

District of Tumbler Ridge

ZONING BYLAW NO. 747, 2025



March 2025

**PREPARED FOR:
DISTRICT OF TUMBLER RIDGE**

**PREPARED BY:
WSP CANADA INC.**

DISTRICT OF TUMBLER RIDGE

ZONING BYLAW No. 747, 2025

A Bylaw to regulate the location and use of buildings and structures and the use of land including the surface of water within the District of Tumbler Ridge and for that purpose to divide the area of the District into zones pursuant to the provisions of the *Local Government Act*.

WHEREAS Council wishes to repeal District of Tumbler Ridge Zoning Bylaw No. 585, 2012, and amendments thereto, and wishes to adopt a new Zoning Bylaw, for the health, safety and protection of persons and property, under Part 14 of the *Local Government Act*.

AND WHEREAS the Council of the District of Tumbler Ridge held a Public Hearing pursuant to Section 464 of the *Local Government Act*.

AND WHEREAS the Council of the District of Tumbler Ridge deems a Zoning Bylaw to be in the community's interest.

NOW THEREFORE BE IT RESOLVED that the District of Tumbler Ridge, in open meeting assembled hereby, enacts as follows:

1. District of Tumbler Ridge Zoning Bylaw No. 585, 2012 and the amendments thereto are hereby repealed.
2. This Bylaw may be cited as "The District of Tumbler Ridge Zoning Bylaw No. 747, 2025".
3. The following schedules are attached hereto and form part of this Bylaw:
 - a. Schedule A – Zoning Bylaw text
 - b. Schedule B-E – Zoning Bylaw maps

READ A FIRST TIME this 3rd day of March, 2025.

PUBLIC HEARING held the 7th day of April, 2025.

READ A SECOND TIME this 5 day of May, 2025.

READ A THIRD TIME this 5 day of May, 2025.

ADOPTED this 26 day of May, 2025.



Mayor



Corporate Officer

SCHEDULE A

ZONING BYLAW TEXT

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PART I - ADMINISTRATION

I.1 TITLE

1.1.1 This Bylaw may be cited as "District of Tumbler Ridge Zoning Bylaw No. 747, 2025."

I.2 SUBJECT AREA

1.2.1 This Bylaw applies to the entire geographical area of the District of Tumbler Ridge and to all land, buildings, and structures, within the area, including the surface water.

I.3 APPLICATION

1.3.1 This Bylaw shall be applicable to all lands, including the surface of water, located within the District of Tumbler Ridge municipal boundaries, and to all buildings and structures located thereon.

I.4 INSPECTION

1.4.1 The Council designate(s) is hereby authorized to enter, at all reasonable times, upon any properties subject to this Bylaw to ascertain whether this Bylaw is being obeyed.

I.5 VIOLATIONS

1.5.1 Any person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required by any of the provisions of this Bylaw, shall be deemed to have violated the provisions of this Bylaw.

I.6 PENALTY

1.6.1 This Bylaw may be enforced by means of a ticket in the form prescribed for the purpose of Section 264 of the *Community Charter* and as per the Municipal Ticketing Information Bylaw.

1.6.2 Any person who violates any of the provisions of this Bylaw commits an offence and shall, upon summary conviction thereof, be liable to all penalties that may be imposed under the *Offence Act*.

I.7 COMPLIANCE WITH OTHER BYLAWS

1.7.1 In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable District of Tumbler Ridge Bylaws as well as provincial and federal enactments.

I.8 SEVERABILITY

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

I.9 PROHIBITION

1.9.1 Subject to the provisions of the *Local Government Act* respecting non-conforming uses and land, including the surface of water, buildings, and structures shall not be used, constructed, re-constructed, altered, moved or extended contrary to the provisions of this Bylaw.

I.10 APPEAL

1.10.1 Persons wishing to appeal under provincial statute, shall obtain the necessary appeal forms from, and submit the same to, the District of Tumbler Ridge for deliberation.

I.11 AMENDMENTS

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- 1.11.1 Any person applying to have any provision of this Bylaw amended shall apply by submitting an application utilizing the form and manner prescribed by the District of Tumbler Ridge.
- 1.11.2 Council, in considering an application for amendment to this Bylaw may at its discretion:
- (a) Agree, with or without conditions, to advertise the amendment to the Bylaw and make a final decision on the amendment after the Public Hearing;
 - (b) Refuse the application;
 - (c) Hold the application in abeyance pending further information; or
 - (d) Agree to consider an alternative amendment to the Bylaw.

I.12 EFFECTIVE DATE

- 1.12.1 This Bylaw shall become effective upon adoption.

I.13 REPEAL OF OTHER BYLAWS

- 1.13.1 The "District of Tumbler Ridge Zoning Bylaw No. 585" and all amendments made thereto are repealed upon the adoption of this Bylaw.

PART 2 - INTERPRETATION & DEFINITIONS

2.1 RULES OF INTERPRETATION

- 2.1.1 All dimensions and measurements in this Bylaw are expressed in the Standards International Units (metric) system.
- 2.1.2 Any imperial conversions are provided for convenience only and have no force or effect.
- 2.1.3 For the purposes of calculating parking and loading spaces, units of measure shall be interpreted as follows:
- (a) Where the sum of the calculation of the required total parking spaces results in a fraction, unless otherwise stated, the required spaces are to be rounded up if the number is 0.5 or higher and rounded down if the number is less than 0.5;
 - (b) When calculating required parking spaces as per the number of employees, this shall be determined as the largest shift during the peak period of operation for any use.
- 2.1.4 Words used in the present tense include other tenses and derivative forms. Words used in the singular include the plural and vice versa. The word “person” includes a corporation, firm, partnership, trust and other similar entities as well as an individual. Words have the same meaning regardless of capitalization.
- 2.1.5 The words “shall” and “is” require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- 2.1.6 The phrase “used for” includes “arranged for”, “designed for”, “maintained for”, or “occupied for”.
- 2.1.7 Words, phrases and terms neither defined in this section nor defined in the *Local Government Act* shall be given their usual and customary meaning.
- 2.1.8 The headings given to sections, subsections, sentences, clauses or phrases in this bylaw are for convenience or reference only. They do not form part of this bylaw and will not be used in the interpretation of this bylaw.

2.2 ZONING MAP

- 2.2.1 The extent and boundary of each zone is shown in Schedule B-E – Zoning Maps.
- 2.2.2 The precise boundaries of each zone are shown as:
- (a) The legal boundaries of a parcel or the natural boundary of a body of water or watercourse;
 - (b) The District of Tumbler Ridge boundaries;
 - (c) The centre of a road allowance, or right-of-way.
- 2.2.3 Where distances are not specifically indicated, the location of the Zone Boundary shall be determined by scaling of the District of Tumbler Ridge Zoning Maps.

2.3 DEFINITIONS

- 2.3.1 When interpreting definitions in this Bylaw:
- (a) Typical uses listed in the definitions as examples are not intended to be exhaustive, exclusive or restrictive; and
 - (b) Where a specific use does not conform to the wording of any use class definition or generally conforms to the wording of two or more definitions, the use conforms to and is included in that use class which is most appropriate in character and purpose.
- 2.3.2 The following words, terms and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:
- Abut means immediately contiguous to or physically touching. When used with respect to parcels, abut means two parcels that share a common parcel line. When used with respect to two parcels separated by a road or lane, abut means two parcels that share the road or lane centerline.

Accessory means the use of which is subordinate to the principal use on the parcel.

Accessory Building or Structure means a building or structure located on a parcel, that is used in conjunction with the principal building, but is separate from the principal building, and is located on the same parcel and includes garages, carports, sheds, soft-sided structures, greenhouses, and decks that are unattached from a dwelling unit.

Accessory Dwelling Unit (ADU) means a 'dwelling unit' that is 'accessory' to the principal dwelling unit, which can be in the form of an 'Accessory Suite' or 'Secondary Suite'. ADUs are not calculated as part of the density requirements as contained in Table 6-1.

- Accessory Suite, see 'Suite, Accessory'
- Secondary Suite see 'Suite, Secondary'

Accessory Use means a use that is clearly incidental and ancillary to the principal use of land, buildings or structures located on the same parcel.

Agricultural Operation, Horticulture means the growing, producing and harvesting of fruit, vegetables, trees, shrubs, and flowers, but does not include animals or animal products, for the purpose of financial gain. This use does not include on-site sales to the public or the retail sale of gardening supplies. This use does not include Cannabis Cultivation or Cannabis Processing.

Agricultural Operation, Major means a horticulture or agricultural operation for the purpose of growing, rearing, producing and harvesting of agricultural products, including the storing and processing on an individual farm of the primary agricultural products harvested, reared, or produced on that farm and the storage of farm machinery and implements used on the farm; and specifically includes a kennel and the keeping of horses, cattle, sheep, poultry, pigeons, ducks, geese, and other livestock, adhering to the Animal Responsibility Bylaw. The products produced as a result of this operation are intended for sale, for the purpose of financial gain.

Agricultural Operation, Minor means a horticulture or agricultural operation for the purpose of conducting household domestic farm activities, the products of which are for personal use only and not for sale and adheres to the Animal Responsibility Bylaw. This use includes backyard hen keeping, but excludes backyard bee keeping.

