rooms, workrooms, crawl spaces, corridors, furnace rooms, closets and storage rooms.

HELIPORT means the *use of land, buildings, or structures* for the landing, maintenance, service, repair, rental and storage of helicopters and includes, without limiting the generality of the foregoing, the dispensing of helicopter fuel or lubricating oils for the helicopters located at the HELIPORT only.

HIGHWAY means a *street*, road, *lane*, bridge, viaduct and any other way open to public use, other than a private right of way on private property.

HOBBY FARM means the growing, rearing, producing, and harvesting of agricultural products for the personal or *home based business use* of the owner only and includes nurseries, greenhouses, and the keeping of pigeons, rabbits, poultry, doves, bees, and other animals or birds of like kind.

HOLIDAY PARK means any *parcel* operated and maintained for the purpose of providing temporary occupancy to owners or lessees of *recreational vehicle* or camper trailer sites and may include, an office for guest registration, washrooms, *convenience store*, *specialty retail* and laundry facilities . HOLIDAY PARK may include, without limiting the generality of the foregoing, strata lots or sites under the Strata Property Act or a cooperative ownership incorporated under the Society Act or similar legislation.

HOME BASED BUSINESS means an occupation, craft or profession that is carried out in a *dwelling unit* or on a *parcel* primarily by the person or persons residing in the *dwelling unit* and which is incidental and secondary to the *use of the dwelling unit or parcel* for residential purposes.

HOSPITAL means an institution licensed under the Hospital Act or designated by the Minister of Health under the Hospital Act.

HOTEL means a *building* used for the accommodation of the travelling public in *sleeping units* which are accessed by a common corridor, and which may include, without limiting the generality of the foregoing, an office with a public register, *restaurant*, banquet room, *liquor primary use*, meeting rooms, indoor recreation facilities, *convenience store* or *specialty retail* store.

I

INTERIOR SIDE LOT LINE means the *lot line* or *lot lines*, not being the *front lot line* or *rear lot line*, common to more than one *parcel* or to a *parcel* and a *lane* or *walkway*.

K

KENNEL means a *building, structure*, compound, pen, cage or run for small domestic animals in which such animals are boarded, trained, raised or bred for commercial gain.

L

LANDSCAPE AREA means the portion of a *parcel* upon which *landscaping, screening* or *fences* are installed or placed.

LANDSCAPING means trees, shrubs, hedges, flowers, ground cover, lawns or other vegetative elements, together with architectural elements including *fencing, walkways*, lights, ponds and pools, for the purpose of enhancing the aesthetic qualities, visual amenity and functional *use* of an area.

LANE means a *highway* of not more than 6 metres width and that affords a secondary means of access to adjoining *parcels* from the side or the rear.

LIQUOR PRIMARY USE means a *building* in which the *principal use* is the serving or retail sale of liquor for consumption on or off the *premises* under a Liquor Primary License or Liquor Primary Club License issued under the Liquor Control and Licensing Act.

LONG TERM RESIDENTIAL CARE means a community care facility under the Community Care and Assisted Living Act or Continuing Care Act, as those statutes may be replaced or amended, and includes a nursing home, rest home, and extended care or complex care facility.

LOT AREA means the area of a *parcel* taken in a horizontal plane excluding land covered by a natural body of water or occupied by an easement established panhandle *access strip*.

LOT LINE means the legally defined boundary line or lines of a *parcel*.

M

MANOEUVRING AISLE means a *roadway* within a *parcel* to accommodate movements by a *vehicle* to drive into or out of a *parking space*.

MARINA means the *use* of land, *buildings, structures* and the surface of water for moorage, docking, berths and facilities for the storage and launching of pleasure boats, and may include as accessory *uses*, boat rentals, the sale of motor fuels and lubricating oils, and the retail sale of other goods and services incidental to marine activities of a recreational nature.

MEDICAL or DENTAL OFFICE means the office or clinic of licensed professionals in the field of medicine including, without limiting the generality of the foregoing, acupuncturists, doctors, dentists, naturopaths, optometrists, physiotherapists and chiropractors.

MINI-STORAGE FACILITY means a *use* providing for the rental of space within a *building* for the purpose of storing domestic goods not classified as dangerous or toxic under federal and provincial statute. MINI-STORAGE FACILITY does not include, without limiting the generality of the foregoing, wholesaling, retailing, manufacturing and processing of any kind, *vehicle* repairs or *vehicle* wrecking, or the storage of dirt, filth, refuse, debris or any other thing which is likely to endanger public health or to become a health hazard.

MOBILE HOME has the same meaning as manufactured home as defined in the Manufactured Home Act and means any *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and which serves as a residence for its occupants or owners, which contains one *dwelling unit* with complete bathroom having a water closet and a bathtub or shower, cooking facilities, plumbing and electrical connections for attachment to existing outside systems, and which complies with the provisions of the Canadian Standards Association Z240 Standards. MOBILE HOME does not include, and without limiting the generality of the foregoing, a *recreational vehicle*, camper or travel trailer.

MOBILE HOME PARK means any unsubdivided parcel of land on which are located two or more *mobile homes* for *residential use*. MOBILE HOME PARK includes, without limiting the generality of the foregoing, facilities ancillary to the *mobile homes* in that park such as accessory recreation *building*, common storage compounds, buffer areas, *open space*, roads and other necessary services.

MODULAR STORAGE UNIT or SHIPPING CONTAINER means an intermodal containment unit for goods and materials, with design implications for transportation by land, sea or air (trailer, rail car, barge, ship or plane), which is new or refurbished inside and out (repaired and painted) for the storage of goods or materials that pertain to the generality of the principal zoning.

MOTEL OR MOTOR INN means a *building* or *buildings* containing *sleeping units* primarily for temporary accommodation, where each *sleeping unit* contains its own bathroom with a water closet, wash basin and bath or shower and may or may not include its own cooking facilities and may include, without limiting the generality of the foregoing, an office with a public register, *restaurant* and meeting rooms.

MULTIPLE FAMILY DWELLING means an *apartment*, *townhouse*, or other *building* containing 3 or more *dwelling units*.

N

NATURAL BOUNDARY means the visible high-water mark of any, lake, river, *stream* or other body of water where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the, lake, river, *stream* or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself and includes, without limiting the generality of the foregoing, the edge of dormant side channels of any, lake, river, *stream* or other body of water.

NURSERY means the *use* of *premises* for the propagation, early cultivation and sale of seeds, plants and nursery stock and the retail sale of related materials such as tools, soil and fertilizers but specifically excludes the sale of heavy or large agricultural machinery.

O

OFF-STREET LOADING SPACE means a *parking space* providing for the receipt, delivery or loading of goods and materials by *vehicles* generated by a *principal use* permitted on the same *parcel*.

OFF-STREET PARKING AREA means a *use* providing *parking spaces* for the temporary parking of *vehicles* on a *parcel*.

ONE FAMILY RESIDENCE means a single detached *building* for *residential use* in the form of only one *dwelling unit*, but excludes a *mobile home*.

OPEN SPACE means land free of *buildings*, *structures*, roads, and parking areas which is utilized for *outdoor recreation* and play or for the preservation of scenic or natural lands.

OUTDOOR RECREATION means providing for extensive open air recreation facilities and the retail sales and service incidental to such facilities. OUTDOOR RECREATION includes, without limiting the generality of the foregoing, mini-golf course, municipal parks, *playgrounds*, *fairs* and cross-country ski trails. OUTDOOR RECREATION does not include, without limiting the generality of the foregoing, amusement parks, *campgrounds*, *golf courses* or *marinas*.

OUTDOOR STORAGE means open air placement and accumulation of goods or materials which are inputs or outputs of the industrial, commercial or service and repair activity located on the same *parcel*, but shall exclude a *vehicle wrecking yard*, junk yard or the storage of explosives.

P

PAD means a hard surface on which blocks, a concrete slab, posts, runners or strip footings are placed for supporting a *mobile home*.

PANHANDLE LOT means a *parcel* connected to a *highway* by a *panhandle access strip*.

PARCEL means a fee simple lot, block or other area in which land is held or into which land is subdivided under the Land Act or a bare land strata plan under the Strata Property Act.

PARKING SPACE means an accessible space within a *building* or *off-street parking area* designated for the temporary parking of one *vehicle*, and excludes driveways, *manoeuvring aisles*, ramps, columns, walls or other structural features.

PLACE OF WORSHIP means a *building* or *structure* providing for worship, counselling, ceremonies, rituals and religious education pertaining to a particular system of beliefs and includes, without limiting the generality of the foregoing, a church, manse, mosque, temple and synagogue.

PLAYGROUND means an area to which the public and particularly children come to participate in athletic and recreational activities.

PREMISES means an area of land with its accessories with or without *buildings*.

PRESCHOOL means a facility licensed under the Community Care and Assisted Living Act Child Care Licensing Regulation in which children are provided with opportunities for social, emotional, physical and intellectual growth with or without charge.

PRINCIPAL BUILDING means a *building* which contains the *principal use* on a *parcel*.

PRINCIPAL USE means the main purpose for which land, *buildings* or *structures* on a *parcel* are ordinarily used.

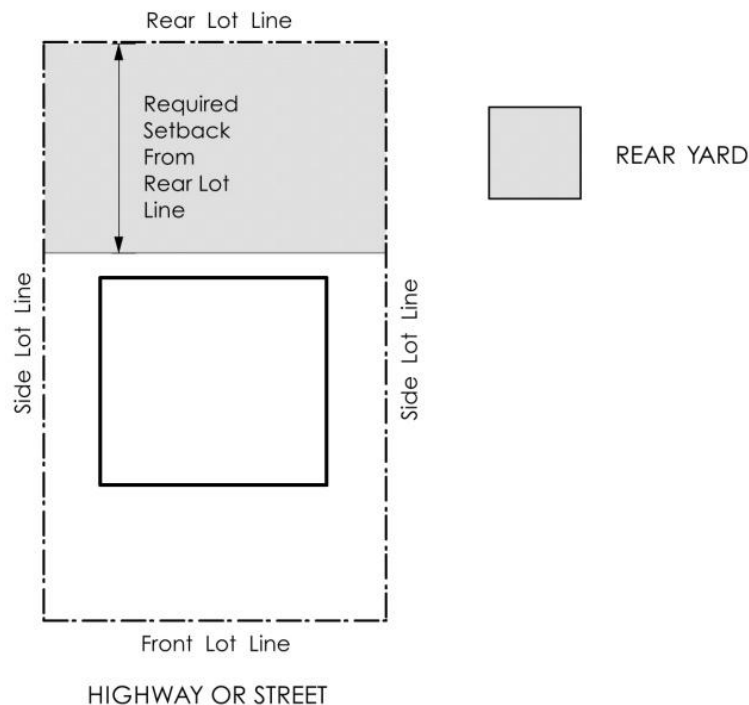
PUBLIC MARKET means an occasional or temporary market for the purpose of offering goods for sale to the public including local artisan crafts, fruits, vegetables and plants, secondary agricultural products including cheese, preserves, honey, home baking, fresh/frozen/preserved fish and seafood, and, with the approval of the Medical Health Officer, locally prepared and ready-to-eat foods or light refreshments.

R

REAR LOT LINE means the *lot line* opposite to and most distant from the *front lot line* or where the rear portion of the *parcel* is bounded by intersecting *side lot lines* it shall be the point of intersection.

REAR YARD means the area between the *rear lot line* and the *setback* required from the *rear lot line*. For guidance, see Diagram 4 - Example of a Rear Yard.

Diagram 4 - Example of a Rear Yard



RECREATIONAL VEHICLE means any *vehicle*, coach, or portable *structure* designed to travel on *highways* and which is constructed or equipped for *use* as temporary living or sleeping quarters for travelers, recreational or vacation purposes.

RESIDENTIAL USE means a *use* of land and *buildings* for the accommodation of a person or persons and activities and pets customarily associated with home life.

RESTAURANT means a *building* or *structure* where food or beverages are sold or consumed on or off the *premises* and may be licensed to serve alcoholic beverages, and includes, without limiting the generality of the foregoing, cafes, coffee shops, delicatessens and fast food outlets and may include a drive-through service or window.

RETAIL STORE means the *use* of a *building* for the sale of goods to the ultimate consumer for personal consumption or household *use* and not for resale purposes, but specifically excludes the sale of *vehicles*, and *service stations*.

ROADWAY means the portion of a *highway* designed for the movement of *vehicles*.

S

SCREEN or SCREENING means a continuous view obscuring *fence*, compact evergreen hedge, berm or combination thereof that effectively provides visual separation or enclosure for the are enclosed and is only broken by access driveways and *walkways*.

SECONDARY DWELLING means a *residential use* consisting of a self-contained *dwelling unit* in a separate *building*, accessory to and located in the same *parcel* as a *one family residence*, and includes, without limiting the generality of the foregoing, coach house, carriage house, garden cottage, granny flat, mother-in-law house or pool house.

SECONDARY SUITE means a *residential use* consisting of a self-contained *dwelling unit* wholly contained within the same *building* as a *one family residence*.

SENIOR CITIZEN HOUSING means a *multiple family dwelling* providing accommodation for elderly persons and may include a common area for meals and food preparation, communal social or recreational facilities.

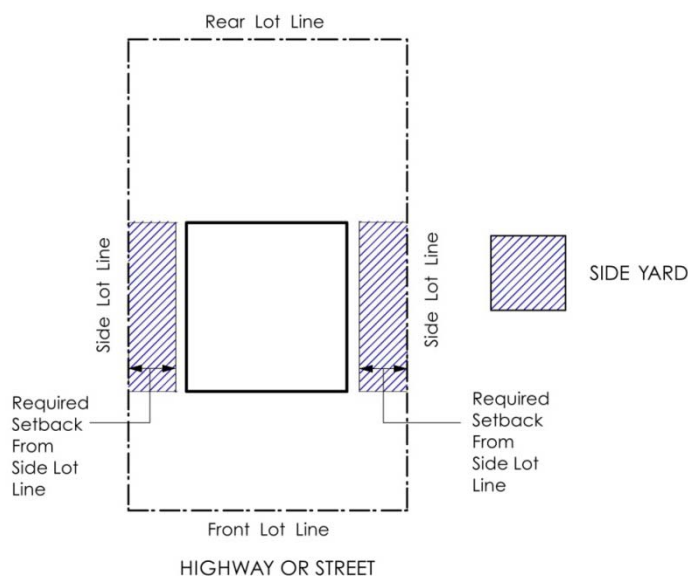
SERVICE STATION means a *use* providing for the retail sale of motor fuels including natural gas and diesel, lubricating oils, propane, and *vehicle* accessories and may include a cardlock facility and the servicing or repair of *vehicles*, but excludes *vehicle* body work or painting.

SETBACK means the required minimum distance, open and unobstructed to the sky, between a *building* or *structure* and a *lot line*, excluding any siting exceptions permitted in this Bylaw.

SIDE LOT LINE means the *lot line* or *lot lines*, not being the *front lot line* or *rear lot line*, common to more than one *parcel* or to a *parcel* and a *lane* or *walkway*, and includes the *exterior side lot line* and the *interior side lot line*.

SIDE YARD means the area between a *side lot line* and the *setback* required from a *side lot line* and excludes the area of a *front yard* or *rear yard*. For guidance, see Diagram 5 - Example of a Side Yard.

Diagram 5 - Example of a Side Yard



SIDEWALK means the improved area of a *highway* adjacent to the *roadway* for the *use* of pedestrians.

SITE AREA means the minimum area required to carry on a particular *use*.

SITE COVERAGE means the total ground area of a *parcel*, upon which all *buildings* and *structures* are located, including the area under all cantilevered and post supported *structures*, expressed as a percentage of the total *lot area*.

SLEEPING UNIT means one or more rooms for the lodging of a person or persons and that does not contain cooking facilities.

SOLID WASTE LANDFILL means a refuse disposal site authorized under the Environmental Management Act.

SPECIALTY RETAIL means the *use* of land, *buildings* or *structures* for the purpose of selling tourist oriented items such as, but not limited to, souvenirs, art and hand crafted items.

STREAM means any natural or man-made depression with well-defined banks and a bed 0.6 meters or more below the surrounding land serving to give direction to a current of water for at least 6 months of the year or having a drainage area of 2 square kilometers or more upstream of the point of consideration.

STREET means a road open to travel and use by the general public with a right of way allowance of not less than 10 meters in width.

STRUCTURE means any construction fixed to or sunk into land or water and includes *buildings*, *mobile homes* and signs. STRUCTURE does not include, without limiting the generality of the foregoing, *fences* or concrete and asphalt paving or similar surfacing of a *parcel*.

SUBDIVISION means any change in the existing size, shape, number or configuration of a *parcel* or *parcels* but does not include the creation, consolidation or resubdivision of a strata lot or phased development under the Strata Property Act, except the purposes of regulating the standards for *highways* as provided under the Local Government Act.

T

TECHNICAL SCHOOL means a vocational, trade or business school licensed by the Province and includes, without limiting the generality of the foregoing, accessing centres for instruction of outdoor studies, workmanship, wilderness survival and outdoor sports.

TOURIST ACCOMMODATION means the *use of land, buildings or structures* for the purpose of providing temporary or overnight accommodation and which may include sleeping, cooking, laundry facilities and common or private amenity areas. **TOURIST ACCOMMODATION** includes holiday cabins, a *hotel, motel or motor inn*, tourist cottages and resorts but excludes a *bed and breakfast* and, except in the case of the Campground and Holiday Park (CHP-1) Zone, includes a *hotel, motel or motor inn*.

TOURIST INFORMATION BOOTH means a *building or structure* for the purpose of that provides information to the travelling public and the business community.

TOWNHOUSE means a *residential use* consisting of 3 or more attached *dwelling units* where each *dwelling unit* has its principal access from a separate ground oriented entrance.

TRUCK STOP means a *building or buildings* providing facilities and services for trucks and truck drivers during stopovers and may include a *convenience store, restaurant, or a service station*.

TWO FAMILY RESIDENCE means a *building for residential use* in the form of two attached *dwelling units*, neither of which is a *secondary suite*.

U

UNLICENSED VEHICLE means a *vehicle* which does not have a number plate issued pursuant to the Motor Vehicle Act, as that statute may be amended or replaced.

USE means the purpose or function to which land, *buildings or structures* are designed or intended to be put, or for which they are occupied or maintained.

UTILITY USE means, works, *buildings*, plants, and equipment used and required for the distribution of water, natural gas, electricity, telephone, communication services, or the collection of sewage but does not include, without limiting the generality of the foregoing, a public works yard and *outdoor storage*, repair or maintenance of equipment.

V

VEHICLE means a motor vehicle, not run on rails, that is designed to be self-propelled or propelled by electric power obtained from overhead trolley wires and has an engine, frame and body, and is recognizable as a car, truck, bus, or motorcycle, but excludes a motor assisted cycle.

VEHICLE WRECKING means the wrecking, salvaging or dismantling of *vehicles, vehicle parts, vehicle frames or vehicle bodies* and includes the storage of inoperable or *unlicensed vehicles* and used parts of *vehicles*.

VETERINARY CLINIC means a facility operated under the supervision of a veterinarian for the care and treatment of domestic or wild animals including, and without limiting the generality of the foregoing, equine or bovine species.

VIDEO GAMES ARCADE means a *building* or an area within a *building* which contains 3 or more mechanical or electronic video, pinball or similar games operated by one or more persons and which are played for a fee.

W

WALKWAY means a surfaced area for *use* by pedestrians, and includes without limiting the generality of the foregoing, a *sidewalk*.

Y

YARD means an open area unoccupied by any *building* or *structure*, unobstructed to the sky, and extending at or above grade from the front, rear or *side lot lines* respectively to the required *setbacks* from those *lot lines*.

Z

ZONE means the areas into which the *District* is divided in accordance with the maps shown and attached to this Bylaw and for which specific regulations outlined in this Bylaw for each area apply.

Section 3.0**ADMINISTRATION AND ENFORCEMENT****3.1 ADMINISTRATION**

3.1.1 This Bylaw may be administered by any employee of the *District* or any other person who may be appointed to do so by *Council*.

3.2 INSPECTION

3.2.1 Any employee of the *District* or any person appointed by the Council to enforce its bylaws is hereby authorized to enter, at all reasonable times, on any real property or land subject to the regulations of this Bylaw to ascertain whether the regulations or directions contained herein are being observed.

3.3 ENFORCEMENT

3.3.1 It is unlawful for any person to cause, suffer or permit any *building* or *structure* to be constructed, reconstructed, altered, moved, extended, occupied or used, or any land to be occupied or used in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

3.3.2 It is unlawful for any person to prevent or obstruct or attempt to prevent or obstruct the authorized entry of any employees of the *District* or other persons appointed to enforce its bylaws.

3.3.3 The *District* may cause notice in writing to be served to the owner or occupier of real property found to contravene the provisions of this Bylaw setting out the details of the contravention and the action required of the party so notified.

3.3.4 The *District* may serve notice by:

- a) registered mail addressed to the property owner as recorded in the property records of the *District*;
- b) hand delivering it to the owner or occupier of the real property that is subject to the notice;
- c) posting it on a conspicuous place on the real property that is subject of the notice and the notice shall then be deemed to be validly and effectively served for the purposes of this Bylaw at the expiration of three (3) days immediately following the date the notice was so posted.

3.3.5 No liability or responsibility other than that set out in accordance with this Bylaw rests with the *District* to prove delivery of the notice.

3.4 PENALTIES

3.4.1 Any person who violates the provisions of this Bylaw is liable on summary conviction to a fine of up to \$2000 or to imprisonment or to both such fine and imprisonment as allowed under the Offence Act (RSBC 1996) as amended.

3.4.2 Each day that such violation is caused to continue or allowed to continue constitutes a separate offence.

Section 4.0 BASIC PROVISIONS

4.1 ZONES

4.1.1 For the purposes of this Bylaw, the District of Hope is hereby divided into the following zones with their short form equivalents:

Zone	Short Form
Rural Zones	
Limited Use	L-1
Agricultural	AG-1
Rural	RU-1
Country Residential	CR-1
Residential Zones	
Single Family Residential	RS-1
Single Family Residential with Secondary Dwelling	RS-1S
Compact Single Family Residential	RS-2
Two Family Residential	RT-1
Multiple Family Residential	RM-1
Ground Oriented Multiple Family Residential	RM-2
Mobile Home Park	MHP-1
Commercial Zones	
Downtown Commercial	CBD
Local Commercial	C-1
Highway Commercial	C-2
Regional Commercial	C-3
Neighbourhood Public House	C-4
Commercial Transition	C-5
Industrial Zones	
Heavy Industrial	I-1
Light/Service Industrial	I-2
Vehicle Wrecking	I-4
Heliport	I-5
Water Industrial	I-6
Public Use and Institutional Zones	
Parks and Recreation	P-1
Institutional	P-2
Airpark	AP-1
Miscellaneous Zones	
Campground and Holiday Park	CHP-1
Residential and Recreational Assembly	RRA-1
Resort Rehabilitation	RR-1
Comprehensive Development	CD

4.1.2 The locations of the zones established by this Bylaw are shown on Schedule “B” - Zoning Maps for the District of Hope, accompanied by explanatory matter and are part of this Bylaw.

4.2 ZONE BOUNDARIES

- 4.2.1 Subject to subsections 4.2.2 and 4.2.3, the boundaries of all *zones* are as indicated on Schedule “B” - Zoning Map for the District of Hope.
- 4.2.2 Where a *zone* boundary is shown as following a *highway*, *stream*, railway or right-of-way, the center line of the *highway*, *stream*, railway or right-of-way shall be used as the *zone* boundary.
- 4.2.3 Where a *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated or where there are no explanatory notes detailing the *zone* boundary, the location of the boundary shall be determined by scaling from Schedule “B” - Zoning Map for the District of Hope.

4.3 NON- CONFORMING USES AND SITING

- 4.3.1 The lawful *use* of land and the siting if a *building* or other *structure* prior to the adoption of this bylaw may be continued subject to Section 911 of the Local Government Act.

4.4 WATER AND SEWER SERVICES

- 4.4.1 Where land, a *building* or *structure* cannot be connected to a *community water system* or *community sanitary sewer system*, the approval of the Ministry of Health or Ministry of Environment, whichever has jurisdiction, shall be required for a *subdivision*, Building Permit or business license except for those *uses* permitted in all *zones* in the General Regulations section of this Bylaw.

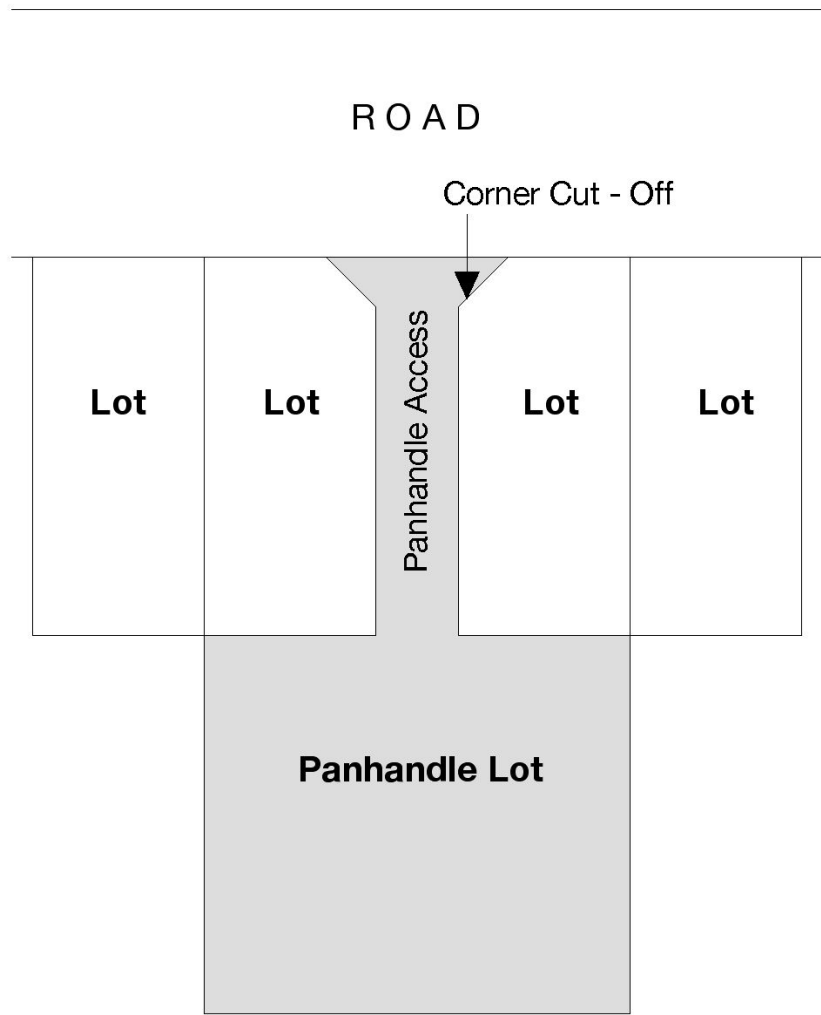
4.5 AGRICULTURAL LAND RESERVE

- 4.5.1 Notwithstanding any other provisions in this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, its Regulations and Orders of the Commission.
- 4.5.2 Where land within the Agricultural Land Reserve is also within a *zone* established under this Bylaw, the *zone* shall be binding only insofar as it is not inconsistent with the Agricultural Land Commission Act, its Regulations and Orders of the Commission.
- 4.5.3 Where land outside the Agricultural Land Reserve is zoned for *agricultural use*, this Bylaw shall be binding without qualification.

4.6 PANHANDLE LOTS

- 4.6.1 Notwithstanding any other provision in this Bylaw, approval of a *panhandle lot* is at the discretion of the Approving Officer.
- 4.6.2 The Approving Officer, at his discretion may require corner cut-offs on a *subdivision* with a *panhandle lot* to ensure visibility and safety as shown schematically in Diagram 6 - Example of a Panhandle Lot.

Diagram 6 - Example of a Panhandle Lot



Section 5.0**GENERAL REGULATIONS****5.1 USES PROHIBITED IN ALL ZONES**

- 5.1.1 Any *use* not expressly permitted in this Bylaw is prohibited in all *zones* and where a particular *use* is expressly permitted in one *zone*, such *use* is prohibited in all *zones* where it is not expressly permitted.
- 5.1.2 The following *use* of land, *buildings* or *structures* shall be prohibited in all *zones* unless expressly permitted:
- a) any *use* located in a *recreational vehicle* except for temporary *tourist accommodation*; and
 - b) the *use* of any *modular storage unit* other than those meeting the criteria of the District of Hope Modular Storage Unit (Shipping Container) Policy Manual.

5.2 USES PERMITTED IN ALL ZONES

- 5.2.1 The following *use* of land, *buildings* or *structures* shall be permitted in all *zones* and shall be exempt from the required minimum parcel size unless specified otherwise in this Bylaw:
- a) a *community garden*;
 - b) a *dock*;
 - c) a geothermal heat exchange system located within the *building* containing a *principal use*, or contained within a separate building subject to the *accessory buildings and structures* regulations of that *zone*;
 - d) a solar panel affixed to the roof of a *building*;
 - e) an *accessory use* that is located on the same *parcel* and incidental to a permitted *principal use* in the applicable *zone*;
 - f) municipal park, *playground* and *open space*;
 - g) *utility uses* including, without limiting the generality of the foregoing, utility poles, transmission towers, hydro kiosks, wires, cables, traffic control devices, bus stop shelters, reservoirs, pumphouses, group mail boxes, underground utilities and associated *buildings* or *structures* provided that there is no *outdoor storage* of equipment;
 - h) wind turbines, subject to the Wind Turbine Use Regulations of this Bylaw.

5.3 TEMPORARY USE PERMITS

- 5.3.1 A temporary use permit may be issued by resolution by the *Council* of the *District* in any Rural, Commercial, Industrial or Public Use and Institutional Zone subject to the following provisions:
- a) Written documentation from the applicant including the rationale for the temporary use permit, a site plan, and illustrative material about the proposed temporary use;
 - b) Documentation that the proposed land use cannot be accommodated on a parcel suitable zoned or could only be undertake with considerable hardship;
 - c) Notification by the applicant to all residents and property owners within 200 metres of the location of the proposed temporary use permit;
 - d) Removal of the temporary use no later than 3 years from the date the permit is issued;

- e) Restoration of the parcel to a condition similar to surrounding parcel following the termination of the temporary use.

5.4 TEMPORARY BUILDINGS OR STRUCTURES

- 5.4.1 A *building, structure or recreational vehicle* may be placed on a *parcel* temporarily for construction purposes or for *residential use* while the *parcel* is being developed provided that:
 - a) a valid Building Permit has been issued by the District pursuant to Building Bylaw No. 972 as amended from time to time for the development and the temporary *building or structure*;
 - b) the temporary *building, structure or recreational vehicle* does not constitute or cause a public hazard or public nuisance and does not obstruct any public right-of-way;
 - c) the temporary *building, structure or recreational vehicle* shall be for *residential use* for a maximum of 6 months, unless the *Building Inspector* has approved a further 6 month extension; and
 - d) at the expiration of the term of the Building Permit the temporary *building, structure or recreational vehicle* shall be removed within 14 days and the site restored as nearly as possible to its former condition.

5.5 ACCESSORY BUILDINGS OR STRUCTURES

- 5.5.1 No *accessory building or structure* shall be erected on any *parcel* unless the *principal building* to which it is incidental has been erected or will be erected simultaneously with the *accessory building or structure*.
- 5.5.2 Where an *accessory building or structure* which is not completely open on its sides is attached to the *principal building*, it shall be considered a part of the *principal building* and shall comply in all respects with the *setback* requirements of this Bylaw for the *principal building*.
- 5.5.3 No *accessory building or structure* shall be utilized as a *dwelling unit, sleeping unit* or have *habitable rooms* except as otherwise specifically permitted in this Bylaw.

5.6 STORAGE OF VEHICLES IN RESIDENTIAL AREAS

- 5.6.1 In addition to licensed *vehicles* regularly used by residents in the Residential Zones, the following ancillary storage or parking shall be permitted on the same *parcel* as the *residential use* and shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time:
 - a) one *recreational vehicle*, camper or trailer; and
 - b) one pleasure boat not kept for gain or sale.
- 5.6.2 The parking of a commercial *vehicle* on a residential *parcel* owned and occupied by the driver of that commercial *vehicle* is permitted.
- 5.6.3 No *vehicle* repairs or maintenance of a commercial nature, *vehicle* sales, or storage of wrecked *vehicles* shall be permitted on a *parcel* in any Residential Zones.

5.7 BUILDINGS PER PARCEL

- 5.7.1 No *parcel* shall contain more than one *dwelling unit* except as otherwise provided for in this Bylaw.

5.8 SITING EXCEPTIONS

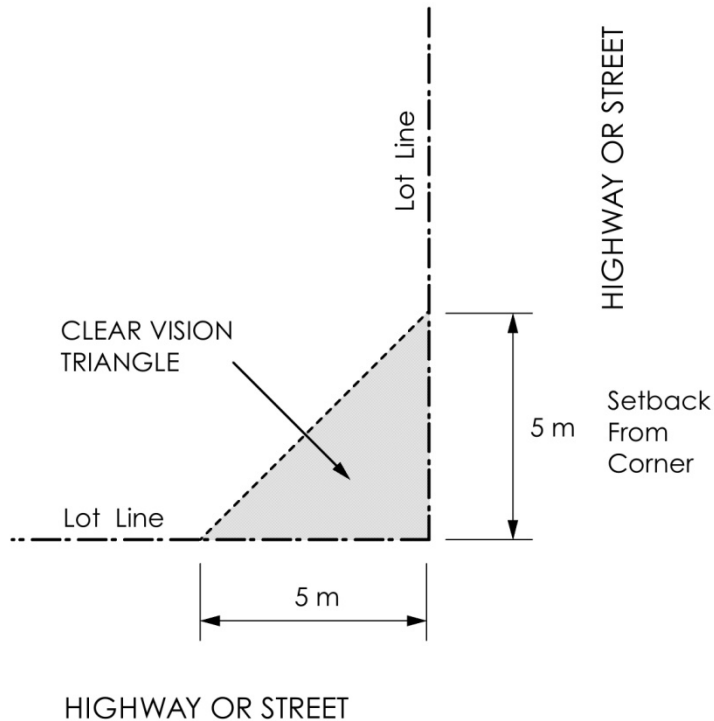
- 5.8.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, walk-in closets, hutch projections, bay windows and other similar ornamental features may project beyond the exterior wall of a *building* to a maximum of 0.6 meters into the required *front yard, rear yard or side yard* of any *zone*.

- 5.8.2 Steps, eaves, sunlight control devices, canopies, window wells, decks, balconies or porches may project beyond any exterior wall of a *building* to a maximum of:
- 2 meters into the required *front yard* of any *zone*;
 - 1.5 metres into the required *rear yard* of any *zone*; and
 - 0.6 meters into the required *side yard* of any *zone*.
- 5.8.3 Free standing light poles, clothes line poles, *fences*, trellises, fishponds, ornaments, warning devices, antennas (excluding satellite dishes), masts, utility poles, wires, flag poles, signs, pumphouses, valve chambers, kiosks, weight scales, public utility, and other similar uses, may be sited on any portion of a *parcel*, provided that they do not obstruct vision at an intersection.
- 5.8.4 Where on the effective date of this Bylaw, at least 50% of the *parcels* on a block are occupied by existing residential *buildings* that do not meet the required *front yard* or *rear yard* requirements established by this Bylaw, the calculation of the required *setbacks* from the *front lot line* or *rear lot line* for a new residential *building* shall be reduced. This reduction shall be calculated as the average *setback* distance from the *front lot line* or *rear lot line* of all existing *buildings* located on the same side of the *street* and within 60 metres of the *parcel* in question.
- 5.8.5 Swimming pools with a water surface area greater than 25 square metres (~269 square feet):
- shall comply with the required *setbacks* of the *zone*; and
 - shall be included in the calculation of *site coverage*.
- 5.8.6 No swimming pool may be located in a required *front yard*, except children's inflatable pools or a plastic pool with an area no greater than 3 square meters (~32 square feet) which is exempt from this Bylaw.
- 5.8.7 The *setback* requirement from the *interior side lot line* in this Bylaw shall not apply to strata lots registered under the Strata Property Act where there is a common wall shared by two or more *dwelling units* within a *building*.
- 5.9 SPECIAL SETBACKS**
- 5.9.1 Notwithstanding any other provision of this Bylaw, no *building* or *structure*, except for a permissible sign, shall be located closer than 7.5 meters (~25 feet) to Old Hope Princeton Way or 4.5 meters (~15 feet) from a Provincial controlled access highway in any *zone*.
- 5.10 UNDERGROUND STRUCTURES**
- 5.10.1 Except for *off-street parking areas*, an underground *structure* may be sited on any portion of a *parcel* provided that the top surface of such *structure* shall at no point extend above the *average finished grade*.
- 5.11 HEIGHT EXCEPTIONS**
- 5.11.1 Except as limited by Section 5.11.2 below, the following *structures* shall not be subject to the *building height* restrictions specified in this Bylaw: industrial cranes, mechanical equipment on a roof top, grain elevators, storage silos, transmission and communication towers, tanks or bunkers, retaining walls, radio and television antennas or aerials, church spires, belfries and domes, monuments, chimney and smokestacks, flag poles, stadium seats, lighting poles, elevator shafts, ventilating machinery, cooling towers, scenery lofts, stair towers, monitors, masts, fire hose drying and observation towers.
- 5.11.2 No *building* or *structure* shall exceed a *building height* of 5.5 metres within the flight path of the Hope Airpark.

5.12 CLEAR VISION TRIANGLE

- 5.12.1 No person being the owner, occupier or lessee of a *parcel* in a residential zone at the intersection of any *highway* or *street* shall place or permit to be placed any *landscaping*, *building* or *structure* exceeding 1 metre (~3 feet) in height above the established grade of the intersecting *highway* or *street* within a triangular plane 5 metres (~16 feet) along the *lot lines* from the intersecting *highway* or *streets*. For guidance, see Diagram 7 - Example of a Clear Vision Triangle.