Agricultural Processing means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture, Cannabis Cultivation or Cannabis Processing.

Agricultural Supply and Sales means the use of land and premises for retail sale of lawn and garden equipment, furnishing, nursery materials and supplies.

Aisle means the area used by motor vehicles for access to and from all off-street parking spaces may or may not include a driveway.

Airport means an aerodrome which is certified by the federal government, and may include support facilities, including but not limited to airport related installations and equipment, bulk fuel storage, facilities for the service, repair and storage of aircraft, parking and terminal buildings.

Alcohol Production, Craft Brewery / Distillery means premises where beer, spirits and other alcoholic beverages are manufactured and includes a tasting room that allows patrons to sample or consume the alcoholic beverages that are produced on site. The tasting room may also include a commercial kitchen for the production and serving of food within the tasting room, which may also include the retail sale of products.

Alcohol Production, Large Scale means premises where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the public for consumption on the premises and that may include the retail sale of products.

Alteration means a change or extension to any matter or thing or to any occupancy regulated by the British Columbia Building Code, as amended from time to time. This includes:

- (a) an addition to a building's gross floor area (GFA) or height;

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- (b) the removal of a portion of a building;
- (c) construction of, cutting into or removing of a wall, partition, column, beam, joist or floor;
- (d) a change to, or closing of any required means of access; and
- (e) a change in fixtures, equipment, cladding or trim.

Animal Clinic / Hospital means a use where the principal use is to provide medical treatment and/or hospitalization to animals/livestock. Boarding services may be provided on-site.

Animal Shelter, Boarding or Breeding Facility means land and premises used for the business of breeding, buying, selling, or boarding of animals, or for the temporary care of lost or abandoned animals, excluding livestock.

Apartment means a building which contains three or more dwelling units, two or more of which have a common entrance from the ground level.

Apiary means a facility for keeping bees, as per Section 5.11 of this Bylaw.

Art Gallery or Studio means premises used for the exhibition, creation or retail sale of works of art, which may include the collection, storage or preservation of works of art.

Artisan and Food Production, Small-Scale means a facility for small-scale, on-site production and sale of goods, including but not limited to such uses as bakeries, butcher shops, small-scale catering services, craft shops, art and sculpture studios, and furniture makers.

Assembly means a use providing for the assembly of persons for charitable, philanthropic, cultural, rehabilitative, private recreational or private educational purposes. Typically, assembly would occur at auditoriums, community and social halls, cultural and recreation facilities, youth centres, and group camps.

Assisted Living means seniors and/or accessible housing that provides twenty-four (24) hour availability of assistance, personal care, and nursing care, housekeeping and prepared meals in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Social and recreation support may be provided. Typical uses include lodges and senior homes.

Auction Facility means a facility where the sale of goods by auction is carried out but does not include a facility for the sale of livestock by auction.

Basement means a storey of a building located below the first storey, located below the average grade.

Bed and Breakfast means an accessory use of an owner-occupied single-detached dwelling in which temporary overnight accommodation and breakfast is provided to tourists and visitors for commercial purposes.

Business Support Services means those businesses which are characterized by the use of mechanical equipment for printing, binding, duplicating or photographic processing and similar types of purposes, or the provision of office maintenance and custodial services, and the repair or rental of office furniture and equipment.

parking of bicycles, for either long-term or short-term parking. Arrangements for this may include lockers, standards, manned bicycle parks, automated facilities or legal arrangements for ad hoc parking alongside railings and other street furniture.

Broadcasting and Recording means the production and/ or broadcasting of audio or visual programming typically associated with radio, television, and motion picture studios. Bulk Fuel Storage means the premises used for the storage, sales, and distribution of bulk fuel products mainly for commercial and/or industrial purposes.

Buffer means a landscaped or natural area intended to visibly and physically separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating

natural drainage and wildlife movement. This also refers to the use of vegetation and other screening or separation methods to separate land-uses or parcels.

Building means any structure located on or attached to the ground and supported by columns or walls which is designed, erected or intended for the shelter, support, enclosure or protection of persons, animals or property.

Building Area means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

Building Height means the vertical distance between the average elevation of the finished grade of the ground immediately surrounding the building, and the structure's highest point, see Figure 1.

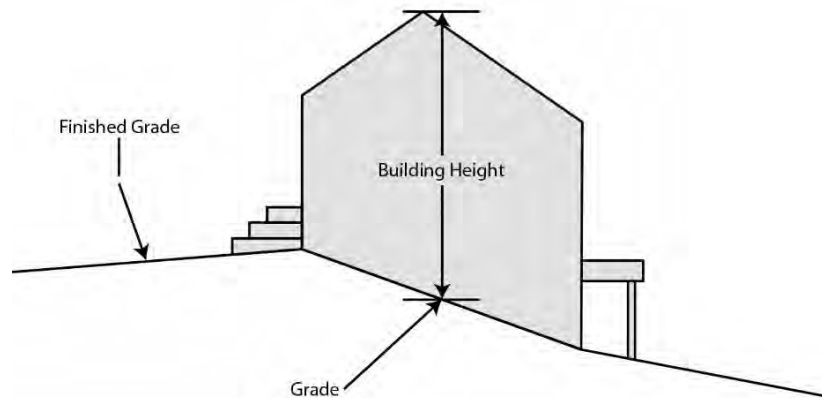


Figure 1 – Building Height

Building Width means the lesser of the two horizontal dimensions of a building or structure. In the case of a mobile home, this means the width of the mobile home exclusive of any structural additions attached thereto which were not a section or intended to be a section of the mobile home at the time of its manufacture.

C Zone means any commercial zone and includes the C1, C2 and C3 zones.

Campground or Recreational Vehicle Park means land that is used to provide temporary accommodation in tents, tent trailers, travel trailers, recreational vehicles and non-permanent structures that contain no more than one dwelling unit; this does not include a worker camp.

Cannabis Cultivation means the growing and harvesting of cannabis as licensed by Health Canada.

Cannabis Processing means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

Cannabis Retail Store means any business where the primary use includes displaying, selling or offering for sale cannabis or any cannabis-related merchandise that has been licensed by the Government of British Columbia for consumption off the premises.

Car Wash means a building or part of a building used for the washing of motor vehicles. See also 'Commercial Vehicle Wash'.

Care Facility, Clinic means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics, chiropractors, massage therapists, optometrists, acupuncture clinics, naturopaths, health clinics, art and music therapy, counseling services, and similar uses.

Care Facility, Group means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

Care Facility, Medical means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, and auxiliary hospitals.

Cargo Container means a container designed for the storage or transport of goods, including a container designed for the intermodal transportation of freight or goods, but excludes dumpsters and recycling receptacles. Cargo Containers are also known as 'sea cans' or 'shipping containers'.

Carport means a structure that is attached to the principal building, that is not over one storey in height, enclosed by not more than two walls, that is designed for the storage of a vehicle.

Cemetery means and includes any parcel or tract of land set aside, used, maintained or operated as a place for the interment of the remains of dead persons.

Chief Administrative Officer means the person duly appointed by the Council, and includes the Chief Administrative Officer designate.

Childcare Centre means a facility for the provision of a childcare centre program pursuant to the Child Care BC Act and current amendments thereto.

Civic Use means a use providing for public functions under the auspices of government body. It includes offices, municipal offices, post offices, public schools and colleges, education facilities, public hospital, community centres, libraries and archives, museums, police stations, fire stations, correctional institutions, jails and prisons, and courts of law.

Commercial and Residential Mixed Use means a building that has commercial uses located on the ground floor and residential dwelling units located on the upper floors or on the ground floor behind commercial uses, but within the principal building, and not within, or as a stand-alone, accessory building.

Commercial School means a private facility used for training, instruction or certification in specific occupations, skills or services. Commercial schools are run for the financial gain of the owner or operator of the facility. Typical uses include but are not limited to secretarial, business, driver training, hairdressing, beauty culture, dancing, and language or music schools. Commercial schools do not include industrial trades training facilities.

Commercial Recreation, Indoor means a recreation facility that is privately owned, typically by a for-profit business or a non-profit organization that also operates indoors. This could include facilities such as pool halls, arcades, private clubs, bowling alley, bingo halls, theatres, shooting range, fitness centre, etc.

Commercial Vehicle Wash means a facility for washing vehicles that is intended and designed to accommodate vehicles with a licensed gross vehicle weight exceeding 4,500 kg.

Community Garden means land gardened by individuals or non-profit groups, or government organizations (schools, health districts, municipal governments) for the purpose of providing a garden experience, education and local food production. A community garden may be developed to increase local food security for an individual, family or non-profit group, but not for retail or wholesale sale to persons who are not carrying out the gardening.

Consolidated Lot means any lot created as a result of joining two or more lots together in order to create a larger parcel.

Controlled Environment Agriculture (CEA) means a land use involving the indoor, high-efficiency production of crops using controlled environmental systems such as aeroponics, hydroponics, or vertical farming. This use typically occurs within a warehouse, greenhouse, or enclosed facility that utilizes artificial lighting, climate control, and automated irrigation to optimize plant growth. Direct sales of produce grown on-site are permitted. This use does not include Cannabis Cultivation or Cannabis Processing.

Corner Parcel means a parcel abutting upon two or more streets at their intersection or upon two parts of the same street that form an interior angle of less than 135°. For the purposes of this definition, the front yard is the yard adjacent to the shortest boundary abutting on a street or right of way, as shown in Figure 2.

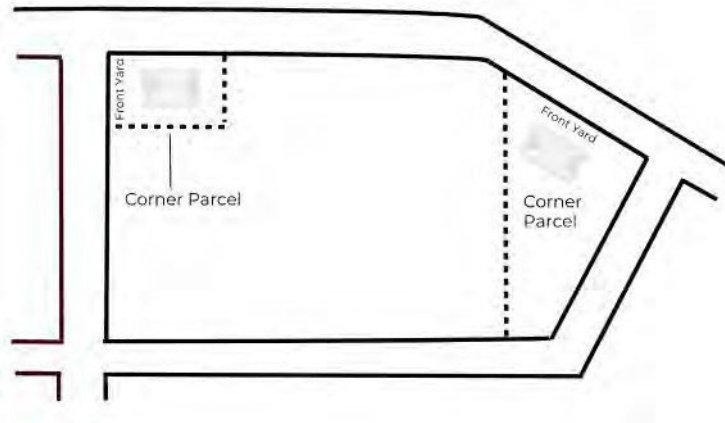


Figure 2 – Corner Parcel(s)

Council means the Council of the District of Tumbler Ridge.

Crime Prevention Through Environmental Design (CPTED) means a multi-disciplinary approach to deterring criminal behavior through environmental design. Crime Prevention Through Environment Design strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.

Cul-de-Sac means a length of local street made for vehicular use, the end of which is permanently closed either by subdivision design or by a natural feature such as inaccessible terrain, as shown in Figure 3.

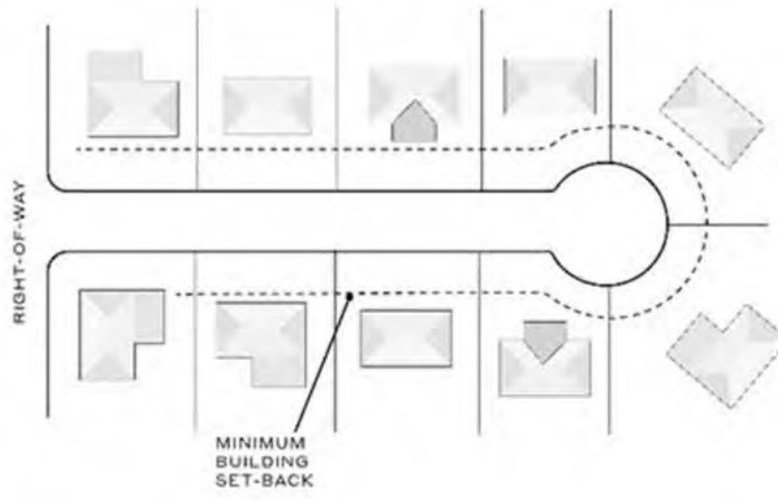


Figure 3 - Cul-de-Sac

Curb Line means the outer boundaries of a street at the edge of that portion of the street usually traveled by or constructed for travel by vehicular traffic.

Deck means a structure attached to a dwelling unit, with no walls except for visual partitions and railings, which is constructed with a floor on posts and beams above grade for use as an outdoor living area. Decks that are unattached to a dwelling unit are considered an ‘Accessory Building or Structure’.

Density means the maximum number of dwelling units permitted per each hectare of usable site area. When the calculation of density yields a fractional number, the required number of units permitted shall be rounded down to the next lowest whole number. However, when calculating density, a secondary suite / garden suite / carriage suite is not included within the density calculation.

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Derelict Vehicle means all or part of any irreparable or salvageable vehicle or all or part of any motor vehicle which is not validly registered and insured in accordance with the *Motor Vehicle Act*, and which is not located in a garage or carport.

Development Officer means the Chief Administrative Officer, and any person acting on the Chief Administrative Officer's instruction, who are appointed to administer and enforce the provisions of this Bylaw.

District means the District of Tumbler Ridge.

Drive-In or Drive-Thru Business means a facility providing on-site service to customers while in their motor vehicles.

Duplex Dwelling see Two-Unit Dwelling.

Dwelling Unit means one or more habitable rooms that together contain only one set of cooking facilities and is used for living and sleeping purposes for a household. A dwelling unit may have a private entrance either from outside or from a common hall inside a building. A dwelling unit does not include temporary accommodation but may include a bed and breakfast as an accessory use.

Education Facility means any facility where education is dispensed, as defined by the BC School Act and University Act and current amendments thereto. Typical uses include but are not limited to public and independent schools, community colleges and universities.

Electric Vehicle Charging Station means equipment that connects to an electric vehicle to a source of electricity to recharge electric cars, neighborhood electric vehicles, and plug-in hybrid vehicles.

Emergency and Protective Services means and includes, but is not limited to, a public facility used by police, fire protection, rescue and ambulance.

Exhibition and Convention Facilities means a development that provides spaces for meetings, seminars and conventions, product and trade fairs, and other exhibitions.

Fairground means an open space or exhibition facility that provides permanent facilities for activities such as entertainment, amusement facilities, educational displays, the barter and sale of goods, and exhibitions, often competitive, of farm, household, international, and manufactured products.

Family Day Home means a facility for the provision of temporary care and supervision for children, located within a dwelling, pursuant to the Child Care BC Act and current amendments thereto.

Farmer's Market means a market for the sale of products produced on farms, with multiple farmer vendors, operated in a fixed location on a periodic basis, and includes accessory mobile food vendors and sale of arts and crafts; excludes the sale of farm machinery, implements, tools and durable goods of every kind, other than gardening supplies.

Fence means a structure serving as an enclosure, a barrier or a boundary to or enclosing a parcel or part thereof, usually made of posts or stakes, joined together by boards, wire or rails and includes a gate, screen trellis and wall. Continual hedges that serve as a barrier are also permitted within this definition.

Fence Height means the distance from normal ground level to the top of a structure serving as an enclosure, a barrier or a boundary, usually made of posts or stakes, joined together by boards, wire or rails, or continual hedges that act as a barrier, and includes a gate, screen trellis and wall.

Financial Institution means a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planner, or similar establishment, and may include a drive-through in zones where drive-throughs are permitted.

Floor Area means the total area of all the floors of a building measured to the extreme outer limits of the building, including enclosed porches, verandas, and balconies, but excluding areas used for parking.

Floor Area Ratio (FAR) means the total gross floor area on all levels of all buildings and structures on a parcel, divided by the total area of the parcel.

Forest Practices means a prescribed activity, such as timber harvesting, reforestation, and forest planning, that is carried out by either the government, a holder of an agreement under the Forest Act, or a person in a prescribed category of persons on private land, subject to a tree farm license, a community forest agreement, or a woodlot license, or on Crown forest land.

Frontage means the extent of land of a parcel boundary which immediately adjoins a road or a street. In the case of a corner lot, the lot frontage is located along the yard adjacent to the shortest boundary abutting the street or right of way.

Funeral Services means any such facility for the preparation or facilitation of a funeral such as a crematory, cineraria, columbaria, mausoleum, and funeral parlour.

Garage means a detached accessory building or a portion of a principal building which is above grade and enclosed on three sides and is used for the sheltering of motor vehicles and the storage of household goods incidental to the residential use of a dwelling unit.

Garden means the use of land for cultivating or growing plants. This use does not include Cannabis Cultivation or Cannabis Processing.

General Contractor Services means premises used for the provision of building and general construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing, or similar services of a construction nature which require on-site storage and warehouse space and includes any sales, display, office or technical support service areas, but does not include a workshop area. On-site manufacturing work, or similar, is not permitted as part of this use.

Golf Course Clubhouse Facilities means a facility which provides a variety of day-use services such as golf-related equipment and merchandise sales and rentals, meals and meeting facilities to golfers and other recreational users of the golf course. This facility provides a variety of special events such as but not limited to golf related tournaments, social gatherings, music festivals, art fairs, public markets, or similar activities which may vary in scale and duration. The facilities may include a restaurant, drinking establishment, convention facilities and associated parking areas.

Golf Course Maintenance and Storage Facilities means a facility for the storage and maintenance of vehicles and equipment, and the storage and handling of goods, fuels, fertilizers, and other products required for the operation and maintenance of a golf course. A maintenance and storage facility includes but is not limited to yard areas, buildings and structures, and infrastructure for maintenance staff such as office space and its associated parking areas.

Golf Course means a public or private area operated for the purpose of playing golf and includes tee boxes, greens, fairways, cart paths, driving range, open space, public trails and parks.

Grade means, with reference to a building, the elevation on the finished grade of the ground where it meets the exterior of such building and when used with reference to a structure shall mean the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial embankment, see Figure 4.