Diagram 7 - Example of a Clear Vision Triangle



5.13 PARCEL DIMENSIONS

- 5.13.1 Where a *parcel* created by *subdivision* fronts on a *highway*, the minimum *frontage* shall be 10% of the perimeter of the *parcel* unless exempted by the Approving Officer for special circumstances or minor variances.

Section 6.0**OFF-STREET PARKING AND LOADING****6.1 GENERAL PROVISIONS/RESTRICTIONS**

- 6.1.1 Off-street parking and loading spaces required for *buildings* or groups of *buildings* in a development subject to a phased or incremental development agreement shall be provided for each *building* or group of *buildings* at the time the *building* or groups of *buildings* are constructed.
- 6.1.2 All owners of land who voluntarily provide off-street parking and loading spaces in excess of the requirements of this bylaw shall provide and maintain such additional spaces in conformity with the requirements of this Bylaw.
- 6.1.3 All owners of land, a *building* or a *structure* shall provide *off-street parking areas* and *off-street loading spaces* for *vehicles* as required by this Bylaw prior to the occupancy or the commencement of the occupancy or *use*, as the case may be, of that land, *building* or *structure*.

6.2 LOCATION AND ALTERNATE SITES

- 6.2.1 Required *parking spaces* and *off-street loading spaces* shall be located on the same *parcel* as the *use* they serve and in the case of a *panhandle lot*, *parking spaces* or *off-street loading spaces* may not be located in the *access strip*.
- 6.2.2 Notwithstanding Section 6.2.1, off-street parking and loading spaces for a *use* may be located on an alternate *parcel* provided that:
- the alternate *parcel* is located within 60 metres (~197 feet) of the *use* to be served by the *off-street parking area*;
 - the zoning of the alternate *parcel* permits *off-street parking area* as a *principal use* or *accessory use*; and
 - a restrictive covenant in a form acceptable to the *District* is registered against the title of the alternate *parcel* and the *parcel* for which the *off-street parking area* is required indicating that the alternate *parcel* shall continue to be used and maintained solely as an *off-street parking area*.

6.3 OFF-STREET PARKING REDUCTIONS FOR SHARED PARKING

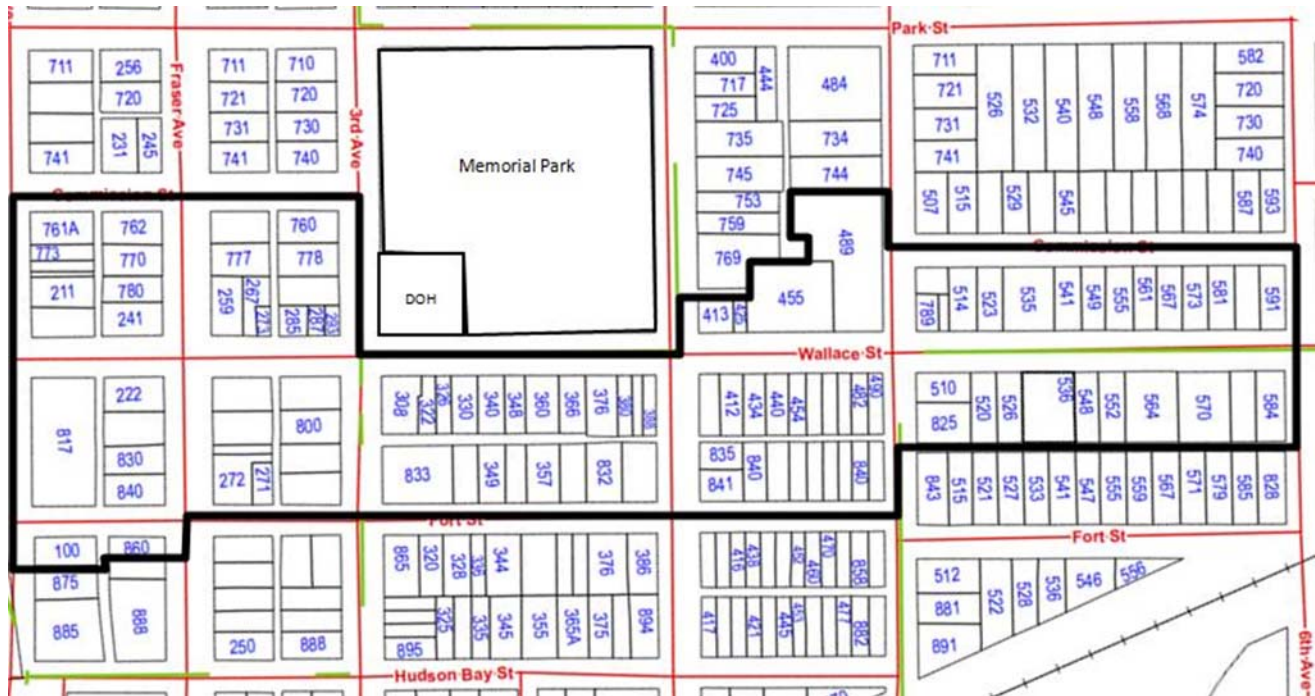
- 6.3.1 A reduction in the number of off-street parking spaces required by this Bylaw shall be considered where two or more uses occupy a *parcel* and have different parking demand peaks. A reduction of the off-street parking requirements will require a Development Permit or a Development Variance Permit and shall require the completion of a traffic study by a traffic engineer where the number of off-street *parking spaces* required by this Bylaw exceeds 50.

6.4 DOWNTOWN HOPE OFF-STREET PARKING

- 6.4.1 Subject to section 6.4.4, an owner of land, a building or structure which is currently developed for commercial purposes within the downtown area outlined on the following Diagram 8 - Downtown Area of Hope, which forms a part of this Bylaw, may, pay the District the amount specified in the District of Hope Fees and Charges Bylaw No. 1217 as amended, in lieu per parking space required in this Bylaw and is exempt from providing off-street parking spaces where the development is of a commercial nature and either replaces an existing commercial building, increases the existing *floor area* or changes the use to a category that requires more off-street parking spaces.
- 6.4.2 The money referred to in Section 6.4.1 and specified in the District of Hope Fees and Charges Bylaw No. 1217 as amended, is payable at the time when a Building Permit is issued or where no Building Permit is required when the use begins.

- 6.4.3 The money collected by the District shall be placed into a reserve fund for the provision of new and upgraded alternative transportation infrastructure such as public transit, pedestrian or bicycle paths.
- 6.4.4 Notwithstanding Section 6.4.1 off-street parking requirements shall continue to apply to all *dwelling units* located above permitted commercial uses.

Diagram 8 - Downtown Area of Hope



- a) 1 disabled *parking space* where 10 to 50 standard *parking spaces* are required;
- b) 2 disabled *parking spaces* where 51 to 100 standard *parking spaces* are required; and
- c) 3 disabled *parking spaces* where more than 100 standard *parking spaces* are required.

6.7.2 Disabled *parking spaces* shall be located as close as possible to the entrance of the *building* or use designed to serve disabled persons.

6.7.3 All disabled *parking spaces* shall be clearly designated for disabled persons by a pavement marking and by a sign located at the front of the *parking space* with a disabled logo.

6.8 MOBILITY SCOOTER PARKING

6.8.1 *Parking spaces* for mobility scooters may be provided on a voluntary basis and are encouraged to be located adjacent to the entrance of the *building* or use, but if provided shall not impeded access to the an entrance.

6.8.2 *Parking spaces* for mobility scooters shall be located on a *sidewalk* provided a clear distance of 2 metres (~7 feet) from the *parking space* to the road curb is available so as not to impede or restrict pedestrian movements on the *sidewalk*.

6.9 BICYCLE STORAGE RACK

6.9.1 Parking areas containing more than 15 off-street *parking spaces* shall include a bicycle storage rack providing for the storage and locking of not less than 5 bicycles. Parking areas with less than 15 off-street *parking spaces* are encouraged to provide a similar bicycle storage rack.

6.9.2 Bicycle storage racks shall be located not more than 10 metres (~33 feet) from *building* entrances or other destinations and where visibility and passive surveillance will reduce the possibility of theft.

6.10 OFF-STREET LOADING SPACE DIMENSIONS

6.10.1 All *off-street loading spaces* shall be of an adequate size to accommodate the type and size of delivery *vehicle* that can be expected but in no case shall be less than 3 metres (~10 feet) in width, 9 metres (~30 feet) in length and 4 metres (~13 feet) in height.

6.11 OFF-STREET LOADING REQUIREMENTS

6.11.1 Commercial, industrial, institutional and other *uses* involving the receipt or delivery of goods or materials by *vehicles* shall provide 1 *off-street loading space* for every 1000 square metres (~10,760 square feet) of *floor area* or *site area*, whichever is greater.

6.11.2 *Apartments* and *senior citizen housing* containing more than 20 *dwelling units* shall provide at least 1 *off-street loading space*.

6.12 ACCESS AND EGRESS

6.12.1 Except in the Rural Zones, Single Family Residential (RS-1, RS-1S and RS-2) Zones or the Two Family Residential (RT-1) Zone, every off-street *parking space* shall be designed so that all vehicular manoeuvres immediately into or out of the *parking space* are carried out on-site and not onto a *highway* or *street*.

6.12.2 All off-street parking and loading spaces shall be located and constructed to permit unobstructed access to and egress from such a space at all times.

6.12.3 Off-street parking and loading spaces may use a *lane* or *manoeuvring aisle* for access purposes provided traffic circulation on the *lane* or *manoeuvring aisle*, as the case may be, is not impeded.

6.12.4 The number, location, dimensions and design of access points shall comply with the District of Hope Access Driveway Permit Bylaw No. 17/93 as it may from time to time be amended or replaced.

6.13 MANOEUVRING AISLE DIMENSIONS

6.13.1 *Manoeuvring aisles* shall be provided to permit vehicular access to off-street *parking spaces* in accordance with Table 2 - Required Manoeuvring Aisle Dimensions as follows:

Table 2 - Required Manoeuvring Aisle Dimensions

Angle of Off-Street Parking Space from Manoeuvring Aisle	Minimum Width of Manoeuvring Aisle	Traffic Direction
90 Degrees	7 metres (~23 feet)	Two-way
60 Degrees	5.4 metres (~18 feet)	One-way only
45 Degrees	4 metres (~13 feet)	One-way only
30 Degrees	3.3 metres (~11 feet)	One-way only
Parallel	7 metres (~23 feet)	Two-way
Parallel	3.8 metres (~12 feet)	One-way only

6.13.2 The length of a parallel *parking space* in Table 2 - Required Manoeuvring Aisle Dimensions shall be increased by 1.5 metres (~5 feet) where it abuts a *fence* or other *structure* or is at either end of a row of *parking spaces*.

6.13.3 Where a *manoeuvring aisle* provides access to *parking spaces* set at different angles on one or both sides of the aisle, the widest required minimum aisle width shall be provided.

6.13.4 Businesses providing drive through services shall provide a *vehicle access lane* at least 3.8 metres wide (~13 feet).

6.14 SURFACE REQUIREMENTS

6.14.1 Except in the Rural Zones, Single Family Residential (RS-1, RS-1S and RS-2) Zones or Two Family Residential (RT-1) Zone, all *off-street parking areas*, *off-street loading spaces*, *manoeuvring aisles*, accesses and egresses shall be surfaced with asphalt, concrete or similar hard surface in their entirety so as to render the areas free from mud and dust at all times.

6.15 DELINEATION MARKINGS AND CURBS

6.15.1 Except in the Rural Zones, Single Family Residential (RS-1, RS-1S and RS-2) Zones or Two Family Residential (RT-1) Zone, all off-street parking and loading spaces, *manoeuvring aisles*, accesses and egresses shall be delineated by painted lines, curbs, signs or other appropriate means which shall be maintained to ensure legibility.

6.15.2 Curbs or other appropriate barriers shall be utilized to ensure *vehicles* do not encroach onto pedestrian *walkways*, landscaped areas or *highways* from *off-street parking areas*.

6.15.3 Visitor *parking spaces* as required by this Bylaw shall be marked by painting the word "VISITOR" on each space.

6.16 SITING PROVISIONS

6.16.1 Except in the Rural Zones, Single Family Residential (RS-1, RS-1S and RS-2) Zones or Two Family Residential (RT-1) Zone, no off-street parking or loading space shall be sited:

- a) less than 1 metre (~3 feet) from any *lot line*; or
- b) within a horizontal distance of 1.5 metres (~5 feet) of a window of a *habitable room*.

6.17 LIGHTING

6.17.1 Illumination of off-street parking and loading spaces shall be provided where:

- a) the total number of off-street *parking spaces* required under this Bylaw for the permitted *use building* or *structure* is more than 10 spaces;
- b) a *parcel* is being used strictly for an *off-street parking area*; or
- c) the *off-street parking area* is located on an alternate *parcel* and not on the same *parcel* as the permitted *use, building* or *structure* which it serves.

6.17.2 Where illumination is provided for *off-street parking areas* or *off-street loading spaces*, the lighting fixtures shall be located and arranged so that the lighting fixtures do not directly illuminate any adjoining *parcel*.

6.18 CALCULATION GUIDELINES

6.18.1 Where more than one type of *use* is located on a *parcel*, the total number of off-street parking or loading spaces shall be the sum of the required number of spaces for each type of *use*.

6.18.2 Where more than one standard may apply in determining the number of *parking spaces* required for a *use*, the standard requiring the greatest number of *parking spaces* shall apply.

6.18.3 Where a *use* is not specifically mentioned, the minimum number of off-street *parking spaces* shall be calculated based on the requirements for a similar *use* listed.

6.18.4 The number of *off-street loading spaces*, required in any instance by this Bylaw, shall not reduce the number of off-street *parking spaces* otherwise required by this Bylaw for that instance, nor shall any off-street *parking space* be similarly credited against the calculation for *off-street loading spaces*.

6.18.5 When calculating the number of required off-street parking and loading spaces, a fractional total shall be rounded to the nearest whole number.

6.18.6 Where seating accommodation is the unit of measurement, and such accommodation consists of benches, pews, booths, stand-up counters and the like, each 0.5 metre width of such seating accommodation shall be counted as one seat.

6.18.7 Where the number of employees is the unit of measurement, it shall mean the greatest number of persons at work at any time of the day or night in a particular *building* or *use*.

6.18.8 Where the size of a *building* or *structure* is the unit of measurement, the *floor area* shall be used, unless otherwise specified, to calculate the required number of off-street *parking spaces* and *off-street loading spaces*.

6.18.9 The number of off-street *parking spaces* to be provided for any commercial *use* shall include an allowance for employees, customers and visitors unless otherwise stated in this Bylaw, but does not include any allowance for company *vehicles*.

6.19 OFF-STREET PARKING REQUIREMENTS

6.19.1 The minimum number of off-street *parking spaces* required for *residential use* shall be provided as follows in Table 3 - Off-Street Parking Spaces Required for Residential Use:

Table 3 - Off-Street Parking Spaces Required for Residential Use

Use	Minimum Number of Off-Street Parking Spaces
<i>Accessory residential use (boarding, bed and breakfast, secondary dwelling or secondary suite)</i>	1 per <i>dwelling unit</i> or <i>sleeping unit</i>
<i>Apartment</i>	1.3 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Dwelling units</i> above commercial uses: Local Commercial (C-1); Highway Commercial (C-2); Commercial Transition (C-5); and Downtown Commercial (CBD).	1.2 per <i>dwelling unit</i>
<i>Home Based Business (Rural Zones)</i>	1 <i>parking space</i> per employee, plus 1 customer <i>parking space</i>
<i>Home Based Business (Residential Zones other than MHP-1, RM-1 and RM-2)</i>	1 customer <i>parking space</i>
<i>Mobile home</i>	2 per <i>dwelling unit</i>
<i>Mobile home park</i>	1 per mobile home space, plus 1 visitor <i>parking space</i> per every 2 <i>mobile homes</i>
<i>One family residence</i>	2 per <i>dwelling unit</i>
<i>Senior citizen housing</i>	0.5 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Townhouse or other multiple family dwelling other than an apartment</i>	1.5 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Two family residence</i>	2 per <i>dwelling unit</i>

6.19.2 The minimum number of off-street *parking spaces* required for commercial *use* shall be provided as follows in Table 4 – Off-Street Parking Spaces Required for Commercial Use:

Table 4 – Off-Street Parking Spaces Required for Commercial Use

Use	Minimum Number of Off-Street Parking Spaces
<i>Liquor primary use</i> (bar, neighbourhood pub, cocktail lounge, night club)	1 per 3 seats
<i>Marina or dock</i>	1 per boat space
<i>Medical or dental office, veterinary clinic</i>	1 per 25 m2 <i>floor area</i>
Office (<i>Business or professional office</i>)	1 per 30 m2 <i>floor area</i>
Recreational accommodation (<i>campground, holiday park</i>)	1 per <i>sleeping unit</i> , plus 1 visitor <i>parking space</i> per every 3 <i>sleeping units</i>
<i>Restaurant</i> (café, coffee shop, delicatessen, fast food outlet)	1 per 4 indoor seats with a minimum of 3 for employees, plus 1 additional space for every 12 seasonal outdoor seats
Retail uses (general store, <i>financial institution, nursery, commercial service use</i>)	1 per 20 m2 <i>floor area</i> , excluding any storage area
<i>Tourist accommodation</i> (<i>hotel, motel or motor inn, holiday or tourist cabin</i>)	1 per <i>sleeping unit</i>
Vehicle services (<i>service station, vehicle sales or rental operation, vehicle service or repair, commercial vehicle storage</i>)	1 per 2 employees, plus 2 per service bay

6.19.3 The minimum number of off-street *parking spaces* required for public and private assembly *use* shall be provided as follows in Table 5 - Off-Street Parking Spaces Required for Assembly Use:

Table 5 - Off-Street Parking Spaces Required for Assembly Use

Use	Minimum Number of Off-Street Parking Spaces
Assembly use (fraternity, lodge, meeting room)	1 per 20 m2 <i>floor area</i>
Civic building (art gallery, community hall, library, museum)	1 per 20 m2 <i>floor area</i>
Entertainment facility (auditorium, bingo hall, mini-golf course, theatre)	1 per 5 seats or 1 per 20 m2 <i>floor area</i> , whichever is greater
Place of worship or funeral parlour	1 per 5 seats or 1 per 20 m2 <i>floor area</i> , whichever is greater

6.19.4 The minimum number of off-street *parking spaces* required for recreation *use* shall be provided as follows in Table 6 - Off-Street Parking Spaces Required for Recreation Use:

Table 6 - Off-Street Parking Spaces Required for Recreation Use

Use	Minimum Number of Off-Street Parking Spaces
Golfing facility (<i>golf course</i> , driving range)	3 per fairway, plus 1 per practice tee
Outdoor recreation (public park, play field, <i>playground</i>)	1 per 200 m2 gross field area
Private recreation (bowling alley, pool hall, curling rink, racquet court)	2 per first 4 alleys/tables/sheets/courts and 1 per alley/table/sheet/court thereafter
Public recreation (arena, gymnasium, swimming pool)	1 per 10 m2 ice or gym area 1 per 4 m2 water surface area

6.19.5 The minimum number of off-street *parking spaces* required for institutional *use* shall be provided as follows in Table 7 - Off-Street Parking Spaces Required for Institutional Use:

Table 7 - Off-Street Parking Spaces Required for Institutional Use

Use	Minimum Number of Off-Street Parking Spaces
<i>Community care facility</i> (<i>day care, nursery school, child minding</i>)	1 per 20 m ² indoor activity area
<i>Educational institution</i> (<i>elementary and secondary school, college, technical school</i>)	1.5 per elementary school classroom 3 per secondary school classroom 5 per <i>college/technical school</i> classroom
<i>Hospital</i>	1 per 3 beds
<i>Long term residential care facility</i>	1 per 3 <i>sleeping units</i>

6.19.6 The minimum number of off-street *parking spaces* required for transportation *uses* shall be provided as follows in Table 8 – Off-Street Parking Spaces Required for Transportation Use:

Table 8 – Off-Street Parking Spaces Required for Transportation Use

Use	Minimum Number of Off-Street Parking Spaces
Chauffer business (taxi, limousine)	1 per company <i>vehicle</i> that operates from the <i>premises</i>
Commercial carriers (<i>airpark, bus depot, freight terminal</i>)	1 per 20 m ² <i>floor area</i> , excluding all storage areas

6.19.7 The minimum number of off-street *parking spaces* required for industrial *uses* shall be provided as follows in Table 9 - Off-Street Parking Spaces Required for Industrial Use:

Table 9 - Off-Street Parking Spaces Required for Industrial Use

Use	Minimum Number of Off-Street Parking Spaces
Building supply and lumber yard	1 per 50 m2 <i>floor area</i> , excluding all storage areas
Heavy industrial (resource processing, primary manufacturing)	1 per employee, plus 1 per 100 m2 <i>floor area</i> , excluding all storage areas
Light/Service industrial (manufacturing)	1 per 100 m2 <i>floor area</i> , excluding all storage areas, plus 1 per 40 m2 of <i>floor area</i> used for an accessory office or retail area
<i>Mini-storage facility</i>	2 visitor <i>parking spaces</i> and 1 per employee
<i>Vehicle</i> sales or rental and <i>vehicle</i> servicing or repair	1 per 200 m2 <i>floor area</i> , excluding all storages areas, plus 1 per 40 m2 of <i>floor area</i> used for an accessory office or retail area
Warehousing, water bottling	1 per 200 m2 of workshop area excluding all storage areas, plus 1 per 40 m2 of <i>floor area</i> used for an accessory office

Section 7.0**LANDSCAPING, SCREENING AND FENCING REGULATIONS****7.1 INTENT**

- 7.1.1 The intent of this Section is to require and regulate the provision of *landscaping* or *screening* to mask or separate different areas or *zones* or different *uses* within a *zone*. As well, this Section provides requirements and regulations for *fences*.
- 7.1.2 All *landscaping*, *screening* and *fencing* shall be provided and maintained as specified in this Section.