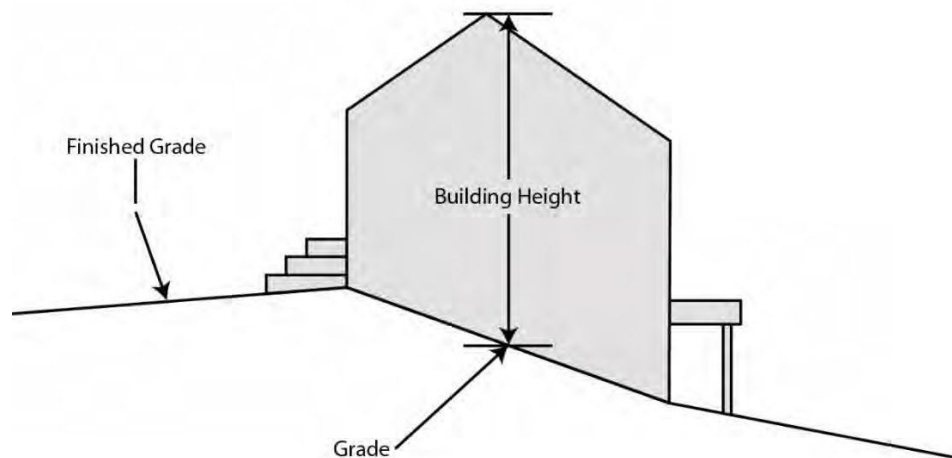


Figure 4 - Grade

Greenhouse / Nursery means a land use involving the commercial growing, producing, harvesting, and sale of fruit, vegetables, trees, shrubs, flowers, and horticultural products. This use may occur in a building, outdoor area, or controlled environment, such as a greenhouse, and may include the sale of gardening or landscaping supplies. This use does not include Cannabis Cultivation or Cannabis Processing.

Greenhouse, Community means a building used for the growth of trees, plants, and flowers by individuals or non-profit groups for the purpose of providing a garden experience, education and local food production. A community greenhouse may be developed to increase local food security for an individual, family or non-profit groups, but not for retail or wholesale sale to persons who are not carrying out the gardening.

Gross Floor Area (GFA) means the sum of all floors of a building, measured from the building's perimeter, including all areas within the building and excluding parking areas, accessory structures, as well as unenclosed space outside of exterior walls or space located on a rooftop such as balconies and patios.

Ground Floor means that floor of a building which is at or nearest to ground level, not including a basement.

Guest Home means a Single-Detached dwelling unit or a unit in a Residential Multi dwelling where such dwelling is used in its entirety as one dwelling for Short-Term Rental.

Guest Room means a habitable room used for Short-Term and that does not contain cooking facilities.

Guest Suite means a Secondary Suite or Accessory Suite used for Short-Term rental, see Secondary Suite.

Hazardous Goods Storage means a premise for the storage of chemicals in the Transportation of Dangerous Goods Act.

Highway see "street".

Home Occupation – Major means an occupation, profession, trade, or craft in which remuneration is normally received for any goods or service provided and is operated on a residential property by residents of that property. A Home Occupation – Major *may extend to accessory buildings and may create additional traffic in receiving clients or deliveries* but does not interfere with the rights of the other residents to quiet enjoyment of the residential neighbourhood.

Home Occupation – Minor means an occupation or profession in which remuneration is normally received for any goods or service provided and is operated within a Residence by residents of that property. A Home Occupation - *Minor is restricted to business activities and storage within the dwelling or an accessory structure and generates minimal traffic* above that of a typical residential use and does not interfere with the rights of the other residents to quiet enjoyment of the residential neighbourhood.

Home Industry means the use of a parcel containing a dwelling unit for an industrial or manufacturing business, including but not limited to a carpentry shop, a welding shop, a metal working shop, service and repair, assembly, and wholesaling.

Hostel means an establishment used as a temporary place of lodging for a specific group of people, such as students, workers, or travelers, containing one or more dormitories including common areas for working, cooking, dining, and socializing. Kitchen and washroom facilities within hostels are shared.

Hotel / Motel means a building that provides rooms or suites for temporary accommodation where each room or suite is accessed by an enclosed common interior corridor, or, where each room has direct access to the parking lot and may be equipped with individual kitchen facilities. A hotel / motel may include an office for hotel administration, and it may contain such accessory uses as assembly, indoor recreation or restaurant licensed or not licensed for on-site consumption of alcoholic beverages.

Horticulture means the growing, producing and harvesting of fruit, vegetables, trees, shrubs and flowers but does not include animals or animal products, for the purpose of financial gain. This use does not include Cannabis Cultivation or Cannabis Processing.

Household means one or more persons living together in a dwelling unit.

Industrial, Heavy means the use of land, buildings or other structures providing for the processing, fabricating, warehousing, testing, assembling, service, repairs, manufacturing, distribution or maintenance of goods or materials and can include bulk

storage, junkyards, wood processing, meat and fish processing and automobile service stations, or the use of land for storage or manufacturing of flammable, explosive hazardous, or noxious materials or products.

Industrial, Light means the use of land, buildings or other providing for the fabricating, manufacturing, warehousing, testing, service, repairs, maintenance of goods or materials and includes wholesale and retail sales accessory to the principal use but specifically excludes motor vehicle salvage and junkyards, scrap salvage, wrecking yards, bulk storage and wood, meat, and fish processing, and land used for the storage or manufacturing of flammable, explosive hazardous, or noxious materials or products. This use does not produce significant nuisance or environmental factors such as noise, appearance, or odour that may interfere with the use of any contiguous lot.

Industrial Salvage means the use of land and premises for collection, demolition, dismantlement, salvage, storage, recycling or sale of waste materials including scrap metal, abandoned vehicles, machinery and other discarded materials. Typical uses are auto wreckers and junk yards.

Institutional Use means a use in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature. Typical uses include but are not limited to, auditoriums, libraries, museums, theatres, and publicly owned art galleries.

Irregular Shaped Parcel means a parcel that is inconsistent in shape with other parcels in the neighbourhood. An irregular shaped parcel cannot be uniformly subdivided.

Landscaping means a vegetated area and/or garden, or a combination thereof that includes trees, shrubs, plants, decorative stonework, retaining walls, walkways or other landscape architectural elements. Driveways or areas used for loading, parking or storing of vehicles are not included in landscaping.

Land means an area of land and includes the surface of water.

Lane means a right-of-way with less than 10 m in width, which may afford access to a parcel, at the side or rear of the parcel. A lane is not a partial highway.

Licensed Premises Pursuant to the Liquor Act means a facility that sells alcohol as regulated by *The Liquor and Cannabis Regulation Branch (LCRB)* such as a liquor store or a beer vendor.

M Zone means any industrial zone and includes the M1 zone.

Manufactured Home means a mobile home used as a dwelling unit, see Mobile Home.

Manufactured Home Lot means a parcel of land is intended to accommodate a modular home.

Manufactured Home Park means a parcel of land upon which two or more manufactured homes are located, and includes all buildings and structures used or intended to be used as part of such Manufactured Home Park but excludes any dwelling unit that is not a manufactured home.

Maintenance Facility means a facility for the servicing and repairing of commercial vehicles and equipment, including vehicles and equipment used for public works.

Market Garden means the commercial growing and harvesting, which contributes to the production of agricultural, floricultural, or horticultural products for on-site agriculture or on-site sales. A Market Garden is an accessory use of an Agricultural Operation, Major.

Mobile Home means a factory constructed dwelling unit designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another, see Figure 5. All mobile homes must be manufactured no later than 10 years from the date it is placed on a lot and must have a BC registration number.

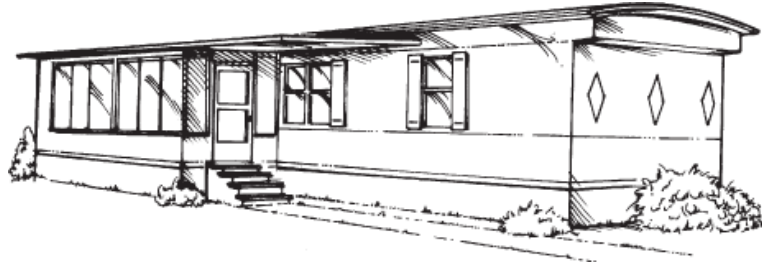


Figure 5 – Example of a Mobile Home

Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code, as amended from time to time. See Figure 6 for an example.



Figure 6 - Example of Modular Home – a modular home can take many forms, however, is constructed on site from factory assembled modules

Motel see ‘Hotel / Motel’.

Multiple (Residential) Dwelling means a building consisting of three or more dwelling units and includes but is not limited to apartments, townhouses, triplexes, quadplexes, and condominiums. Figure 7 illustrates a three-unit townhouse, and Figure 8 a quadplex.