7.2 LANDSCAPE PLANS

- 7.2.1 A landscape plan shall be required with an application for a Building Permit, Sign Permit or Development Permit except:
- (a) where the declared value of the Permit is less than \$50,000; or
 - (b) the application is for a use within a Rural or Residential Zone, excluding a *multiple family dwelling*.
- 7.2.2 The landscape plan shall show the extent and type of all proposed *landscaping*, *screening*, *fencing* and any required buffer areas for the *parcel* being developed and adjacent *boulevards*.
- 7.2.3 The landscape plan shall be designed, signed and sealed by a Landscape Architect, Landscape Designer or Certified Arborist.

7.3 LANDSCAPE AREA

- 7.3.1 An *owner* of land, a *building* or *structure* shall landscape all areas of a *parcel* not covered by approved *buildings* and *structures*, *outdoor storage*, off-street parking and loading spaces, and *manoeuvring aisles* when all or any part of the *parcel* is developed.
- 7.3.2 *Boulevards* shall not be included within the calculation of the *landscape area* required by this Bylaw.

7.4 BOULEVARDS

- 7.4.1 The property owner or developer in any new development shall be responsible for *landscaping* the *boulevard* abutting any *lot line* except for *parcels* in any Rural Zone.
- 7.4.2 Where *landscaping* of the *boulevard* is required, a continuous strip of *landscaping* with a minimum width of 1.5 meters (~5 feet) shall be provided on the *boulevard* along the sides of the *parcel* which abut a *highway* or *street* except for access driveways or *walkways* and so long as the visibility for vehicular or pedestrian traffic is not impaired.

7.5 TYPES OF LANDSCAPING, SCREENING AND FENCING

- 7.5.1 *Landscaping* consisting of vegetation native to British Columbia may be utilized.
- 7.5.2 *Screening* shall consist of one or a combination of the following: *fence*, compact evergreen hedge or berm.
- 7.5.3 No *fence* shall be constructed of barbed, electrified or razor wire, or any other similar security *fencing* material unless it is to provide security or to prevent access to a hazardous or environmentally sensitive area in a Rural or Industrial Zone - in which case the barbed, electrified or razor wire, or any similar security *fencing* must have a height at least 2 meters (~7 feet) above grade and if abutting a *highway* or residential area, be marked with warning signage.

7.6 MAINTENANCE

- 7.6.1 All *landscaping, screening and fencing* shall be maintained in good condition at all times and in conformance with any approved plans by the *District* so as to present a neat and orderly appearance.
- 7.6.2 Property owners, or their agents, shall maintain *landscaping and screening* in a healthy, growing condition by watering, weeding, pruning, pest control, replacement of dead or diseased plant materials, and clearing of litter or debris.
- 7.6.3 Property owners, or their agents, shall maintain *fences* by keeping them painted, properly repaired and by clearing litter and debris around them.

7.7 RESIDENTIAL USES/ZONES

- 7.7.1 Where a new development is proposed in the Multiple Family Residential (RM-1) Zone or Mobile Home Park (MHP-1) Zone, not less than 10% of the *parcel* shall be an approved *landscape area* except where expressly provided otherwise in this Bylaw.

7.8 COMMERCIAL USES/ZONES

- 7.8.1 The owner of land in a Commercial Zone or Campground and Holiday Park (CHP-1) Zone that adjoins or abuts a Residential Zone, shall screen all *buildings and structures* on their land from the land in the Residential Zone with a solid, view obstructing *fence or screen* not less than 1.8 meters (~6 feet) and not more than 2.5 meters (~8 feet) in height along the boundary of the Commercial Zone or the Campground or Holiday Park (CHP-1) Zone.
- 7.8.2 Except in the Downtown Commercial (CBD) Zone, or as otherwise provided for in this Bylaw, all land in a Commercial Zone shall have at least 5% of the *lot area* as *landscape area*.
- 7.8.3 Where a new development is proposed in the Downtown Commercial (CBD) Zone, the developer or owner shall be responsible for any required improvements to the abutting *sidewalk or boulevard* including *landscaping*.
- 7.8.4 Within the Campground and Holiday Park (CHP-1) Zone, a buffer area with a minimum width of 7.5 meters (~25 feet) shall be provided within the *parcel* boundaries wherein no strata lot, campsite, *off-street parking area* or surface works shall be located.

7.9 INDUSTRIAL USES/ZONES

- 7.9.1 Subject to section 7.9.2, all *buildings and structures* on a *parcel* in an Industrial Zone that adjoins or abuts land in a Residential Zone, Commercial Zone, Campground and Holiday Park (CHP-1) Zone or Residential and Recreational Assembly (RRA-1) Zone, shall be screened from the land in the Residential Zone, Commercial Zone, Campground and Holiday Park (CHP-1) Zone or Residential and Recreational Assembly (RRA-1) Zone, as the case may be, with a solid, view obstructing *fence or screen* that is not less than 1.8 meters (~6 feet) in height and not more than 2.5 meters (~8 feet) in height.
- 7.9.2 *Landscaping* consisting of vegetation native to British Columbia and not more than 8 meters (~26 feet) in height may be used to screen land in a Heavy Industrial (I-1) Zone that adjoins or abuts a Residential Zone, Commercial Zone, Campground and Holiday Park (CHP-1) Zone or Residential and Recreational Assembly (RRA-1) Zone.
- 7.9.3 All *vehicle wrecking* shall be completely enclosed along each *lot line* by a solid, view obstructing painted *fence* not less than 2.5 meters (~8 feet) in height.
- 7.9.4 No *vehicles, vehicle parts or scrap* within a *vehicle wrecking premises* shall be placed at a height greater than that of the *fence* enclosing the *vehicle wrecking* operation.

7.9.5 A minimum of 5% of the *lot area* of a *parcel* in an Industrial Zone shall consist of a *landscape area* except where expressly provided otherwise in this Bylaw.

7.10 OUTDOOR STORAGE

7.10.1 Subject to Section 7.9, where *outdoor storage* is a permitted *principal use* or *accessory use* in a *zone*, the *outdoor storage* shall be screened by a solid, view obstructing *fence* or *screen* that is not less than 1.8 meters (~6 feet) and not more than 2.5 meters (~8 feet) in height and that is located along each *lot line* or boundary of the *parcel* that abuts a *street* or Residential Zone.

7.10.2 No material within an approved *outdoor storage* area shall be piled to the height greater than that of the enclosing *fence* or *screen*.

7.11 WASTE DISPOSAL AND TREATMENT SITES

7.11.1 All waste disposal and treatment sites, and all containers over 1 cubic metre (~35 cubic feet) used for exterior storage of garbage or waste materials shall be enclosed by a permanent *fence* or *screen* (unless placed within the *principal building* constructed on a *parcel*) so as to be screened from the view of any adjoining or abutting *street*, Residential Zone or Commercial Zone.

7.12 SERVICE EQUIPMENT

7.12.1 Service equipment including, without limiting the generality of the foregoing, outdoor and rooftop mechanical, electrical and other installations, located in the Multiple Family Residential (RM-1) or (RM-2) Zones, Commercial Zones, Industrial Zones or Public Zones shall be screened from the view of adjacent *streets* and *parcels*.

7.13 OFF-STREET PARKING AND LOADING AREAS

7.13.1 All off-street parking and loading areas in the Multiple Family Residential (RM-1) and (RM-2) Zones shall be screened from view of all adjacent *streets*, except at access driveways or *walkways*, with *screening* not less than 1 meter (~3 feet) in height.

7.13.2 Where an *off-street parking area* contains more than 20 *parking spaces*, *landscaping* shall be provided within the parking area.

7.13.3 Without limiting the visibility for vehicular or pedestrian traffic, *landscaping* shall be located along access driveways and *off-street parking areas*.

7.14 FENCE HEIGHT RESTRICTIONS

7.14.1 Subject to visibility provisions of this Bylaw and except as otherwise required in this Section, the following maximum height restrictions shall apply to *fences*, except in the Rural Zones where no restrictions are applicable:

- a) 1.2 meters in the *front yard* and that portion of a *side yard* that abuts a *street* in front of the *principal building* in all zones; and
- b) 2 meters in the *side yard* and *rear yard* in any Single Family Residential (RS-1, RS-1S and RS-2) Zones and Two Family Residential (RT-1) Zones; or
- c) 2.5 meters in the *side yard* and *rear yard* in all other zones;
- d) 2.5 meters where the *fence* is required elsewhere in this Section for *screening* purposes except in the case of a *vehicle wrecking*; or
- e) 3.5 metres for tennis or basketball court enclosures, unless otherwise approved by the *District*.

7.14.2 The height of a *fence* shall be measured from the base of the *fence*.

Section 8.0**USE REGULATIONS****8.1 INTENT**

8.1.1 These regulations apply to the following *uses* wherever they are permitted in the Zoning Bylaw unless specified otherwise.

8.2 ANIMAL SHELTER

8.2.1 An *animal shelter* shall be subject to the following *setback* conditions:

- a) 60 meters from the *front lot line* and any *highway*;
- b) 30 meters from any *side lot line* or *rear lot line*;
- c) 30 meters from any *residential use*; and
- d) 30 meters from the *natural boundary* of any river, *stream*, lake or source of water supply.

8.3 CAMPGROUND

8.3.1 All *campgrounds* shall comply with:

- a) as applicable, the Sewerage System Regulation under the Public Health Act or Municipal Sewerage Regulation under the Environmental Management Act, as those enactments may be amended or replaced; and
- b) the District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.

8.4 COMMUNITY GARDEN

8.4.1 All *community gardens* shall be subject to the following conditions:

- a) water supply shall be provided on the *parcel*;
- b) total *site coverage* of all *structures* on a *parcel* for a *community garden* shall not exceed 10%;
- c) a Community Activity sign is permitted in accordance with the District of Hope Sign Bylaw 35/96, as amended from time to time; and

8.5 GOLF COURSE

8.5.1 All *golf courses* shall be subject to the following conditions:

- a) one *building* that serves as a clubhouse for the *use* and enjoyment of golfers shall be permitted on the *parcel*, and may include, without limiting the generality of the foregoing, a *restaurant* provided that the purpose of this facility is primarily to serve the users of the *golf course*;
- b) the retail sale of equipment and clothing necessary to golf shall be permitted, provided that the *floor area* devoted to such sales does not exceed 50 square meters (~538 square feet); and
- c) where a *golf course* abuts a *highway*, a net at least 10 metres (~33 feet) in height to minimize the likelihood of golf balls striking a passing *vehicles* shall be provided between the fairways or driving range and the *highway*.

8.6 HOME BASED BUSINESS

- 8.6.1 All *home based businesses* in the Residential Multi-Family Zones RM-1, RM-2, MHP-1 and any Commercial Zone in which multi-family *residential use* is permitted shall be subject to the following conditions:
- a) The *home based business* shall be subordinate to the *principal use* of the *dwelling unit* for residential purposes;
 - b) No person may work or be employed in a dwelling unit used for a *home based business* unless that person resides on a permanent basis in that *dwelling unit*;
 - c) No *home based business* may generate *vehicle* traffic in excess of that otherwise generated by the *dwelling unit* in the absence of the *home based business*;
 - d) the *home based business* shall be located solely within a *dwelling unit*;
 - e) no exterior indication of the *home based business* shall be visible from the outside of the *dwelling unit* in which the *home based business* is located except as provided in the District of Hope Sign Bylaw 35/96, as amended from time to time;
 - f) no *outdoor storage* associated with the *home based business* shall be permitted on the *parcel* on which the *home based business* is located;
 - g) no *home based business* may utilize materials or products that produce inflammable or explosive vapors, smoke, noxious gases or fumes;
- 8.6.2 All *home based businesses* in the Single and Two Family Residential Zones RS-1, RS-1S, RS-2, RT-1 shall be subject to the following conditions:
- a) the *home based business* shall be subordinate to the *residential use* of the *parcel*;
 - b) the *home based business* shall be undertaken by no more than 2 persons of which 1 must reside in the *dwelling unit* on the *parcel* on which the *home based business* is located;
 - c) the *floor area* devoted to or otherwise used by the *home based business* must not exceed one third of the *floor area* of the *dwelling unit* in which it is located;
 - d) the *home based business* may be located in an *accessory building or structure*, in which case, the *floor area* devoted to or otherwise occupied by the *home based business* shall not exceed 10% of the total *site coverage* on the same *parcel*;
 - e) *buildings* and *structures* shall have a residential character and no exterior indication of the *home based business* shall be visible except as provided in the District of Hope Sign Bylaw 35/96, as amended from time to time;
 - f) no *outdoor storage* associated with the *home based business* shall be permitted on the *parcel* on which the *home based business* is located;
 - g) no *home based business* may utilize materials or products that produce inflammable or explosive vapors, smoke, noxious gases or fumes;
 - h) the *home based business* shall not generate vehicular traffic in excess of that which is ordinarily generated by the *residential use* of the *parcel* on which the *home based business* is located.
- 8.6.3 All *home based business* in the Rural Zones LU-1, AG-1, RU-1 and CR-1 shall comply with the minimum *lot area* of that *zone* and where the minimum *lot area* has not been met, the *home based business* must comply with the *home based business* conditions for the Single and Two Family Residential Zones. All *home based business* in Rural zones that meet the minimum *lot area* shall be subject to the following conditions:

- a) the *home based business* shall be subordinate to the principal *residential use* of the *parcel*;
- b) the *home based business* shall be undertaken by no more than 3 persons of which 1 must reside in the *dwelling unit* on the *parcel* on which the *home based business* is located;
- c) the *floor area* devoted to or otherwise used by the *home based business* shall not exceed one third of the *floor area* of the *dwelling unit* in which it is located;
- d) the *home based business* may be located in an *accessory building or structure* not exceeding a *floor area* of 400 square metres (~4,304 square feet);
- e) *outdoor storage* of materials, products and equipment associated with the *home based business* shall be permitted subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations of this Bylaw;
- f) *Buildings* and *structures* containing a *home based business* shall maintain a predominately rural or agricultural character;
- g) all signage for a *home based business* must be in accordance with the requirements of District of Hope Sign Bylaw 35/96, as amended from time to time;
- h) no *home based business* may utilize materials or products that produce inflammable or explosive vapors, smoke, noxious gases, or fumes;
- i) the *home based business* shall not generate vehicular traffic in excess of that which is ordinarily generated by the *residential use* of the *parcel* on which the *home based business* is located.

8.7 MOBILE HOME

8.7.1 All *mobile homes* shall be subject to the following conditions:

- a) it shall be placed on a foundation complying with the provisions of the current edition of the BC Building Code and amendments thereto;
- b) it shall be protected by an acceptable skirting which shall be painted or stained; and
- c) it shall be anchored to the foundation.

8.8 OUTDOOR STORAGE

8.8.1 *Outdoor storage* shall be subject to the following conditions:

- a) no *outdoor storage* shall be permitted in the *front yard* of a *parcel* containing a *residential use*;
- b) the *site coverage* of *outdoor storage* shall not exceed 10% of the total *site coverage*; and
- c) all *outdoor storage* on a *parcel* shall be *setback* a minimum distance of:
 - 10 meters from all *side lot lines* and *rear lot lines*;
 - 30 meters from all *residential uses*; and
 - 30 meters from the *natural boundary* of any river, *stream*, lake or other source of water supply.

8.9 SECONDARY DWELLING

8.9.1 All *secondary dwellings* shall be subject to the following conditions:

- a) A *secondary dwelling* is only permitted where a *one family residence* exists;
- b) There shall be only 1 *secondary dwelling* per *parcel*;

- c) Except in a Rural Zone, the *parcel* on which the *secondary dwelling* is located must meet the minimum *lot area* for *subdivision* for that zone;
- d) In a Rural Zone, the *parcel* on which the *secondary dwelling* is located must meet a minimum *lot area* of 0.4 hectares.
- e) No increase in the maximum allowable *site coverage* shall occur;
- f) The *secondary dwelling* shall have a maximum enclosed *floor area* of 70 square metres (~753 square feet) including all cantilevered and post supporting structures;
- g) The *secondary dwelling* shall not be subdivided from the *parcel* which it is an *accessory use* to;
- h) A *secondary dwelling* shall not be located in the required *front yard* of any *parcel* in a Residential Zone;
- i) Any storage or parking within the *secondary dwelling* must serve the occupant or tenant residing in the *secondary dwelling*;
- j) Construction of an additional driveway or expansion of an existing driveway to accommodate the *secondary dwelling* and provide access the public *roadway* shall require a driveway access permit in accordance with the District of Hope Access Driveway Permit Bylaw No. 17/93 as it may from time to time be replaced or amended; and
- k) Water service connections must be as per the District of Hope Water Regulations Bylaw No. 1271, as amended from time to time.