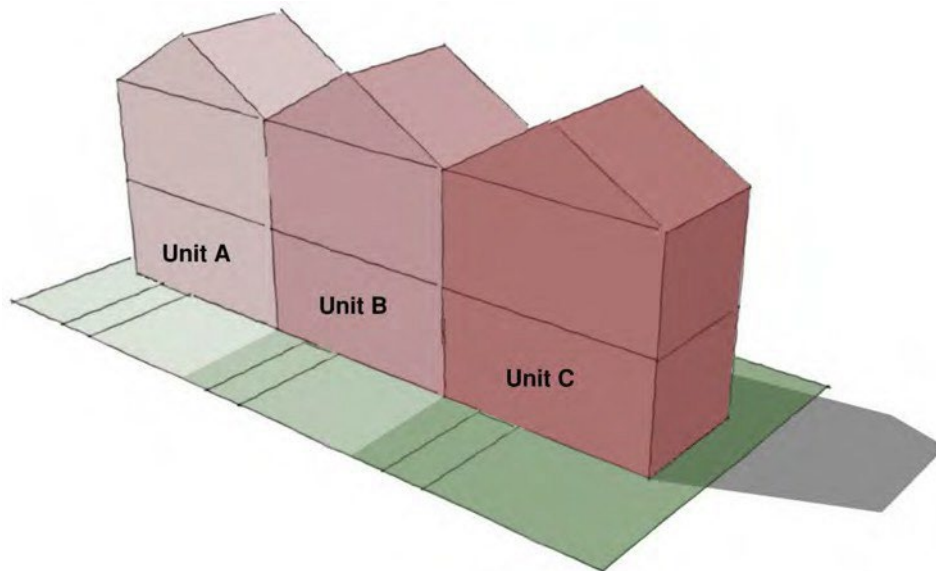


Figure 7 - Three-Unit Townhouse

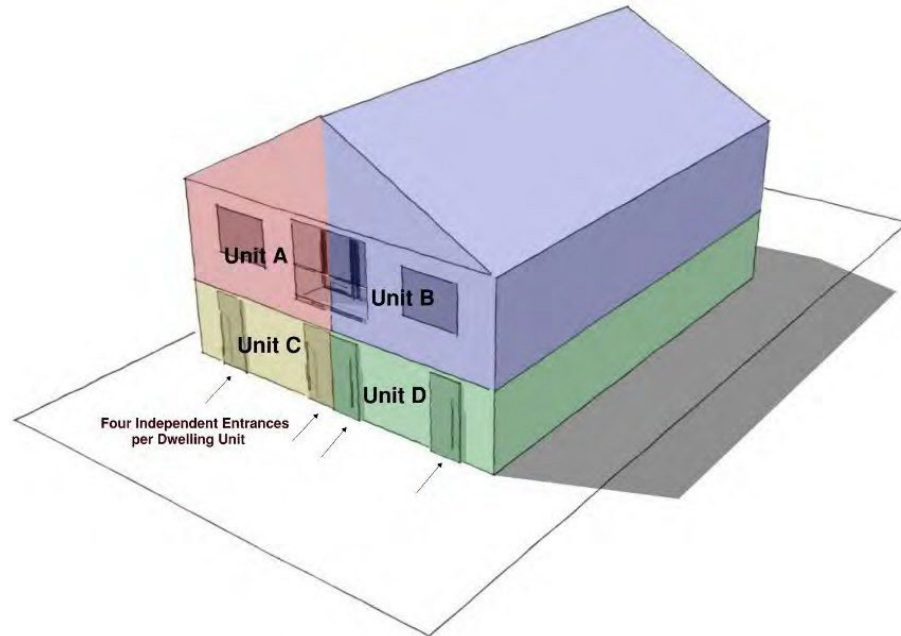


Figure 8 - Quadplex

Natural Boundary means the visible high-water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation and the nature of the soil and as determined by a surveyor.

Neighbourhood Store means a development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises which do not exceed 275m² in gross floor area. Typical uses include small food stores, drug stores and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware and/or printed matter.

Obnoxious Use means any use that creates a nuisance or is offensive through the creation of noise, vibration, glare, electrical interference, fire, or explosion hazard, or the emission of gas, fumes, dust, smoke, oil, runoff, or objectionable smell.

Off-Street Loading means an area, located on the parcel that is designed for loading and unloading goods from motor vehicles.

Office means a facility for the provision of professional, management, administrative, consulting or financial services, such as offices for clerical, secretarial, employment, and similar office support services; offices for *Care Facility, Clinic* is not included.

Open Space means the open, unobstructed space on a parcel, including the open unobstructed space accessible to all occupants of any residential or commercial building or structure on the parcel. Open space is suitable and used for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping and may include any surface pedestrian walk but does not include any driveway or areas used for loading, parking or storing of vehicles.

Outdoor Amphitheatre means open-air venue used for entertainment, performances, and recreation purposes.

Outdoor Recreation means recreation facilities that are not enclosed and include baseball diamonds, soccer fields, outdoor ice rinks, outdoor auditoriums, outdoor stadiums, playgrounds and other similar type uses.

Overnight Accommodation means a facility where overnight accommodation is provided to the travelling public and which may include hotels and motels.

P Zone means any park and institutional zone and includes the P zones.

Parcel means any lot, block of land or other area that is recorded in the records of the Land Title Office.

Parcel Area means the total surface area of land comprising the parcel and expressed in square metres (m²).

Parcel Coverage means the percent of the parcel area covered by buildings and structures excluding parking areas, decks, patios, driveways and walkways. Coverage is calculated by dividing the sum of the footprints of all buildings and structures by the total parcel area.

Parcel Depth means the shortest horizontal distance between the front and rear parcel lines.

Parcel Line means the legally defined boundary of any parcel.

Parcel Line, Equivalent Front means a line drawn between the intersect points of the side parcel line and the front parcel line on parcels with curved front parcel lines, as illustrated in Figure 9.

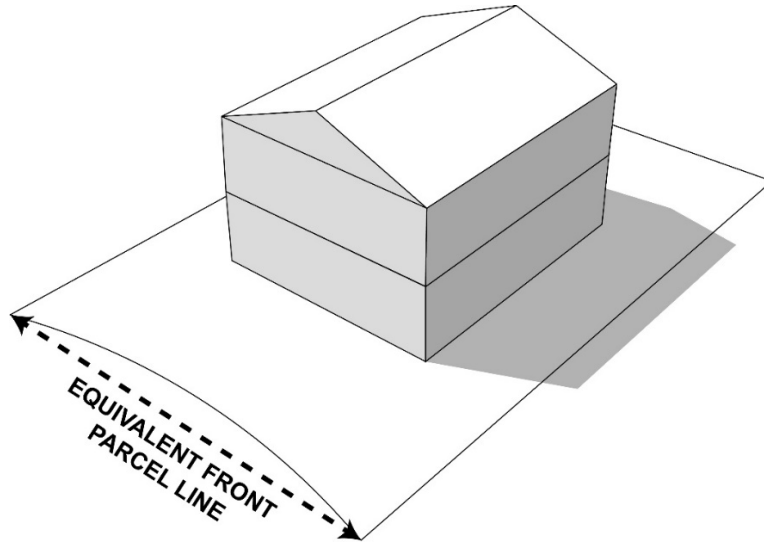


Figure 9 - Equivalent Front Parcel Line

Parcel Line, Exterior Side means a side parcel line which abuts the highway (excluding a lane, pathway, walkway, or trail) on a corner parcel, as illustrated in Figure 10.

Parcel Line, Front means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 10. Where a parcel is contiguous to the intersection of two (2) highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.

Parcel Line, Interior Side means a parcel boundary between two (2) or more parcels or a lane, other than a front or rear parcel line, as illustrated in Figure 10.

Parcel Line, Rear means the boundary of a parcel which lies the furthest from, and is not connected to, the front parcel line, as illustrated in Figure 10.

Parcel Width means the horizontal distance between side parcel lines measured at right angles to the parcel depth and seven and a half (7.5) metres from the front parcel line, see Figure 10.

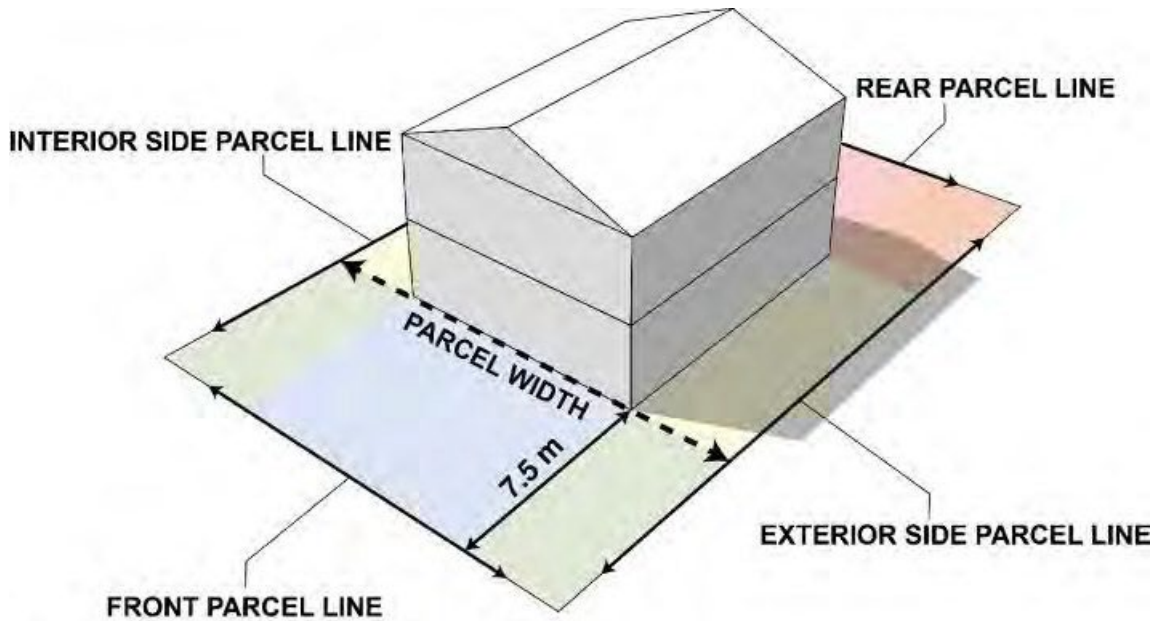


Figure 10 - Parcel Lines

Park means an area permanently devoted to recreational uses and generally characterized by its natural, historic or landscaped features, used for both passive and active forms of recreation and does not include stormwater management ponds. Typically parks are owned and maintained by the District or another public authority.

Parking Area means an area that is a designated space or lot where vehicles can be parked.

Parking Lot means an area of land on a site used principally for the parking of vehicles.

Parking Space means an area identified for the parking of one motor vehicle and does not include aisle space.

Patio means a platform or hard surfacing that the surface of which is less than 0.6 m above grade. A patio can be uncovered, or have an open or solid covering; however, will not have walls in which fully enclose the patio.

Passive Recreation Area means areas that have minimal impact on the natural environment and may include parks, trails, benches, picnic areas, soccer pitches, ponds (not including storm water retention ponds) and gardening areas.

Personal Service Establishment means a use that provides personal services to an individual related to the care and appearance of the body or the cleaning and repair of personal effects, including, but not limited to, barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, and laundries; but does not include health services.

Pet Services means a use or development that offers grooming and day care services for household pets, primarily within indoor facilities. Retail sales of pet-related products are included in this category.

Place of Worship means the use of land for a building used by any religious organization for worship or other ecclesiastical functions and may also include accessory uses and buildings, including, but not limited to an assembly hall, auditorium, rectory and daycare. Typical uses include but are not limited to churches, chapels, synagogues, mosques, monasteries, temples and convents. It also includes a suite for the minister or someone of a similar position.

Playground means a non-commercial outside recreational facility for non-organized recreational use.

Porch means a roofed structure abutting a building and forming a covered approach to a doorway.

Principal Building means a building which occupies the major or central portion of a parcel and is the main or primary building on a parcel, or constitutes, by reason of its use, the primary purpose for which the parcel is used. The principal building shall include attached garages or carports or decks.

Principal Use means the main or principal use of land, buildings or structures which is provided for in the list of permitted uses in the zones of this Bylaw.

Private Riding Facilities and Stables means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, or similar events to which there is a fee to participate in or to use the facilities.

Produce Stand means a temporary free-standing structure from which a produce merchant sells produce. A Produce Stand is an accessory use to an Agriculture Operation, Major as a way for the producer to sell their good directly from their property.

Public Open Space means vacant land used for recreation activities such as walking, cycling, running, hiking, snowmobiling, and all-terrain vehicle use.

Public Use means the use of land for government-operated buildings and facilities for public parks and recreation, sports, education, health, welfare, administration, safety, communications or public works.

Public Transportation Depot means a facility where public transportation, primarily buses, that are mainly transporting people, and goods associated with those people, arrive and depart.

R Zone means any residential zone, and includes the R1, MHL, R2, R4, RM1, RM2 and MHP zones.

Recycling Depot means a facility that buys, sorts, and/or stores bottles, cans, newspapers, and similar household goods for reuse. All storage is contained within an enclosed building or screened area.

Recreation Facility means a facility contained within an enclosed building used for sports and active recreation where patrons are predominantly participants, and any spectators are incidental and attend on a non-recurring basis. Typical uses include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools.

Recreational Vehicle means a motor vehicle or a trailer that is designed or used primarily for accommodation and includes, but not limited to, a travel trailer, tent trailer, camper, camper van, and motor home.

Renewable Energy System means a non-commercial system or device where energy is derived from sources that are not depleted by using them and transformed for use. Renewable energy systems include but are not limited to small-scale solar-electric or solar-thermal panel systems.

Restaurant means a development where prepared foods and beverages are offered for sale to the public, or consumption within the premises or off the site. This includes neighborhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants, and food vendors. This does not include drive-thru businesses or mobile catering food services.

Residential Use means the use in or around a home, apartment building, sleeping quarters, and similar facilities or accommodations.

Resource Development means buildings and structures used for exploration and processing of natural resources.

Retail Store means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, but not wholesale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store.

Rodeo Facility means buildings, shelters, fences, corrals, holding pens, or other structures used for commercial rodeo events.

Sales, Service and Rental – Household and Non-Motorized Sports Equipment means a development for the repair and servicing, or rental of equipment and appliances normally found in the home and includes, but is not limited to televisions and similar devices, refrigerators and other appliances, household furniture, and non-motorized recreational equipment, such as bicycles and skis.

Sales, Service and Rental – Vehicle means the retail sale, rental, or lease of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers, RVs, ATVs, or similar light recreational vehicles, together with incidental maintenance services and sales of parts. This use also includes vehicle towing facilities and automobile dealerships but does not

include dealerships for the sale of trucks with a gross vehicle weight of more than 4100 kg. or the sale of motorhomes with a gross vehicle weight rating of more than 5500 kg. or a length of more than 6.7 m.

Sales, Service, and Rental – Heavy Equipment means the use of premises for the sales, repair or rental of equipment, and/or machinery typically used in building roadway, pipeline, public works, and mining construction. This includes dealerships for the sale of trucks with a gross vehicle weight of more than 4100 kg and the sale of motorhomes with a gross vehicle weight rating of more than 5500 kg.

Service Station means a business intended for the sale of fuel, alternative energy/fuels, lubricating oils, automotive fluids, may include a car wash, convenience store, electric vehicle charging stations, and a restaurant as accessory uses.

Screening means a continuous fence, wall, compact evergreen hedge, row of shrubs, trees or combination thereof, supplemented with landscape planting that effectively screens the view of property which it encloses, and is broken only by access driveways and walkways.

Semi-Attached Dwelling see Two-Unit Dwelling.

Setback means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building or structure, excluding eaves, chimneys, balconies or decks and bay or boxed windows. Also referred to as a Yard; see Yard definitions for further details.

Short-Term Rental means a Guest Home, Guest Suite, Guest Room or part thereof in a residential zone or permitted commercial zone wherein accommodation is offered for rent or rented on a temporary basis. The maximum length of stay for any guest is 30 consecutive days, and not more than 90 days in a calendar year.

Soft-sided Structure means a structure composed of flexible, water-resistant or waterproof material, often cloth such as canvas or polyester coated with urethane or made of plastics such as polyethylene.

Sign means any structure, poster, device or visual display which communicates information or attracts the attention of persons for any purpose.

Sight Triangle means the triangle formed by two intersecting highway right-of-way boundaries and two points on those boundaries seven- and one-half metres from the point of intersection, see Figure 11.

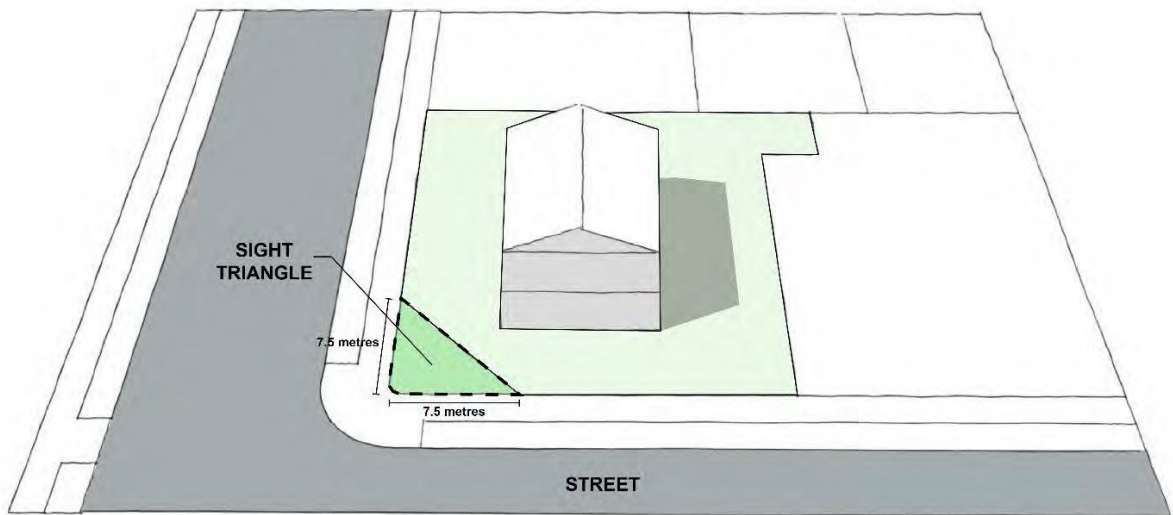


Figure 11 – Sight Triangle

Single-Detached Dwelling means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. This may also contain a secondary suite where permitted within this Bylaw.