8.10 WIND TURBINES

8.10.1 A wind turbine with a capacity of under 1 kW is permitted in any *zone* subject to the following conditions:

- a) The minimum *lot area* of the *parcel* on which the wind turbine is located shall be 0.4 hectares;
- b) The minimum *setback* of the wind turbine tower from any *lot line* of 15 metres (~49 feet);
- c) The maximum height of the wind turbine tower shall be 20 metres (~66 feet); and
- d) A maximum sound pressure level of 60 dBA measured at any point along the *lot line* of any abutting *parcel* in a Rural or Residential Zone.

8.10.2 A wind turbine with a capacity of 1 kW or more is permitted in any *zone* subject to the following conditions:

- a) The minimum *lot area* of the *parcel* on which the wind turbine is located shall be 1 hectare;
- b) The minimum *setback* of the wind turbine tower from any *lot line* shall be 50 metres (~164 feet) and not less than 150% of the height of the wind turbine from the *average finished grade* to the tip of the top blade of the rotor; and
- c) A maximum sound pressure level of 60 dBA measured at any point along the *lot line* of any abutting *parcel* in a Rural or Residential Zone.

Section 9.0**RURAL ZONES****9.1 LIMITED USE (L-1) ZONE****9.1.1 PURPOSE**

- .1 The purpose of this *zone* is to designate land that, because of its difficult site features, hazards, servicing problems and limited access or its location within a watershed or Crown land within a Provincial Forest, has limited development potential.

9.1.2 PERMITTED USES

- .2 The following *principal uses* and no others shall be permitted:
 - a) *Agricultural use*;
 - b) Gravel and rock sorting, screening and crushing;
 - c) *Hobby farm*;
 - d) *Kenel*;
 - e) Mineral processing;
 - f) *Nursery*;
 - g) *One family residence or mobile home*;
 - h) *Outdoor recreation*;
 - i) Primary processing of forestry products;
 - j) *Solid waste landfill*;
 - k) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife.
- .3 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Accessory produce sales*;
 - c) *Animal shelters*;
 - d) *Bed and breakfast*;
 - e) *Employee residence*;
 - f) *Home based business*;
 - g) *Mobile home*;
 - h) *Outdoor storage*;
 - i) *Secondary dwelling*.

9.1.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence or mobile home*;
 - b) 1 *employee residence or mobile home as an accessory use*; and
 - c) 1 *secondary dwelling*.
- .2 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;

- .3 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.25 acres;
- .5 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this zone.
- .6 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .7 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square meters (~3,228 square feet).
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .11 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .12 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .13 A *mobile home* as an *accessory use* shall only permitted where a *one family residence* exists.
- .14 Any *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .15 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

9.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 16 hectares (~40 acres).

9.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 10 - Site Coverage, Building Height and Setbacks for L-1 Zone:

Table 10 - Site Coverage, Building Height and Setbacks for L-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	No maximum
Setback Required from:		
Front Lot Line	7.5 meters (~25 feet)	7.5 meters (~25 feet)
Rear Lot Line	7.5 meters (~25 feet)	7.5 meters (~25 feet)
Interior Side Lot Line	7.5 meters (~25 feet)	7.5 meters (~25 feet)
Exterior Side Lot Line	7.5 meters (~25 feet)	7.5 meters (~25 feet)

- .2 A *kennel* or other *structure* keeping household animals that is not completely enclosed by a solid *fence* at least 2 meters (~7 feet) in height, except for runs, shall be *setback* a minimum of 50 meters (~164 feet) from all *interior side lot lines* and the *rear lot lines* of the *parcel*.
- .3 Where a *kennel* or other *structure* keeping household animals is completely enclosed by a solid *fence* at least 2 meters (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 meters (~98 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.

9.1.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

9.1.7 SPECIAL REGULATIONS

- .1 N/A

9.2 AGRICULTURAL (AG-1) ZONE

9.2.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands within the Agricultural Land Reserve, to protect and enhance agricultural operations and to allow other compatible land uses.

9.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Agricultural use*;
 - b) *Golf course*;
 - c) Gravel and rock sorting, screening and crushing;
 - d) *Hobby farm*;
 - e) *Nursery*;
 - f) *One family residence or mobile home*;
 - g) *Outdoor recreation*
 - h) Primary processing of forestry products.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Accessory produce sales*;
 - c) *Animal shelters*;
 - d) *Bed and breakfast*;
 - e) *Employee residence*;
 - f) *Home based business*;
 - g) *Kennel*;
 - h) *Mobile home*;
 - i) *Outdoor storage*;
 - j) *Secondary dwelling*.

9.2.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence or mobile home*;
 - b) 1 *employee residence or mobile home* as an *accessory use*; and
 - c) 1 *secondary dwelling*.
- .2 A *golf course* shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .4 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .5 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.25 acres;
- .6 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .7 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.

- .8 A *mobile home* as an *accessory use* shall only permitted where a *one family residence* exists.
- .9 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .10 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square meters (~3,228 square feet).
- .11 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .12 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .13 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .14 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .15 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .16 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

9.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 8 hectares (~20 acres).

9.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building heigh and setbacks* shall be provided in accordance with following Table 11 - Site Coverage, Building Height and Setbacks for AG-1 Zone:

Table 11 - Site Coverage, Building Height and Setbacks for AG-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	No maximum
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 A *kennel* or other *structure* keeping household animals that is not completely enclosed by a solid *fence* at least 2 meters (~7 feet) in height, except for runs, shall be *setback* a minimum of 50 meters (~164 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.
- .3 Where a *kennel* or other *structure* keeping household animals is completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 meters (~98 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.

9.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

9.2.7 SPECIAL REGULATIONS

- .1 N/A

9.3 RURAL (RU-1) ZONE

9.3.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands which, by reason of their resource potential, predominant large *parcels*, general arability, isolation from urban development or freedom from hazardous conditions, are suited for agricultural, resource, recreational or low *density* rural uses.

9.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Agricultural use*;
 - b) *Golf course*;
 - c) Gravel and rock sorting, screening and crushing;
 - d) *Hobby farm*;
 - e) *Kennel*;
 - f) *Nursery*;
 - g) *One family residence* or *mobile home*;
 - h) *Outdoor recreation*;
 - i) Primary processing of forestry products.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Accessory produce sales*;
 - c) *Animal shelters*;
 - d) *Bed and breakfast*;
 - e) *Employee residence*;
 - f) *Home based business*;
 - g) *Kennel*;
 - h) *Mobile home*;
 - i) *Outdoor storage*;
 - j) *Secondary dwelling*.

9.3.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence* or *mobile home*;
 - b) 1 *employee residence* or *mobile home* as an *accessory use*; and
 - c) 1 *secondary dwelling*.
- .2 A *golf course* shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .4 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .5 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.25 acres;

- .6 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .7 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .8 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .9 A *mobile home* as an *accessory use* shall only permitted where a *one family residence* exists.
- .10 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .11 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .12 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square meters (~3,228 square feet).
- .13 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .14 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .15 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .16 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

9.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 4 hectares (~10 acres).

9.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 12 - Site Coverage, Building Height and Setbacks for RU-1 Zone:

Table 12 - Site Coverage, Building Height and Setbacks for RU-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	No maximum
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

9.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

9.3.7 SPECIAL REGULATIONS

.1 N/A

9.4 COUNTRY RESIDENTIAL (CR-1) ZONE

9.4.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands which, by reason of adequate drainage, sufficient supply of potable water, availability of adequate sewage disposal, proximity to urban services and freedom from hazardous conditions, are suited for rural *residential use* and *hobby farms*.

9.4.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Hobby farm*;
 - b) *Nursery*;
 - c) *One family residence* or *mobile home*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Accessory produce sales*;
 - c) *Bed and breakfast*;
 - d) *Home based business*;
 - e) *Mobile home*;
 - f) *Secondary dwelling*.

9.4.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence* or *mobile home*;
 - b) 1 *mobile home* as an *accessory use*; and
 - c) 1 *secondary dwelling*.
- .2 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .3 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.25 acres;
- .5 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .6 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .7 A *mobile home* as an *accessory use* shall only be permitted where a *one family residence* exists.
- .8 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square meters (~3,228 square feet).
- .11 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .12 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .13 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

9.4.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
- 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* or BOTH available to service the *parcel*;
 - 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.

9.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Table 13 - Site Coverage, Building Height and Setbacks for CR-1 Zone:

Table 13 - Site Coverage, Building Height and Setbacks for CR-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	35%	
Maximum Building Height	10 metres (~32 feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
any Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	5 metres (~16 feet)	5 metres (~16 feet)
Exterior Side Lot Line	5 metres (~16 feet)	5 metres (~16 feet)

9.4.6 OTHER REQUIREMENTS

- All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

9.4.7 SPECIAL REGULATIONS

- .1 N/A

Section 10.0 RESIDENTIAL ZONES**10.1 SINGLE FAMILY RESIDENTIAL (RS-1) ZONE****10.1.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate single detached *residential use* on land serviced by community water and sanitary sewer systems.

10.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *One family residence*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Bed and breakfast*;
 - c) *Boarding*;
 - d) *Day care*;
 - e) *Home based business*;
 - f) *Preschool*.

10.1.3 CONDITIONS OF USE

- .1 There shall be no more than 1 *one family residence* on a *parcel*.
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .5 *Boarding* of not more than 2 persons shall be permitted in a *one family residence*.
- .6 *Day care* as an *accessory use* shall be limited to no more than 8 children in care.
- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.

10.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 460 square meters (~4,950 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 925 square meters (~9,953 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*;
 - c) 0.8 hectare (2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 15 meters (~49 feet), whichever is greater:
 - a) In the case of where a *parcel* or the majority of a *parcel* fronts the bulb of a cul-de-sac road, the minimum *frontage* shall be 9 meters (~30 feet); or

b) In the case of *panhandle lots*, where the panhandle *access strip* shall be at least 6 meters (~20 feet) wide at all points and the panhandle *front lot line* shall approximate the required width of a regular *parcel* in this *zone*, at the discretion of the Approving Officer.

.3 The minimum *depth* of a *parcel* shall be 30 meters (~98 feet).

10.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

.1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 14 - Site Coverage, Building Height and Setbacks for RS-1 Zone.

Table 14 - Site Coverage, Building Height and Setbacks for RS-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 45% or 35%	
Maximum Building Height	10 metres (~32 feet)	5 metres (~16 feet)
Setback Required from:		
Front Lot Line	7.5 metres* (~25 feet)	7.5 metres* (~25 feet)
Rear Lot Line	4.5 metres (~15 feet)	1.5 metres (~5 feet)
Interior Side Lot Line	1.5 metres (~5 feet)	1 metre (~3 feet)
Exterior Side Lot Line	3.5 metres (~12 feet)	3.5 metres (~12 feet)
*In the case of <i>panhandle lots</i> , at the discretion of the Approving Officer 7.5 meters (~25 feet) from the <i>front lot line</i> or the outer most <i>lot line</i> of the <i>access strip</i> .		

.2 Properties serviced by septic tank only shall have a maximum *site coverage* of 35%.

10.1.6 OTHER REQUIREMENTS

.1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

.2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.1.7 SPECIAL REGULATIONS

.1 N/A

10.2 SINGLE FAMILY RESIDENTIAL WITH SECONDARY DWELLING (RS-1S) ZONE**10.2.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate single detached *residential use* and a *secondary dwelling* for *residential use* on the same *parcel* where the *parcel* is serviced by community water and sanitary sewer systems.

10.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *One family residence*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - a) *Bed and breakfast*;
 - b) *Boarding*;
 - c) *Day care*;
 - d) *Home based business*;
 - e) *Preschool*;
 - f) *Secondary dwelling*.

10.2.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
 - a) 1 *one family residence*; and
 - b) 1 *secondary dwelling*.
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw.
- .4 *Boarding* of not more than 2 persons shall be permitted in a *one family residence*.
- .5 *Day care* as an *accessory use* shall be limited to no more than 8 children in care.
- .6 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .7 A *secondary dwelling* shall be subject to the Secondary Dwelling Use Regulations of this Bylaw.

10.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 460 square meters (~4,950 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 925 square meters (~9,953 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*;
 - c) 0.8 hectare (2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 15 meters (~49 feet), whichever is greater:

- a) In the case of where a *parcel* or the majority of a *parcel* fronts the bulb of a cul-de-sac road, the minimum *frontage* shall be 9 meters (~30 feet) or,
 - b) In the case of *panhandle lots*, where the panhandle *access strip* shall be at least 6 meters (~20 feet) wide at all points and the panhandle *front lot line* shall approximate the required width of a regular *parcel* in this *zone*, at the discretion of the Approving Officer.
- .3 The minimum *depth* of a *parcel* shall be 30 meters (~98 feet).

10.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 15 - Site Coverage, Building Height and Setbacks for RS-1S Zone.

Table 15 - Site Coverage, Building Height and Setbacks for RS-1S Zone

	Principal Building or Structure	Secondary Dwelling	Accessory Building or Structure
Maximum Site Coverage	Total 45%		
Maximum Building Height	10 metres (~32 feet)	5 metres (~16 feet)	4.5 metres (~14 feet)
Setback Required from:			
Front Lot Line	7.5 metres* (~25 feet)	7.5 metres* (~25 feet)	7.5 metres* (~25 feet)
Rear Lot Line	4.5 metres (~15 feet)	1.5 metres (~5 feet)	1.5 metres (~5 feet)
Interior Side Lot Line	1.5 metres (~5 feet)	1.5 metres (~5 feet)	1 metre (~3 feet)
Exterior Side Lot Line	3.5 metres (~12 feet)	3.5 metres (~12 feet)	3.5 metres (~12 feet)
*In the case of <i>panhandle lots</i> , at the discretion of the Approving Officer 7.5 metres (~25 feet) from the <i>front lot line</i> or the outer most <i>lot line</i> of the <i>access strip</i> .			

10.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.2.7 SPECIAL REGULATIONS

- .1 N/A

10.3 COMPACT SINGLE FAMILY RESIDENTIAL (RS-2) ZONE**10.3.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate single detached *residential use* on *parcels* with a minimum area of 375 square metres and serviced by community water and sanitary sewer systems.

10.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *One family residence*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures* on the common property;
 - b) *Bed and breakfast*;
 - c) *Boarding*;
 - d) *Home based business*;
 - e) *One accessory building or structure* per *parcel* or strata lot.

10.3.3 CONDITIONS OF USE

- .1 There shall be no more than 1 *one family residence* on a *parcel*.
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .3 In this *zone*, only 1 *accessory building or structure* is permitted and can only be located in the *rear yard* of a strata lot.
- .4 All *accessory buildings or structures* on the common property shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .5 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .6 *Boarding* of not more than 2 persons shall be permitted in a *one family residence*.
- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.

10.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 375 square meters (~4,035 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 12 meters (~40 feet) whichever is greater.

10.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 16 - Site Coverage, Building Height and Setbacks for RS-2 Zone, see following page.

Table 16 - Site Coverage, Building Height and Setbacks for RS-2 Zone

	Principal Building or Structure	Accessory Building or Structure*
Maximum Site Coverage	Total 45%	
Maximum Building Height	8 metres (~26 feet)	4 metres (~13 feet)
Setback Required from:		
Front Lot Line	6 metres (~20 feet)	N/A*
Rear Lot Line	4 metres (~13 feet)	1 metre (~3 feet)
Interior Side Lot Line	1 metre (~3 feet)	1 metre (~3 feet)
Exterior Side Lot Line	2.5 metres (~8 feet)	2.5 metres (~8 feet)
*In the RS-2 Zone only 1 <i>accessory building</i> located in the <i>rear yard</i> is permitted		

10.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.3.7 SPECIAL REGULATIONS

- .1 N/A

10.4 TWO FAMILY RESIDENTIAL (RT-1) ZONE**10.4.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate single detached *residential use* in the form of a *one family residence* with or without a *secondary suite* or a *two family residence* in locations serviced by community water and sanitary sewer systems.

10.4.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *One family residence*;
 - b) *Two family residence*.
- .2 The following shall be permitted as *accessory uses* to a *one family residence* only:
 - a) *Accessory buildings or structures*;
 - b) *Bed and breakfast*;
 - c) *Boarding*;
 - d) *Day care*;
 - e) *Home based business*;
 - f) *Preschool*;
 - g) *Secondary suite*.
- .3 The following shall be permitted as *accessory uses* to a *two family residence* only:
 - a) *Accessory buildings or structures*;
 - b) *Home based business*.

10.4.3 CONDITIONS OF USE

- .1 There shall be no more than 1 *one family residence* or 1 *two family residence* on a *parcel*.
- .2 No side of a *one family residence* or *two family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .3 A *parcel* for *two family residence* must meet the minimum *lot area* for *subdivision* requirements as stated in this *zone* for such a *use*.
- .4 All *accessory buildings or structures* shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw.
- .5 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .6 *Boarding* of not more than 2 persons shall be permitted in a *one family residence* only.
- .7 *Day care* as an *accessory use* to a *one family residence* only shall be limited no more than 8 children in care.
- .8 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .9 There shall be no more than 1 *secondary suite* per *one family residence* on a *parcel*.

10.4.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *one family residence* shall be:
 - a) 460 square meters (~4,950 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or

- b) 925 square meters (~9,953 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 0.8 hectares (~2 acres) where there is neither a *community water system* nor *community sanitary sewer system* available to service the *parcel*.
- .2 All *parcels* for a *one family residence* shall have:
- a) a minimum *frontage* of 10% of the perimeter of that *parcel* or 15 meters (~49 feet) whichever is greater; or
 - b) in the case of where the *parcel* or a majority of the *parcel* fronts the bulb of a cul-de-sac road. the minimum *frontage* shall be 9 meters (~30 feet); and
 - c) a minimum *depth* of 30 meters (~98 feet).
- .3 The minimum *lot area* for a *parcel* created by *subdivision* for a *two family residence* shall be:
- a) 700 square meters (~7,478 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 1,125 square meters (~12,105 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor *community sanitary sewer system* available to service the *parcel*.
- .4 All *parcels* for a *two family residence* shall have:
- a) a minimum *frontage* of 10% of the perimeter of that *parcel* or 20 meters (~66 feet) whichever is greater; and
 - b) a minimum *depth* of 30 meters (~98 feet).
- .5 Where a residential *parcel* is subdivided for the purpose of creating a *two family residence* in the form of side by side *dwelling units* for individual ownership, the new *parcel* so created shall contain not less than 1/2 of the minimum *lot area* and 1/2 of the minimum *frontage* required in this zone for a *two family residence*.

10.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 17 - Site Coverage, Building Height and Setbacks for RT-1 Zone:

Table 17 - Site Coverage, Building Height and Setbacks for RT-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 45%	
Maximum Building Height	10 metres (~32 feet)	5 metres (~16 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	4.5 metres (~15 feet)	1.5 metres (~5 feet)
Interior Side Lot Line	1.5 metres (~5 feet)	1 metre (~3 feet)
Exterior Side Lot Line	3.5 metres (~12 feet)	3.5 metres (~12 feet)

10.4.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.4.7 SPECIAL REGULATIONS

- .1 N/A

10.5 MULTIPLE FAMILY RESIDENTIAL (RM-1) ZONE**10.5.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate multiple family *residential use* in areas located near downtown Hope on *parcels* which are fully serviced by community water and sanitary sewer systems.