Site Coverage means a portion of a site upon which buildings or structures are located at or higher than 0.6 m above grade, measured from the exterior walls of the building, but does not include steps, eaves, uncovered decks, patios or balconies.

Storage, Indoor means an indoor space used exclusively to store personal or business-related goods entirely within an enclosed building. This does not include 'Mini Storage'.

Storage, Mini means a development that provides indoor spaces for rent on a monthly or annual basis, by the general public for the storage of personal or business-related goods. This does not include 'Storage, Indoor' or 'Warehouse'.

Storage, Outdoor means the storing, stock piling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements; this does not include the outdoor storage of commercial trucks and truck trailers.

Storage, Outdoor Truck means an area of land set aside for the outdoor storage of commercial trucks and truck trailers.

Storey means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Streetscape means the design of the street including roadbed, sidewalks, landscape plantings, as well as the character and setback of the adjacent buildings.

Street means a highway under the *Community Charter*, which is not a laneway, and that affords the principal access to abutting properties. It can include a thoroughfare, street, trail, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestle way, or other public right of way that is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches and traffic lanes.

Structure means a construction of any kind, whether fixed to, supported by, or sunk into land or water which requires permanent location on the ground or something attached to the ground, and includes buildings, walls, decks, fences, tanks, pools, piers, sheds, display signs, poles and towers, but does not include a driveway.

Suite means a single room or a series of rooms of complementary use, operated under a single tenancy, and includes dwelling units, individual guest rooms in motels, hotels, hostels, and bed and breakfasts, as well as individual or complementary rooms for business and personal service occupancies.

Suite, Accessory means a self-contained accessory dwelling unit located within an accessory building. An accessory suite has its own separate cooking, sleeping and bathing facilities. A Garden Suite and Carriage Suite are types of Accessory Suites.

Suite, Caretaker means a dwelling unit used solely to accommodate a person or persons for the purposes of providing on-site surveillance, maintenance or security for the primary use of the parcel. A Caretaker Suite is limited to a maximum of 90 m², and must be located within the primary building on site. A Caretaker Suite located within or as a separate, stand-alone accessory unit is prohibited.

Suite, Carriage means a type of accessory suite that is located on the second storey of a separate accessory building, typically a garage, on a lot where the principal use is a residence and / or a principal building that provides accommodation to an occupant(s), see Figure 12.

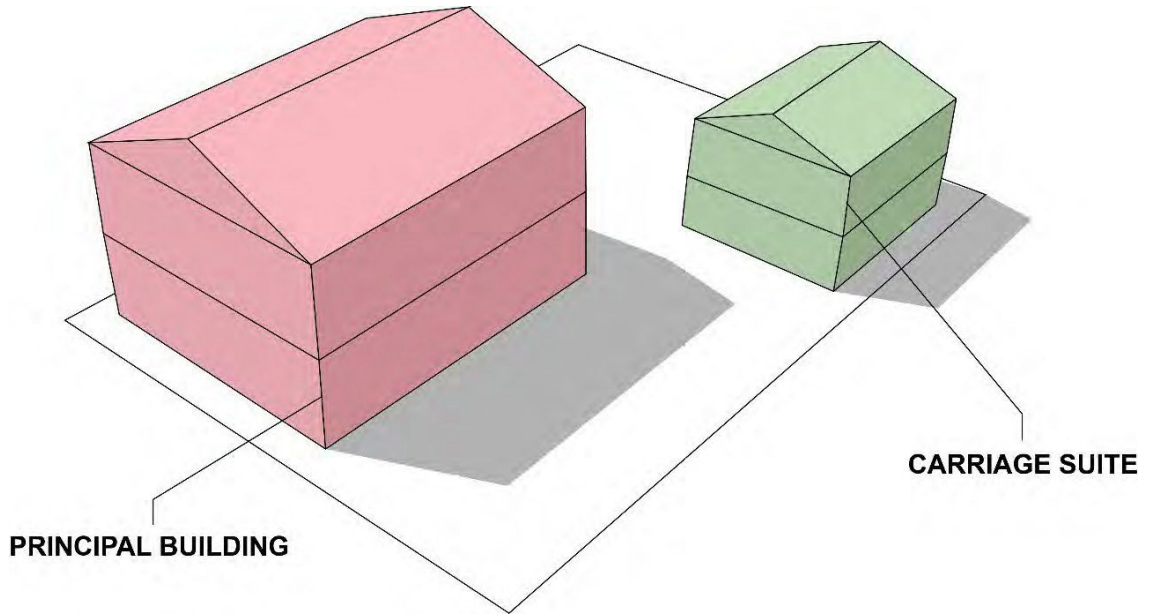


Figure 12 - Carriage Suite

Suite, Garden means a type of accessory suite located within an accessory building in the rear yard, the use of which is accessory to a single detached dwelling on the same parcel, see Figure 13.

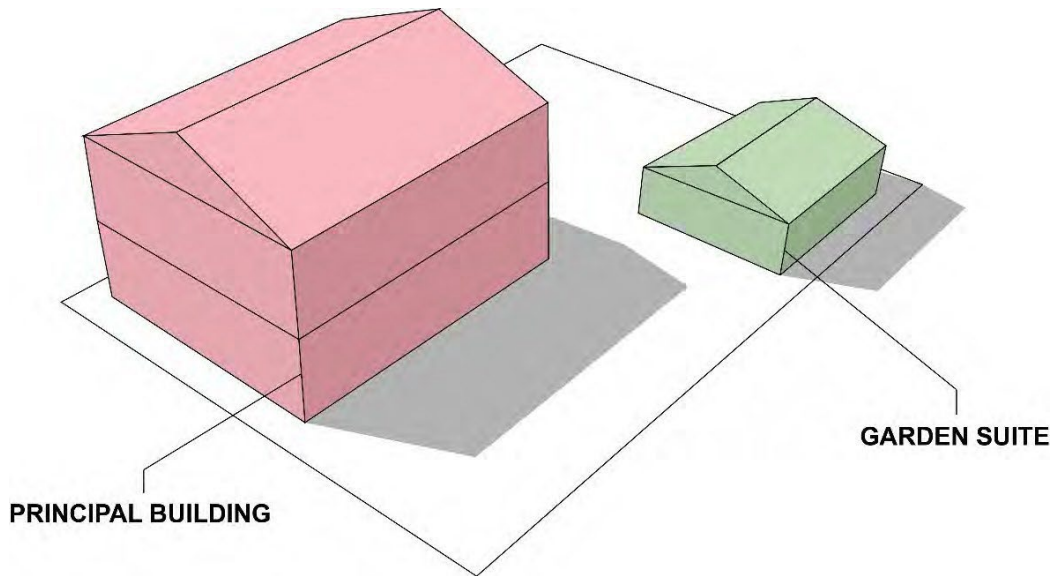


Figure 13 - Garden Suite

Suite, Secondary means a self-contained dwelling unit located within a building or portion of a building, according to the BC Building Code definition, or as amended from time to time:

- a) completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 h and extends from ground or lowermost assembly continuously through or adjacent to all storeys and spaces including service spaces of the separated portions,
- b) of only residential occupancy that contains only one other dwelling unit and common spaces, and
- c) where both dwelling units constitute a single real estate entity.

Temporary Use means a use as identified established for a fixed period of time under the *BC Local Government Act* where a permit may be issued for land uses for a period no greater than three (3) years, which is not permitted by existing zoning.

Townhouse Dwelling means a building divided into three or more side by side dwelling units under one roof with private exits or entrances to each dwelling unit, with each dwelling unit sharing at least one-party wall and facing the front property line.

Two-Unit Dwelling means a single building or structure containing two separate dwelling units as principal uses, separate from any other building. This use includes duplexes and semi-attached dwellings.

Duplex dwelling means a building used or designed for use as two self-contained dwelling units as principal uses, with each unit divided horizontally, with one unit generally stacked on top of the other, see Figure 14.

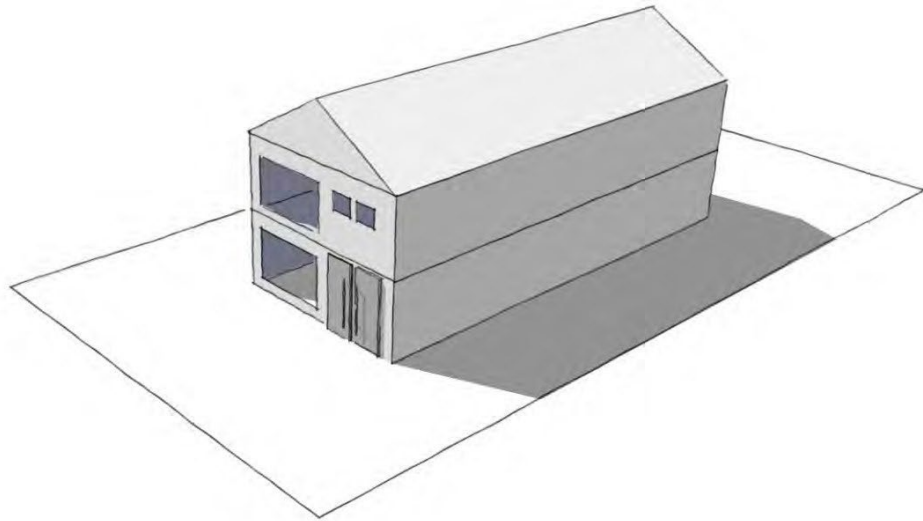


Figure 14 - Duplex Dwelling

Semi-Attached dwelling means a building used or designed for use as two self-contained dwelling units as principal uses, generally divided vertically, with each having direct access or shared access to the outside. A semi-attached dwelling may be designed and constructed as two dwelling units at initial construction or through the conversion of an existing building. See Figure 15.