10.5.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Apartment*;
 - b) *Multiple family dwelling*;
 - c) *Senior citizen housing*; and
 - d) *Townhouse*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) Common or private amenity areas;
 - c) *Day care*;
 - d) *Home based business*;
 - e) *Off-street parking area*;
 - f) *Preschool*.

10.5.3 CONDITIONS OF USE

- .1 A common amenity area of not less than 100 square meters (~1,076 square feet) and minimum dimension of not less than 6 meters (~20 feet) shall be provided for all *buildings* containing 10 or more *dwelling units* on a *parcel*. Such a common amenity area may include, without limiting the generality of the foregoing, a swimming pool, sauna, exercise room, tennis courts, *playground*, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- .2 An outdoor amenity area of not less than 15 square meters (~161 square feet) and having minimum dimension of not less than 3 meters (~10 feet) shall be provided for and contiguous to each *townhouse*.
- .3 An amenity area of not less than 5 square meters (~54 square feet) and minimum dimension of not less than 1.5 meters (~5 feet) shall be provided for and contiguous to each *dwelling unit* in an *apartment*.
- .4 Amenity areas within a *multiple family dwelling* may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .5 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .6 A *day care* shall not be located in any *dwelling unit* of an *apartment* or *multiple family dwelling*.
- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .8 The *use of off-street parking areas* for the storage of contractor's equipment or commercial *vehicles* exceeding 3,000 kg GVW is prohibited in this *zone*.

10.5.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of 4 or less *dwelling units* shall be 900 square meters (~9,684 square feet).
- .2 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of 5 or more *dwelling units* shall be 1,000 square meters (~10,760 square feet).
- .3 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 meters (~98 feet) whichever is greater.
- .4 The minimum *depth* of a *parcel* shall be 30 meters (~98 feet).

10.5.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Table 18 - Site Coverage, Building Height and Setbacks for RM-1 Zone:

Table 18 - Site Coverage, Building Height and Setbacks for RM-1 Zone

	Apartment or Senior Citizen Housing	Other Multiple Family Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 60%	Total 45%	Included in Total
Maximum Density	70 units/hectare	35 units/hectare	Included in Total
Maximum Building Height	12 metres (~39 feet)	10 metres (~32 feet)	5 metres (~16 feet)
Setback Required from:			
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)	1.5 metres (~5 feet)
Interior Side Lot Line	3.5 metres (~12 feet)	3.5 metres (~12 feet)	1 metre (~3 feet)
Exterior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Where a *parcel* has both a *front lot line* and a *rear lot line* abutting a *street*, the required *setback* for all *buildings* and *structures* from the *front lot line* shall be applied to the *rear lot line*.

10.5.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.5.7 SPECIAL REGULATIONS

- .1 *Senior citizen housings* shall be designed for and used exclusively for elderly persons under the provisions of the National Housing Act or any similar provincial or federal housing legislation.

10.6 GROUND ORIENTED MULTIPLE FAMILY RESIDENTIAL (RM-2) ZONE**10.6.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate *residential use* in the form of ground oriented *multiple family dwellings*, excluding *apartments* in areas located near downtown Hope on *parcels* fully serviced by community water and sanitary sewer systems.

10.6.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Multiple family dwelling*, excluding an *apartment*;
 - b) *Two family residence*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) Common or private amenity areas;
 - c) *Day care*;
 - d) *Home based business*;
 - e) *Off-street parking area*;
 - f) *Preschool*.

10.6.3 CONDITIONS OF USE

- .1 An outdoor amenity area of not less than 15 square meters (~161 square feet) and minimum dimension of not less than 3 meters (~10 feet) shall be provided for and contiguous to each *dwelling unit*.
- .2 An outdoor amenity area within a *multiple family dwelling* may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 A *day care* shall be in a separate facility and not in any *dwelling unit* of a *multiple family dwelling*.
- .5 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .6 The *use of off-street parking areas* for the storage of contractor's equipment or commercial *vehicles* exceeding 3,000 kg GVW is prohibited in this *zone*.

10.6.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of less than 5 *dwelling units* shall be 650 square meters (~6,994 square feet).
- .2 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of 5 or more *dwelling units* shall be 1,000 square meters (~10,760 square feet).
- .3 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 18 meters (~59 feet) whichever is greater.
- .4 The minimum *depth* of a *parcel* shall be 30 meters (~98 feet).

10.6.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 19
- Site Coverage, Building Height and Setbacks for RM-2 Zone:

Table 19 - Site Coverage, Building Height and Setbacks for RM-2 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 45%	
Maximum Density	40 units/hectare	
Maximum Building Height	10 metres (~32 feet)	5 metres (~16 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	4 metres (~13 feet)	1 metre (~3 feet)
Interior Side Lot Line	1.5 metres (~5 feet)	1 metre (~3 feet)
Exterior Side Lot Line	3.5 metres (~12 feet)	3.5 metres (~12 feet)

- .2 Where a *parcel* has both a *front lot line* and a *rear lot line* abutting a *street*, the required *setback* for all *buildings* and *structures* from the *front lot line* shall be applied to the *rear lot line*.

10.6.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.6.7 SPECIAL REGULATIONS

- .1 N/A

10.7 MOBILE HOME PARK (MHP-1) ZONE**10.7.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate *mobile home parks* in appropriate locations.

10.7.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Mobile home park*;
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Home based business*;
 - c) *One family residence*;
 - d) *Amenity areas for the use of the mobile home park residents and visitors.*

10.7.3 CONDITIONS OF USE

- .1 See District of Hope Residential Mobile Home Parks Bylaw #63/93 as amended from time to time.
- .2 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures conditions of this Bylaw.
- .3 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .4 There shall be no more than 1 *one family residence* as an *accessory use* within a *mobile home park*.

10.7.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).

10.7.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 See District of Hope Residential Mobile Home Parks Bylaw #63/93 as amended from time to time.

10.7.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

10.7.7 SPECIAL REGULATIONS

- .1 See District of Hope Residential Mobile Home Parks Bylaw #63/93 as amended from time to time.

Section 11.0 COMMERCIAL ZONES**11.1 DOWNTOWN COMMERCIAL (CBD) ZONE****11.1.1 PURPOSE**

- .1 The purpose of this *zone* is to serve as the Central Business District of Hope and the surrounding area by providing a full range of commercial activities, offices, and multiple family *residential use* that is visually attractive and oriented to pedestrian traffic.

11.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Assembly use*;
 - b) *Bus depot and taxi office*;
 - c) *Business or professional office*;
 - d) *Civic use*;
 - e) *Commercial service use*;
 - f) *Day care*;
 - g) *Entertainment facility*;
 - h) *Financial institution*;
 - i) *Hotel*;
 - j) *Liquor primary use* including, but not limited to and without limiting the generality of the foregoing, a cabaret, lounge or night club;
 - k) *Medical or dental office*;
 - l) *Motel or motor inn*;
 - m) *Multiple family dwelling*;
 - n) *Off-street parking area*;
 - o) *Place of worship*;
 - p) *Public market*;
 - q) *Radio and television broadcasting station*;
 - r) *Recreation facility* including, without limiting the generality of the foregoing, a bowling alley, billiard and pool room, racquet sports and fitness centre;
 - s) *Restaurant*;
 - t) *Retail store*;
 - u) *Specialty retail*;
 - v) *Tourist information booth*;
 - w) *Veterinary clinic*;
 - x) *Video games arcade*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Home based business*;

- c) One *dwelling unit* accessory to any of the *principal uses* permitted in this *zone*.

11.1.3 CONDITIONS OF USE

- .1 All *multiple family dwellings* and accessory *dwelling units* shall be only located above the ground floor, shall have separate entrances leading directly to the *street* and shall be divided from the other uses by walls.
- .2 Any *home based business* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .3 A *dwelling unit* accessory to a *motel or motor inn* shall be located within the same *building* as the *motel or motor inn*.

11.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *hotel, motel or motor inn* shall be 1,000 square meters (~10,760 square feet).
- .2 The minimum *frontage* of a *parcel* used for a *hotel, motel or motor inn* shall be 10% of the perimeter of that *parcel* or 20 meters (~66 feet), whichever is greater.
- .3 Except as provided for above in this section, the minimum *lot area* for a *parcel* created by *subdivision* for each other *principal use* permitted in this *zone* shall be 200 square meters (~2,152 square feet).
- .4 Except as provided for above in this section, the minimum *frontage* of a *parcel* used for each other *principal use* permitted in this *zone* shall be 10% of the perimeter of that *parcel* or 7.5 meters (~25 feet), whichever is greater.

11.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Table 20 - Site Coverage, Building Height and Setbacks for CBD Zone:

Table 20 - Site Coverage, Building Height and Setbacks for CBD Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 100%	
Maximum Density*	70 units/hectare*	
Maximum Building Height	15 metres (~49 feet)	15 metres (~49 feet)
Setback Required from:		
Front Lot Line	0 metres	0 metres
Rear Lot Line	0 metres	0 metres
Interior Side Lot Line	0 metres	0 metres
Exterior Side Lot Line	0 metres	0 metres
*Applies to <i>multiple family dwellings</i> only		

11.1.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.1.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

11.2 LOCAL COMMERCIAL (C-1) ZONE**11.2.1 PURPOSE**

- .1 The purpose of this *zone* is to provide locations for commercial establishments which cater to the needs of a particular neighborhood or on a community level and which are not located on an arterial highway.

11.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Commercial service use*;
 - b) *Commercial vehicle storage*;
 - c) *Convenience store*;
 - d) *Entertainment facility*;
 - e) *Multiple family dwelling*;
 - f) *Restaurant*;
 - g) *Retail store*;
 - h) *Service station*;
 - i) *Vehicle sales or rental operation*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Home based business*;
 - d) One *dwelling unit* accessory to any of the *principal uses* permitted in this *zone*.
 - c) *Restaurant*;
 - d) *Service station*;
 - e) *Video games arcade*.

11.2.3 CONDITIONS OF USE

- .1 The *floor area* of a *commercial service use* shall not exceed 100 square meters (~1,076 square feet).
- .2 *Commercial vehicle storage* outside a *building* as a permitted *principal use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed a total *site coverage* of 50%.
- .3 The *floor area* of a *convenience store* shall not exceed 240 square meters (~2,582 square feet).
- .4 All *multiple family dwellings* and *accessory dwelling units* shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls.
- .5 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .6 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .7 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square meters (~753 square feet).
- .8 Each *video games arcade* shall be limited to a maximum of 10 games.

11.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 1,000 square meters (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 meters (~98 feet) whichever is greater.

11.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Table 21 - Site Coverage, Building Height and Setbacks for C-1 Zone:

Table 21 - Site Coverage, Building Height and Setbacks for C-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 35%	
Maximum Building Height	10 metres (~32 feet)	5 metres (~16 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

- .2 Fuel islands within a *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) from all *lot lines*.

11.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.2.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

11.3 HIGHWAY COMMERCIAL (C-2) ZONE**11.3.1 PURPOSE**

- .1 The purpose of this *zone* is to identify areas adjacent to major routes of travel or scenic and recreational features for the location of commercial *uses* catering to tourists and the travelling public.

11.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) Building supply and lumber yard;
 - b) Bus depot and taxi office;
 - c) Car wash;
 - d) *Convenience store*;
 - e) *Entertainment facility*;
 - f) *Financial institution*;
 - g) *Liquor primary use*;
 - h) *Mini-storage facility*;
 - i) *Motel or motor inn*;
 - j) *Multiple family dwelling*;
 - k) *Nursery*;
 - l) *Outdoor recreation*;
 - m) *Public market*;
 - n) *Restaurant*;
 - o) *Service station*;
 - p) *Specialty retail*;
 - q) *Tourist information booth*;
 - r) Towing operation and associated *vehicle* storage;
 - s) *Truck stop*.
 - t) *Vehicle* sales or rental operation;
 - u) *Vehicle* service or repair.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Commercial vehicle storage*;
 - c) *Convenience store*;
 - d) One *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* only;
 - e) *Outdoor storage*;
 - f) Sani-dump facility.

11.3.3 CONDITIONS OF USE

- .1 A *mini-storage facility* shall:
 - a) be completely enclosed within a *building*;

- b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*;
- .2 All individual storage units within a *mini-storage facility* shall have:
 - a) direct access at the ground level and a maximum interior height of 3.5 meters (~11 feet); and
 - b) a *floor area* of not less than 2.8 square meters (~30 square feet) and not more than 28 square meters (~301 square feet).
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 *Commercial vehicle storage* as an *accessory use* shall:
 - a) be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface;
 - b) not exceed a maximum *site coverage* of 25% of the *parcel*; and
 - c) not be permitted in the *front yard* of a *parcel*.
- .5 The *floor area* of a *convenience store* as an *accessory use* shall not exceed 140 square meters (~1,500 square feet).
- .6 A *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* shall be located within the same *building* as the *mini-storage facility, motel or motor inn*.
- .7 All *multiple family dwellings* and *accessory dwelling units*, except those associated with a *mini-storage facility, motel or motor inn*, shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls.

11.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 1,000 square meters (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 meters (~98 feet) whichever is greater.

11.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with Table 22 - Site Coverage, Building Height and Setbacks for C-2 Zone, see following page:

Table 22 - Site Coverage, Building Height and Setbacks for C-2 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 35%	
Maximum Building Height	10 metres (~32 feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

- .2 Fuel islands within a *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) from all *lot lines*.

11.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.3.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

11.4 REGIONAL COMMERCIAL (C-3) ZONE

11.4.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate large scale commercial *uses*, which cater to the needs of the region and the travelling public, in locations where full municipal services are available.

11.4.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Business or professional office*;
 - b) *Financial institution*;
 - c) *Liquor primary use*;
 - d) *Medical or dental office*;
 - e) *Restaurant*;
 - f) *Retail store*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Restaurant*;
 - c) *Service station*.

11.4.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall also be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.

11.4.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 1,300 square meters (~13,988 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 0.8 hectare (~2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 45 meters (~148 feet) whichever is greater.

11.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 23 - Site Coverage, Building Height and Setbacks for C-3 Zone, see following page:

Table 23 - Site Coverage, Building Height and Setbacks for C-3 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 45%	
Maximum Building Height	10 metres (~32 feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)
Rear Lot Line on Lane	0 metres	0 metres
Interior Side Lot Line	0 metres	0 metres
Exterior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Fuel islands within an accessory *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) all *lot lines*.

11.4.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.4.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

11.5 NEIGHBOURHOOD PUBLIC HOUSE (C-4) ZONE

11.5.1 PURPOSE

- .1 The purpose of this *zone* is to permit and regulate the establishment of neighbourhood pubs where the sale and consumption of liquor is a permitted *principal use*, outside the Downtown Commercial (CBD) Zone of Hope.

11.5.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Liquor primary use*;
 - b) *Restaurant*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) One *dwelling unit* accessory to any of the *principal uses* permitted in this *zone*.
 - c) *Restaurant*.

11.5.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 A *dwelling unit* accessory to a *liquor primary use* or a *restaurant* shall be located within the same *building* as the *liquor primary use* or a *restaurant*.

11.5.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 1,000 square meters (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 meters (~98 feet) whichever is greater.

11.5.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 24 - Site Coverage, Building Height and Setbacks for C-4 Zone, see following page:

Table 24 - Site Coverage, Building Height and Setbacks for C-4 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 30%	
Maximum Building Height	10 metres (~32 feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Exterior Side Lot Line	6 metres (~20 feet)	6 metres (~20 feet)

11.5.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.5.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

11.6 COMMERCIAL TRANSITION (C-5) ZONE

11.6.1 PURPOSE

- .1 The purpose of this *zone* is to provide a transition area where residential and commercial *uses* are permitted near the Central Business District of Hope and which are serviced with community water and sanitary sewer systems.

11.6.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Apartment;*
 - b) *Business or professional office;*
 - c) *Day care;*
 - d) *Medical or dental office;*
 - e) *Motel or motor inn;*
 - f) *Multiple family dwelling;*
 - g) *One family residence;*
 - h) *Restaurant;*
 - i) *Retail store;*
- .2 The following shall be permitted as *accessory uses* to a *one family residence* only:
 - a) *Accessory buildings or structures;*
 - b) *Bed and breakfast;*
 - c) *Boarding;*
 - d) *Day care;*
 - e) *Home based business;*
 - f) *Preschool.*
- .3 The following shall be permitted as *accessory uses* to an *apartment* or *multiple family dwelling* only:
 - a) *Accessory buildings or structures;*
 - b) *Common or private amenity area;*
 - c) *Day care;*
 - d) *Home based business;*
 - e) *Preschool;*
- .4 The following shall be permitted as *accessory uses* to any of the other *principal uses* permitted in this *zone*:
 - a) *Accessory buildings or structures;*
 - b) *One dwelling unit* accessory to any other of the *principal uses* permitted in this *zone* except a *one family residence, apartment* or *multiple family dwelling.*

11.6.3 CONDITIONS OF USE

- .1 There shall be no more than 1 *one family residence* on a *parcel.*
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 A *bed and breakfast* shall be limited to 3 *sleeping units.*
- .5 *Boarding* of not more than 2 persons shall be permitted in a *one family residence* only.

- .6 A day care shall not be located in any *dwelling unit* of an *apartment* or *multiple family dwelling*.
- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .8 A common amenity area of not less than 100 square meters (~1,076 square feet) and minimum dimension of not less than 6 meters (~20 feet) shall be provided for all *buildings* containing 10 or more *dwelling units* on a *parcel*. Such a common amenity area may include, without limiting the generality of the foregoing, a swimming pool, sauna, exercise room, tennis courts, *playground*, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- .9 An outdoor amenity area of not less than 15 square meters (~161 square feet) and having minimum dimension of not less than 3 meters (~10 feet) shall be provided for and contiguous to each ground oriented *dwelling unit* in a *multiple family dwelling*.
- .10 An amenity area of not less than 5 square meters (~54 square feet) and minimum dimension of not less than 1.5 meters (~5 feet) shall be provided for and contiguous to each *dwelling unit* in an *apartment* and may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .11 All accessory *dwelling units* shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls.

11.6.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for an *apartment, motel or motor inn* shall be 1,000 square meters (~10,760 square feet).
- .2 The minimum *frontage* of a *parcel* used for an *apartment, motel or motor inn* shall be 10% of the perimeter of that *parcel* or 30 meters (~98 feet) whichever is greater.
- .3 Except as noted above in this section, the minimum *lot area* for *subdivision* for each other *principal use* permitted in this zone shall be 465 square meters (~5,005 square feet).
- .4 The minimum *frontage* of a *parcel* used for each other *principal use* permitted in this zone shall be 10% of the perimeter of that *parcel* or 15 meters (~49 feet) whichever is greater.
- .5 The minimum *depth* of a *parcel* shall be 30 meters (~98 feet).

11.6.5 SITE COVERAGE, HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 25 - Site Coverage, Height and Setbacks for C-5 Zone:

Table 25 - Site Coverage, Height and Setbacks for C-5 Zone

	Apartment or Multiple Family Dwelling	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage (Density)	Total 60%; and 70 units/hectare	Total 35%	
Maximum Height	12 metres (~39 feet)	10 metres (~32 feet)	5 metres (~16 feet)
Setback Required from:			
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	4.5 metres (15 feet)	1.5 metres (~5 feet)
Interior Side Lot Line	3.5 metres (~11 feet)	1.5 metres (~5 feet)	1 metre (~3 feet)
Exterior Side Lot Line	4.5 metres (~15 feet)	3.5 metres (~12 feet)	3.5 metres (~12 feet)

11.6.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

11.6.7 SPECIAL REGULATIONS

- .1 Licensed liquor establishments shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

Section 12.0 INDUSTRIAL ZONES

12.1 HEAVY INDUSTRIAL (I-1) ZONE

12.1.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate industrial *uses* associated with the primary processing, transport and manufacture of products from natural resource, materials handling, and those *uses* which require ample space for storage outside of a *building* and suitable *setbacks* or buffers to minimize conflicts with other uses.

12.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) Bulk oil, natural gas and fuel storage;
 - b) Gravel and rock sorting, screening and crushing;
 - c) Log booming, storage, sorting and debarking;
 - d) Manufacture and storage of asphalt pavement and concrete products;
 - e) Mineral processing;
 - f) Municipal sewage treatment and disposal facility;
 - g) Primary processing of forest products.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*, including, and without the limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*;
 - b) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
 - c) *One family residence*;
 - d) *Outdoor storage*.

12.1.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 There shall be no more than 1 *one family residence* on a *parcel*.
- .3 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .4 The *one family residence* shall be located behind the *principal use*.
- .5 An *accessory office* shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .6 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

12.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 0.8 hectares (~2 acres) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 2 hectares (~5 acres) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or

- c) 4 hectares (~10 acres) where there is neither a *community water system* nor *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 40 meters (~131 feet) whichever is greater.

12.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Table 26 - Site Coverage, Building Height and Setbacks for I-1 Zone:

Table 26 - Site Coverage, Building Height and Setbacks for I-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	15 metres (~49 feet)	15 metres (~49 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 Where a Heavy Industrial (I-1) Zone adjoins or abuts a Residential Zone or Commercial Zone, all *buildings* and *structures* in the I-1 Zone shall be *setback* a minimum of 15 metres (~49 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone or Commercial Zone.

12.1.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

12.1.7 SPECIAL REGULATIONS

- .1 Bulk oil, natural gas and fuel storage shall be approved by the Fire Commissioner pursuant to the Fire Services Act and regulations thereto.

12.2 LIGHT/SERVICE INDUSTRIAL (I-2) ZONE**12.2.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate lands suited for light or service industrial *use* located south of Downtown Hope or in site specific locations along transportation routes, either within an enclosed *structure* or in an open area under conditions designed to minimize conflicts with surrounding areas.

12.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) Auction sales and storage;
 - b) Beverage bottling and distribution;
 - c) Building supply and lumber yard;
 - d) Bulk fuel, heating oil and propane storage and distribution;
 - e) Car wash;
 - f) Cartage, delivery and moving service;
 - g) Cold storage plant and frozen food locker;
 - h) *Commercial vehicle storage*;
 - i) Equipment sales, service and rental;
 - j) Household and other small appliance sales and service;
 - k) Industrial operation involved in the processing, fabricating, assembling, storing, transporting, distributing, testing, servicing, repairing, wholesaling or warehousing of goods, materials and things;
 - l) Light manufacturing, including, without limiting the generality of the foregoing woodworking, metalworking and machine shops;
 - m) Log house construction;
 - n) *Mini-storage facility*;
 - o) Printing, publishing and allied trades;
 - p) Public works yard and related storage;
 - q) Recycling depot accepting, storing and processing solid waste products;
 - r) Towing operation and associated *vehicle* storage;
 - s) Truck terminal, bulk loading and storage facility;
 - t) *Truckstop*;
 - u) *Vehicle* sales or rental operation
 - v) *Vehicle* service or repair including, without limiting the generality of the foregoing, body repair and painting;
 - w) *Veterinary clinic*;
 - x) Warehousing;
 - y) Wholesaling providing for the selling of goods in relatively large quantities within a *building* to retailers for resale to consumers;
 - z) Workshop and yard for construction companies and trade contractors.
- .2 The following shall be permitted as *accessory uses*:

- a) *Accessory buildings or structures*, including, without limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*.
- b) *Commercial vehicle storage*;
- c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
- d) *One family residence*;
- e) *Outdoor storage*;
- f) *Restaurant*.

12.2.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 *Commercial vehicle storage* outside a *building* as a permitted *principal use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed a total *site coverage* of 50%.
- .3 A *mini-storage facility* shall:
 - a) be completely enclosed within a *building*; and
 - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .4 All individual storage units within a *mini-storage facility* shall have:
 - a) direct access at the ground level and a maximum interior height of 3.3 meters (~11 feet); and
 - b) a *floor area* of not less than 2.8 square meters (~30 square feet) and not more than 28 square meters (~301 square feet).
- .5 There shall be not more than 1 *one family residence* on a *parcel*.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .7 The *one family residence* shall be located behind the *principal use*.
- .8 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .9 An *accessory building or structure* for security personnel (watch person) shall not exceed a *floor area* of 20 square metres (~215 square feet).
- .10 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .11 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .12 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square meters (~753 square feet).

12.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 930 square meters (~10,007 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
 - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
 - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.

- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 20 meters (~66 feet) whichever is greater.

12.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 27 - Site Coverage, Building Height and Setbacks for I-2 Zone:

Table 27 - Site Coverage, Building Height and Setbacks for I-2 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	12 metres (~39 feet)	12 metres (~39 feet)
Setback Required from:		
Front Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Highway	6 metres (~20 feet)	6 metres (~20 feet)
Rear Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Where a *parcel* zoned Light/Service Industrial (I-2) adjoins or abuts a *parcel* in an Industrial Zone, the *rear lot line* or *interior side lot line setbacks* do not apply.
- .3 Where a Light/Service Industrial (I-2) Zone adjoins or abuts a Residential Zone, all *buildings and structures* in the I-2 Zone shall be *setback* a minimum of 7.5 metres (~25 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

12.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

12.2.7 SPECIAL REGULATIONS

- .1 Bulk fuel, heating oil and propane storage and distribution *buildings or structures* shall be approved by the Fire Commissioner pursuant to the Fire Services Act and regulations thereto.

12.3 VEHICLE WRECKING (I-4) ZONE

12.3.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate *vehicle wrecking* in suitable locations, which will have a minimal impact on surrounding land uses.

12.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Vehicle wrecking*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) Office;
 - c) *One family residence* accessory to the *principal use* permitted in this *zone*;
 - d) *Outdoor storage*;
 - e) Retail sale of *vehicle parts*;
 - f) Salvage of manufactured goods, materials and things;
 - g) *Vehicle* service or repair including, without limiting the generality of the foregoing, body repair and painting.

12.3.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 Land used for a *vehicle wrecking*, the accessory salvage of manufactured goods, materials or things, shall be maintained so as to be dust free at all times.
- .3 All *accessory buildings or structures* shall also be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .5 There shall be not more than 1 *one family residence* on a *parcel*.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .7 The *one family residence* shall be located behind the *principal use*.
- .8 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

12.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 40 meters (~131 feet) whichever is greater.

12.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 28 - Site Coverage, Building Height and Setbacks for I-4 Zone:

Table 28 - Site Coverage, Building Height and Setbacks for I-4 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	12 metres (~39 feet)	12 metres (~39 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .1 Where a Vehicle Wrecking I-4 Zone adjoins or abuts a Residential Zone or Commercial Zone, all *buildings* and *structures* in the I-4 Zone shall be *setback* a minimum of 15 metres (~49 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

12.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

12.3.7 SPECIAL REGULATIONS

- .1 N/A

12.4 HELIPORT (I-5) ZONE

12.4.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate *heliport(s)* in suitable locations which will have a minimal impact on surrounding land uses.

12.4.2 PERMITTED USES

- .1 The following *principal use* and no others shall be permitted:
 - a) *Heliport*.
- .2 The following shall be permitted *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Office*;
 - c) *One family residence*.
 - d) *Outdoor storage*.

12.4.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 All on-site storage shall be entirely enclosed within *buildings* except for the parking of serviceable helicopters.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 An *accessory office* shall not exceed 25% of the *floor area* of the *principal use* on the *parcel*.
- .5 There shall be not more than 1 *one family residence* on a *parcel*.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .7 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

12.4.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 40 meters (~131 feet) whichever is greater.

12.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 29 - Site Coverage, Building Height and Setbacks for I-5 Zone:

Table 29 - Site Coverage, Building Height and Setbacks for I-5 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	10 metres (~32feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	30 metres (~98 feet)	30 metres (~98 feet)
Highway	30 metres (~98 feet)	30 metres (~98 feet)
Rear Lot Line	30 metres (~98 feet)	30 metres (~98 feet)
Interior Side Lot Line	30 metres (~98 feet)	30 metres (~98 feet)
Exterior Side Lot Line	30 metres (~98 feet)	30 metres (~98 feet)

12.4.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

12.4.7 SPECIAL REGULATIONS

- .1 All *uses* are subject to the Aeronautics Act and its regulations.

12.5 WATER INDUSTRIAL (I-6) ZONE

12.5.1 PURPOSE

- .1 The purpose of this *zone* is to designate land for water bottling and distribution plant *use*.

12.5.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) Water bottling, packaging, warehousing and distribution.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
 - c) *One family residence*;
 - d) *Outdoor storage*.

12.5.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .3 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .4 There shall be no more than 1 *one family residence* on a *parcel*.
- .5 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .6 The *one family residence* shall be located behind the *principal use*.
- .7 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

12.5.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 20 meters (~66 feet) whichever is greater.

12.5.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 30 - Site Coverage, Building Height and Setbacks for I-6 Zone:

Table 30 - Site Coverage, Building Height and Setbacks for I-6 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	12 metres (~39 feet)	12 metres (~39 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

12.5.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

12.5.7 SPECIAL REGULATIONS

- .1 N/A

Section 13.0**PUBLIC ZONES****13.1 PARKS AND RECREATION (P-1) ZONE****13.1.1 PURPOSE**

- .1 The purpose of this *zone* is to identify lands currently used or have the potential to be used for long-term park, recreational, ecological and similar uses, and to protect these lands from irreversible damage or environmental deterioration.

13.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) Beach and swimming area;
 - b) Botanical gardens;
 - c) *Campground*;
 - d) *Cemetery*;
 - e) *Fair*;
 - f) *Golf course*;
 - g) Historic sites, *buildings* and markers;
 - h) *Outdoor recreation*;
 - i) Park, picnic area, *playground* and *open space*;
 - j) *Public market*;
 - k) Sani-dump facility;
 - l) *Tourist information booth*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures* including associated equipment;
 - b) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
 - c) *One family residence* or *mobile home*.

13.1.3 CONDITIONS OF USE

- .1 A *fair* shall not exceed 30 days in a calendar year.
- .2 A *golf course* shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .5 There shall be no more than 1 accessory *one family residence* or *mobile home* on a *parcel*.
- .6 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.

13.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 350 square metres (~3,766 square feet).

13.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 31 - Site Coverage, Building Height and Setbacks for P-1 Zone:

Table 31 - Site Coverage, Building Height and Setbacks for P-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	10 metres (~32 feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

13.1.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

13.1.7 SPECIAL REGULATIONS

- .1 N/A

13.2 INSTITUTIONAL (P-2) ZONE

13.2.1 PURPOSE

- .1 The purpose of this *zone* is to designate land that is used for, or otherwise best suited for institutional *uses* which serve the governmental, educational, religious, cultural and recreational needs of the community.

13.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Assembly use*;
 - b) *Cemetery*;
 - c) *Civic use*;
 - d) *Community care facility*;
 - e) *Day care*;
 - f) *Educational institution*;
 - g) Funeral home and crematorium service;
 - h) *Hospital*;
 - i) *Long term residential care*;
 - j) *Outdoor recreation*;
 - k) Park, picnic area, *playground* or *open space*;
 - l) *Place of worship*;
 - m) *Preschool*;
 - n) Recreation *buildings* including, without limiting the generality of the foregoing, arena, swimming pool, gymnasium and curling rink;
 - o) *Senior citizen housing*;
 - p) *Tourist information booth*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) Conference or meeting facilities;
 - c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
 - d) *Off-street parking area*;
 - e) *Restaurant*.

13.2.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .3 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square meters (~753 square feet).

13.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 1,000 square meters (~10,760 square feet).

13.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 32 - Site Coverage, Building Height and Setbacks for P-2 Zone:

Table 32 - Site Coverage, Building Height and Setbacks for P-2 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 40%	
Maximum Building Height	12 metres (~39 feet)	12 metres (~39 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

13.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

13.2.7 SPECIAL REGULATIONS

- .1 *Senior citizen housing* shall be designed for and used exclusively for elderly persons under the provisions of the National Housing Act or any similar Provincial or Federal housing legislation.

13.3 AIRPARK (AP-1) ZONE

13.3.1 PURPOSE

- .1 The purpose of this *zone* is to designate land that, because of its, topography and close proximity to major transportation routes and built-up areas, is best suited for an *airpark* and services customarily associated with airports or aircraft.

13.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Agricultural use*;
 - b) Aircraft and helicopter sales, service, storage and rental;
 - c) *Airpark*;
 - d) Airport related industrial and commercial uses;
 - e) *Convenience store*;
 - f) *Heliport*;
 - g) *Public market*;
 - h) *Restaurant*;
 - i) *Retail store*;
 - j) Sale of aircraft and helicopter fuel only;
 - k) School for flying instruction or aviation related *technical school*;
 - l) Terminal *building* and runway.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Campground*;
 - c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
 - d) *One family residence* or *mobile home*.

13.3.3 CONDITIONS OF USE

- .1 Storage shall be entirely enclosed within *accessory buildings or structures* except for the parking of serviceable aircraft.
- .2 The *floor area* of a *convenience store* shall not exceed 140 square meters (~1,506 square feet).
- .3 The *floor area* of a *restaurant* shall not exceed 95 square meters (1,022 square feet).
- .4 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .5 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.

13.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
 - a) 560 square meters (~6,026 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
 - b) 2,000 square meters (~21,520 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or

- c) 4,000 square meters (43,040 square feet) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*; or
- d) No minimum *lot area* where no sewage will be generated.

13.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 33 - Site Coverage, Building Height and Setbacks for AP-1 Zone:

Table 33 - Site Coverage, Building Height and Setbacks for AP-1 Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	As limited by the <u>Aeronautics Act</u>	
Maximum Building Height	As limited by the <u>Aeronautics Act</u>	
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Highway	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 Any building or structure or any addition to any building or structure must not penetrate the obstacle limitation surfaces established for the Hope Airpark by Transport Canada and NavCanada.

13.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

13.3.7 SPECIAL REGULATIONS

- .3 All *uses* are subject to the Aeronautics Act and its regulations.

Section 14.0

MISCELLANEOUS ZONES

14.1 CAMPGROUND AND HOLIDAY PARK (CHP-1) ZONE

14.1.1 PURPOSE

- .1 The purpose of this zone is to identify lands which, because of their location and physical environment, are best suited for use as *campgrounds*, *holiday parks* and for *outdoor recreation*.

14.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Campground*;
 - b) *Holiday park*;
 - c) *Outdoor recreation*;
 - d) *Tourist accommodation*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures* for a *campground* or *holiday park*;
 - b) *Convenience store*;
 - c) *Employee residence*;
 - d) *Office* for a *campground* or *holiday park*;
 - e) *One family residence* or *mobile home*;
 - f) *Park*, picnic area, *playground* or *open space*;
 - g) *Recreation buildings and uses* including, without limiting the generality of the foregoing, a meeting room, swimming pool, water slide, fishing pond, mini golf course, *playground*, trampoline, tennis courts and outdoor play fields;
 - h) *Restaurant*;
 - i) *Specialty retail*;
 - j) *Tourist accommodation*.

14.1.3 CONDITIONS OF USE

- .1 See District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.
- .2 All *campgrounds* shall be subject to the Campground Use Regulations of this Bylaw.
- .3 *Tourist accommodation* within this zone excludes a *hotel*, *motel* or *motor inn*.
- .4 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .5 The *floor area* of a *convenience store* shall not exceed 100 square metres (~1,076 square feet)
- .6 Where a *campground* or *holiday park* consists of less than 80 sites, one *employee residence* as an *accessory use* shall be permitted.
- .7 Where a *campground* or *holiday park* consists of 80 or more sites, two *employee residences* as *accessory uses* shall be permitted.
- .8 The *floor area* of an accessory office shall not exceed 100 square metres (~1,076 square feet).
- .9 The *floor area* of a *restaurant* shall not exceed 95 square meters (1,022 square feet).
- .10 There shall be not more than 1 accessory *one family residence* or *mobile home* on a *parcel*.

- .11 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .12 On any individual strata lot in a *holiday park* only 1 of the following shall be permitted:
 - a) Camper trailer; or
 - b) *Mobile home*; or
 - c) *Recreational vehicle*.

14.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* of the parent *parcel* for *subdivision* shall be 0.5 hectare (~1.2 acres).
- .2 The minimum *site area* of each strata lot created in a *holiday park* shall be:
 - a) 370 square meters(~3,981 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the strata lot; and
 - b) 700 square meters (~7,532 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the strata lot.

14.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Table 34 - Site Coverage, Building Height and Setbacks for CHP-1 Zone:

Table 34 - Site Coverage, Building Height and Setbacks for CHP-1 Zone

	Principal Building or Structure*	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	9 metres (~29 feet)	9 metres (~29 feet)
Setback Required from:		
any Individual Strata Lot Line	2 metres (~7 feet)	2 metres (~7 feet)
any Parent Parcel Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
*Includes permanent <i>recreational vehicles</i>		

- .2 The maximum number of campsites in a *campground* shall not exceed 50 per hectare.
- .3 The maximum number of campsites in a *holiday park* shall not exceed 40 per hectare.
- .4 The maximum number of strata lots in a *holiday park* shall not exceed:
 - a) 14 per hectare where there is a *community water system* and *community sanitary sewer system* available to service the strata lots; or
 - b) 8 per hectare where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the strata lots.
 - c) 0.8 per hectare when there is neither a *community water system* nor a *community sanitary sewer system* available to service the strata lot.
- .5 The total *site area* of strata lots or campsites in a *holiday park* or *campground* shall not exceed:
 - a) 45% of the *lot area* of a *holiday park* or *campground* where there is a *community water system* and a *community sanitary sewer system* available to service each strata lot and campsite; or

- b) 20% of the *lot area* of a *holiday park* or *campground* where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service each strata lot and campsite.

14.1.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping*, *screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

14.1.7 SPECIAL REGULATIONS

- .1 See District of Hope Campgrounds and Holiday Parks Bylaw No. 64/93 as amended from time to time.

14.2 RESIDENTIAL AND RECREATIONAL ASSEMBLY (RRA-1) ZONE**14.2.1 PURPOSE**

- .1 The purpose of this *zone* is to designate land in areas of attractive natural assets with difficult site features or limited access which, by reason of their location away from main centres of permanent settlement, are best suited to low *density* group recreation.

14.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Assembly use*;
 - b) Beach and swimming area;
 - c) *Educational institution*;
 - d) *Outdoor recreation*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures*;
 - b) *Animal shelter*;
 - c) *Campground*;
 - d) *Convenience store*;
 - e) *Employee residence*;
 - f) *Marina*;
 - g) Office accessory to the operation of any the *principal uses* permitted in this *zone*;
 - h) *One family residence* or *mobile home*;
 - i) Recreation *buildings* and *uses* including, without limiting the generality of the foregoing, a swimming pool, fishing pond, mini golf course, *playground*, trampoline, tennis courts and outdoor play fields;
 - j) *Restaurant*.

14.2.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .3 See District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.
- .4 All *campgrounds* shall be subject to the Campground Use Regulations of this Bylaw.
- .5 The *floor area* of a *convenience store* shall not exceed 325 square meters (~3,497 square feet).
- .6 A *convenience store* shall be restricted to one location, *building* or site within a residential and recreational *assembly use*.
- .7 Where a residential and recreational *assembly use* consists of 80 or more *dwelling units*, *sleeping units* and campsites, one accessory *employee residence* shall be permitted provided that it is a *mobile home* and does not have a permanent, walled foundation.
- .8 Where a residential and recreational *assembly use* consists of 200 or more *dwelling units*, *sleeping units* and campsites, a second accessory *employee residence* shall be permitted provided it is located in the same *building* as the *convenience store*. Such a second accessory *employee residence* shall be fully separated by walls or a floor and have a separate entrance from the *convenience store*.

- .9 The *floor area* of a second accessory *employee residence* shall not exceed 75 square meters (~807 square feet).
- .10 There shall be no more than 1 *one family residence* on a *parcel*.
- .11 The minimum *site area* for an accessory *one family residence* or *mobile home* and one accessory *employee residence* shall be 700 square meters (~7,532 square feet).
- .12 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .13 An accessory office shall not exceed 5% of the *floor area* of all *buildings* and *structures* housing the *principal uses* permitted in this *zone*.
- .14 The *floor area* of an accessory *restaurant* shall not exceed 95 square meters (1,022 square feet).

14.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 1 hectare (~2.5 acres).

14.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 35 - Site Coverage, Building Height and Setbacks for RRA-1 Zone:

Table 35 - Site Coverage, Building Height and Setbacks for RRA-1 Zone

	All Buildings and Structures	Accessory Employee Residence
Maximum Site Coverage	Total 20%	
Maximum Building Height	10 metres (~32feet)	10 metres (~32 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
any Side Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
any Campsite	Not Applicable	9 metres (~30 feet)

14.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping*, *screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

14.2.7 SPECIAL REGULATIONS

- .1 See District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.

14.3 RESORT REHABILITATION (RR-1) ZONE

14.3.1 PURPOSE

- .1 The purpose of this *zone* is to permit maintenance or limited upgrading of existing *holiday park*, *outdoor recreation* or *tourist accommodation* facilities in Kawkawa Lake and other residential areas, or to authorize limited new construction or expansion to existing facilities, provided certain requirements are met, in order to support *outdoor recreation* and eco-tourism facilities while maintaining the essential residential character of surrounding areas. Such facilities shall be located adjacent to a lake, river, *stream* or landscape feature of recreational significance and shall provide access to one or more recreational resources.

14.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
 - a) *Holiday park*;
 - b) *One family residence* or *mobile home*;
 - c) *Outdoor recreation*;
 - d) *Tourist accommodation*.
- .2 The following shall be permitted as *accessory uses*:
 - a) *Accessory buildings or structures* for a *holiday park*, including washrooms, changing rooms, and shower facilities;
 - b) Convenience store;
 - c) *Employee residence*;
 - d) Office for a *holiday park*;
 - e) Park, picnic area, *playground* or *open space*;
 - f) Recreation *buildings* and *uses* including, without limiting the generality of the foregoing, a meeting room, swimming pool, water slide, fishing pond, mini golf course, *playground*, trampoline, tennis courts and outdoor play fields;
 - g) *Restaurant*.

14.3.3 CONDITIONS OF USE

- .1 No new facility, or renovation or addition to an existing facility, is permitted to increase the exposure of residents or guests to geotechnical, flooding or other safety hazards.
- .2 There shall be no more than 1 *one family residence* or *mobile home* and 1 *accessory employee residence* per *holiday park*, *outdoor recreation* or *tourist accommodation* site.
- .3 A *convenience store* shall be restricted to only one location, *building* or site within a *holiday park*, *outdoor recreation* or *tourist accommodation* site.

14.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 0.4 hectare (~1 acre).

14.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 36 - Site Coverage, Building Height and Setbacks for RR-1 Zone:

Table 36 - Site Coverage, Building Height and Setbacks for RR-1 Zone

	All New Buildings and Structures	Recreational Vehicles or Pads
Maximum Number of Sites	Not Applicable	40/Hectare
Maximum Site Coverage*	Total 45%	
Maximum Building Height	9 metres (~29 feet)	9 metres (~29feet)
Setback Required from:		
Front Lot Line	5 metres (~16 feet)	5 metres (~16 feet)
any Side Lot Line	1 metre (~3 feet)	1 metre (~3 feet)
Rear Lot Line	1 metre (~3 feet)	1 metre (~3 feet)
*only applicable where the <i>recreational vehicle</i> sites are serviced by community sewer and water. Where the sites are serviced by either community sewer or a <i>community sanitary sewer system</i> but not BOTH the maximum <i>site coverage</i> shall not exceed 20%		

14.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

14.3.7 SPECIAL REGULATIONS

- .1 A property owner seeking the application of this *zone* to their property shall provide to the Manager of Planning a Plan of Rehabilitation which shall include:
 - a) a property survey showing all *structures, buildings, recreational vehicles, pads*, and other appurtenances on the property, and all proposed changes to these, and their dimensioned relationship to each other and to *lot lines, roads, and highways*;
 - b) drawings of proposed alterations or new *buildings and structures* for review by the *Building Inspector* with regard to the BC Building Code and the Manager of Planning with regard to *setbacks* and zoning matters; and
 - c) a contextual statement with appropriate plans describing immediate and long-term intentions with regard to the rehabilitation of the property, including actions to bring *buildings or structures* into conformity with this or other bylaws of the *District*; anticipated impacts on neighbouring properties, traffic, services or other infrastructure; and any other information which would assist the Manager of Planning in determining the appropriateness of the proposed rehabilitation.
- .2 Any new facility, or renovation or addition to an existing facility, must comply with the required *setbacks* established pursuant to the Riparian Areas Regulation.

Section 15.0

COMPREHENSIVE DEVELOPMENT ZONES

15.1 COMPREHENSIVE DEVELOPMENT (CD) ZONE**15.1.1 PURPOSE**

- .1 The purpose of this *zone* is to provide one or more land *uses* to a designated property area, which will promote mixed use development and will provide maximum land use efficiency based upon a site specific Comprehensive Development Plan.

15.1.2 PERMITTED USES

- .1 The following *uses* and no others shall be permitted within a Comprehensive Development Zone:
 - a) Commercial Zone Uses;
 - b) Industrial Zone Uses;
 - c) Public Zone Uses;
 - d) Residential Zone Uses.

15.1.3 COMPREHENSIVE DEVELOPMENT PLAN

- .1 A Comprehensive Development Plan or plans may include the following:
 - a) site plan or plans, including legal descriptions of the area to be developed, showing location of all existing and proposed *buildings*, *streets*, *lanes*, *highways*, driveways, parking and loading areas, *sidewalks*, utilities and utility easements, *streams* and other topographical features of the site;
 - b) existing and proposed grades and their relation to elevations on adjoining properties;
 - c) Architectural plans for any proposed *buildings*;
 - d) the location, size, height, colour, lighting and orientation of all signs;
 - e) the location and treatment of *open spaces*, *landscaping* and *fences*;
 - f) a statement of uses.

15.1.4 CONDITIONS OF USE

- .1 If a proposed *Comprehensive Development* is located in a Development Permit Area then the *Comprehensive Development* shall satisfy the Development Permit requirements.

15.1.5 REQUIREMENTS FOR SUBDIVISION

- .1 Shall be specific to the *Comprehensive Development* site.

15.1.6 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following Table 37 - Site Coverage, Building Height and Setbacks for CD Zone:

Table 37 - Site Coverage, Building Height and Setbacks for CD Zone

	Principal Buildings and Structure	Accessory Buildings and Structures
Maximum Site Coverage (Density)	Shall be specific to the Comprehensive Development site.	
Maximum Building Height	Shall be specific to the Comprehensive Development	
Setback Required from:		
Front Lot Line	Shall be specific to the Comprehensive Development	
any Side Lot Line		
Rear Lot Line		

15.1.7 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be specific to the *Comprehensive Development* and shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fencing* shall be specific to the *Comprehensive Development* and shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

15.1.8 SPECIAL REGULATIONS

- .1 N/A

15.2 COMPREHENSIVE DEVELOPMENT (CD-2) ZONE (19583 SILVER SKAGIT ROAD)**15.2.1 PURPOSE**

- .1 This Comprehensive Development (CD-2) Zone is site specific and applies only to Lot 1, PLAN 37598, District Lot 1602 and 1607, Yale Division of Yale District, PID 005-795-940; 19583 Silver Skagit Road.
- .2 The purpose of this *zone* is to efficiently facilitate industrial *use* of a contractor or tradesman's construction yard in combination with rural *uses* confined to a defined area through a comprehensive area designation plan with supporting green buffering that will enhance, minimally impact surrounding lands that because of its difficult site features, hazards servicing problems and limited access or its location within a watershed or Crown land within a Provincial Forest, has limited developmentdevelopment potential.

15.2.2 PERMITTED USES

- .1 The following *principal uses* shall be permitted in Areas A and B of Attachment 1 which forms part of this bylaw:
 - a) Gravel and rock screening and crushing;
 - b) *Hobby farm*;
 - c) *Kennel*;
 - d) Mineral processing;
 - e) *One family residence or mobile home*;
 - f) Primary processing of forestry products;
 - g) *Solid waste landfill*;
 - h) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife.
- .2 The following additional *principal use* shall be permitted in Area B only of Attachment 1 which forms part of this bylaw:
 - a) Workshop and yard for construction companies and trade contractors.
- .3 The following *principal uses* and no others shall be permitted in Area C of Attachment 1 which forms part of this bylaw:
 - a) *Hobby farm*;
 - b) *One family residence or mobile home*;
 - c) *Outdoor recreation*;
 - d) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife.
- .4 The following *accessory uses* and no other shall be permitted in Areas A and B of Attachment 1 which forms part of this bylaw:
 - a) *Accessory produce sales*;
 - b) *Buildings and structures* accessory to the *principal use* of Area A including *animal shelters*.
 - c) *Employee residence*;
 - d) *Home based business*;
 - e) *Mobile home*;
 - f) *Outdoor storage*.

- .5 The following additional *accessory uses* shall be permitted in Area B only of Attachment 1 which forms part of this bylaw:
 - a) Commercial *vehicle* and heavy equipment storage excluding *vehicle wrecking* and salvaging;
 - b) Office accessory to the operation of any *principal use* of Area B;
 - c) *Buildings* and *structures* accessory to the *principal use* of Area B including without limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*.
- .6 The following *accessory uses* and no other shall be permitted in Area C of Attachment 1 which forms part of this bylaw:
 - a) *Accessory produce sales*;
 - b) *Buildings* and *structures* accessory to the *principal use* of Area C;
 - c) *Employee residence*;
 - d) *Home based business*;
 - e) *Mobile home*;
 - f) Office accessory to the operation of any *principal use* of Area C.

15.2.3 CONDITIONS OF USE

- .1 All permitted *uses* in all areas of Schedule "A" shall be subject to a green buffer, a *setback* area where no particular *use* may carry on, except for the enhancement of the existing natural environment (see Section 15.2.8).
- .2 Construction yard materials within Area B shall not be visible or perceptible from Silver Skagit Road and may require adequate buffering and *screening*.
- .3 Exclusive to this site specific Comprehensive Development (CD-2) Zone, the definition of *employee residence* has been amended to include an on-site security person directly involved in the operations on the *parcel*.
- .4 Commercial *vehicle* and heavy equipment storage outside a *building* as a permitted *use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed 50% of Area "B".
- .5 No person operating a *kennel* or keeping animals shall allow the animals to create a nuisance by any means to owners of neighbouring *parcels*.
- .6 Nothing shall be done which is or will become annoyance, nuisance or glare, nor shall anything be done which creates or causes a health, fire or explosion hazard or electrical interference nor shall any *use* produce noise or vibrations perceptible at any point on any *lot line* in accordance with the Good Neighbour Bylaw No. 1240, 2008.
- .7 There shall be no more than one principal *dwelling unit* and no more than one accessory *dwelling unit* on the *parcel* at all times.
- .8 A Development Permit for Geotechnical and Flood and Erosion Hazard areas may not be required for *accessory buildings* or *structures* not exceeding a maximum area of 50 square meters, not used for human habitation, and not located within a fishery *setback* associated with *stream*, or water body.
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 The *floor area* of an accessory produce or firewood sales shall not exceed 30 square meters (~323 square feet).

15.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The *lot area* required for a *parcel* created by *subdivision* shall be 3.79 hectares.

15.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Table 38 - Site Coverage, Building Height and Setbacks for CD-2 Zone:

Table 38 - Site Coverage, Building Height and Setbacks for CD-2 Zone

	Area A all Buildings and Structures	Area B all Buildings and Structures	Area C all Buildings and Structures
Maximum Site Coverage (Density)	N/A		
Maximum Building Height	12 metres (~39 feet)		
Setback Required from:			
Front Lot Line	No minimum	No minimum	No minimum
any Side Lot Line	15 metres (~49 feet)	15 metres (~49 feet)	5 metres (~16 feet)
any Highway	No minimum	No minimum	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Minimum Green Buffer from any Side Lot Line	15 metres (~49 feet)	15 metres (~49 feet)	4 metres (~13 feet)

- .2 A *kennel* or other *structures* keeping household animals that is not completely enclosed by a solid *fence* at least 2 meters (~7 feet) in height, except for runs, shall be set back a minimum of 50 meters (~164 feet) from all *interior side lot lines*.
- .3 Where a *kennel* or other *structures* keeping household animals is completely enclosed by a solid *fence* at least 2 meters (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 meters (~98 feet) from all *interior side lot lines*.

15.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fencing* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

15.2.7 SPECIAL REGULATIONS

- .1 A green buffer shall retain the existing flora and may be further enhanced, maintained through watering, weeding, pruning, pest control, replacement of dead or diseased plant materials, and clearing only for fire prevention, or utility hazards.
- .2 When the *use* of blasting is required, the owner or operator shall comply with the provisions of the Workers Compensation Act's: Occupational Health and Safety Regulations, Part 21: Blasting Regulations and any other provincial, federal or local government legislation and may be required to contact the Fire Department and Royal Canadian Mounted Police. The resulting blast shockwave action shall not contravene the District of Hope Good Neighbour Bylaw No. 1240, 2008.

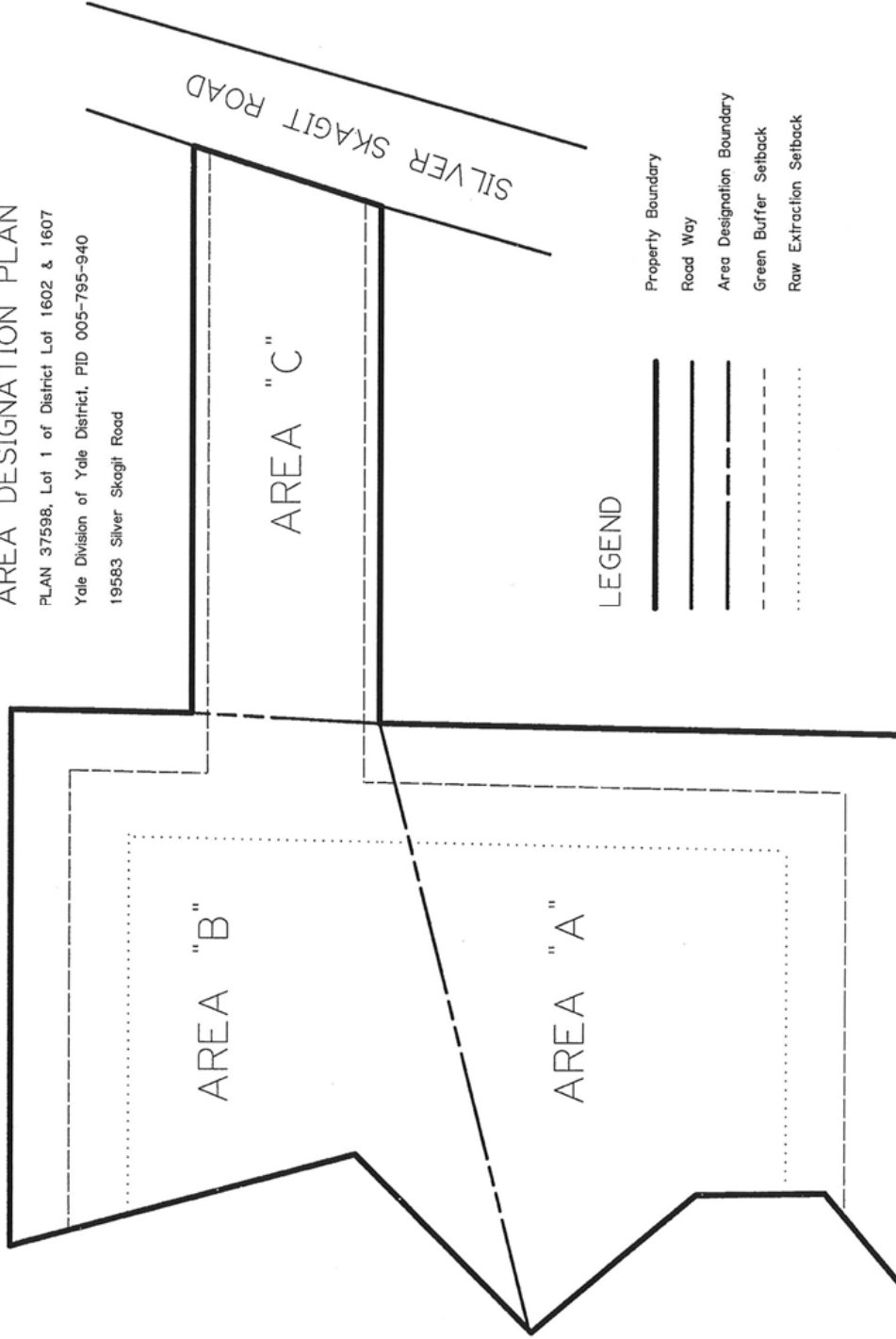
ATTACHMENT #1

COMPREHENSIVE DEVELOPMENT (CD-2) ZONE
AREA DESIGNATION PLAN

PLAN 37598, Lot 1 of District Lot 1602 & 1607

Yale Division of Yale District, PID 005-795-940

19583 Silver Skagit Road



LEGEND

- Property Boundary
- Road Way
- Area Designation Boundary
- Green Buffer Setback
- Raw Extraction Setback

DISTRICT OF HOPE