Figure 15 - Semi-Attached Dwelling

Trails means a path or track used for recreational purposes that provides a visibly apparent route to follow through the landscape, including any structures associated with the path such as bridges, boardwalks or viewing decks.

Utility Infrastructure means any structure, facility or related infrastructure necessary for the operation of a utility, such as power lines, communication towers, telephone transformers, lift stations, pumping stations, water and sewage treatment plants, waste disposal areas, electrical and similar services where such use is established by one of the levels of government, a Crown corporation, or by a company regulated by a government commission.

Warehouse Facility means a facility for the transportation, storing, distribution and sale of goods.

Watercourse means any natural or man-made drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, ravine, swamp, gulch, or source of ground water, whether enclosed in a conduit or not.

Wind Farm means an area of land with a group of energy-producing windmills or wind turbines.

Wind Turbine / Windmill means a large vaned wheel rotated by the wind to generate electricity.

Worker Camp means a parcel used for the temporary accommodation of construction or resource industry workers. The site would typically include on-site buildings, trailers, or other acceptable means of accommodation used to house and feed the workers, and / or store project construction materials and / or provide office space for contractors and subcontractors.

Yard means the portion of a site that is unoccupied by any portion of a building or structure and unobstructed from the ground to the sky unless otherwise permitted in this Bylaw. Yards (also referred to as setbacks) are measured using the horizontal distance between any parcel line and the closest wall of a building or structure along a line perpendicular to the parcel line, see Figure 16.

Yard, Front means that portion of the parcel extending across the full width of the parcel from the front parcel line to the face of the nearest exterior wall of the principal building on the parcel except in the case of a corner parcel, the front yard shall parallel the shortest boundary thereof abutting on a street or right of way.

Yard, Rear means that portion of the parcel extending across the full width of the parcel from the rear parcel line to the face of the nearest exterior wall of the principal building on the parcel.

Yard, Required means the minimum distance that the development or a specific portion of a development must be separated from a parcel line. Required yards are specified in the dimensional standards for each Zone.

Yard Setback means the horizontal distance measured at right angles to the parcel line, between the parcel line and the building, structure or use.

Yard, Side means that portion of the parcel extending from the front yard to the rear yard and lying between the side parcel line and the face of the nearest exterior wall of the principal building on the parcel.

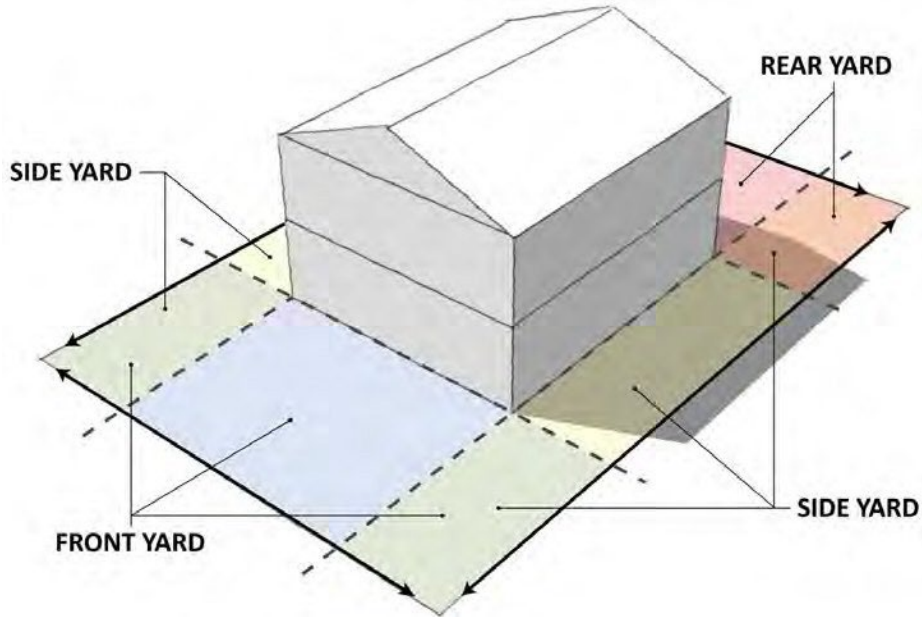


Figure 16 - Yard(s)

Zone means any portion of land, identified in Schedule B, C, D, and E of this Bylaw, which regulates the use and development of land as depicted on the Zoning Map.

Zoning Map means the maps attached as Schedule B, C, D, and E to this Bylaw.

PART 3 - ESTABLISHMENT OF ZONES

3.1 DESIGNATION OF ZONES

- 3.1.1 The location of each zone is established on Schedule B, C, D, and E the Zoning Map.
- 3.1.2 Where a zone boundary does not follow a legally defined parcel boundary, watercourse or street, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.
- 3.1.3 Where a zone boundary is shown on Zoning Map as following a street, rail right-of-way or watercourse, the centreline of the street, rail right-of-way or watercourse shall be the zone boundary.
- 3.1.4 Where any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the centre of the roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel’s zoning designation applies to affected portions of the roadway.
- 3.1.5 Where a zone boundary is shown as approximately following a property line, it follows the property line.
- 3.1.6 Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line.
- 3.1.7 Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed in Section 3.1, it shall be so.
- 3.1.8 In circumstances not covered within Section 3.1, the zone boundary shall be determined by the scale of the Zoning Map.
- 3.1.9 All lands within the boundary of the District of Tumbler Ridge are divided into the zones listed in Table 3-1. The correct name of each zone is set out on the left, with the abbreviated symbol and colour for each zone found on the right. Abbreviated symbols for zones are for convenience only.

Table 3-1 – List of Zones

NAME OF ZONE	MAP SYMBOL
Residential Zones	
Residential Single Detached - Small Lot	R1
Residential Single Detached	R2
Rural Residential – Large Lot	R3
Manufactured Home Lot	MHL
Manufactured Home Park	MHP
Residential Multi – Medium Density	RM1
Residential Multi – High Density	RM2
Commercial Zones	
Town Centre Commercial	C1
General Commercial	C2
Highway Commercial	C3
Industrial Zone	
Industrial	M1
Civic Zone	
Public and Institutional	P
Rural Zone	

Rural Resources	RR
Future Development Zone	
Future Development	FD

3.2 ZONE INTENT

3.2.1 The descriptions of zones contained in this Part are intended to assist in selecting the appropriate zone for different types of land, and to assist in identifying the intended character of each district. Whenever there is a conflict between any zone description and a substantive requirement in other Sections of this Bylaw, the more stringent requirement shall apply.

3.2.2 Residential Zones

- (a) Residential Single Detached – Small Lot (R1) is intended to accommodate single detached residential development or other compatible uses including secondary suites and accessory suites to a single unit dwelling on smaller lots including short-term rentals.
- (b) Manufactured Home Lot (MHL) is intended to accommodate modular homes, including short-term rentals.
- (c) Residential Single Detached (R2) is intended to accommodate single detached residential development, two-unit dwellings, modular homes, and other compatible uses, such as secondary suites, accessory suites, care facilities etc. on a standard sized residential lot, including Bed and Breakfasts and short-term rentals.
- (d) Rural Residential – Large Lot (R3) is intended to accommodate predominantly single detached residential development on large lots and other compatible uses, such as secondary suites and accessory suites in a large-lot, rural-style neighbourhood, including Bed and Breakfasts and short-term rentals.
- (e) Residential Multi – Medium Density (RM1) is intended to accommodate medium density residential development types such as two-unit dwelling and townhomes, while also permitting single family dwellings and modular homes, along with other compatible uses, including short-term rentals.
- (f) Residential Multi - High Density (RM2) is intended to accommodate high density residential development types, such as multiple-family apartment buildings, while also permitting medium density dwellings and modular homes, along with other compatible uses, including short-term rentals.

3.2.3 Commercial Zones

- (a) Town Centre Commercial (C1) is intended to accommodate commercial developments including service, business, retail and administration uses in central the business area, including commercial and residential mixed-use development and short-term rentals.
- (b) General Commercial (C2) is intended to accommodate a variety of commercial developments that require larger sizes, not appropriate for the District's central business area.
- (c) Highway Commercial (C3) is intended to accommodate commercial developments that require larger sites, or sites that serve the motoring / travelling public and require direct access to a highway.

3.2.4 Industrial Zone

- (a) Industrial (M1) is intended to accommodate the District's industrial developments as well as other compatible uses, such as renewable energy systems.

3.2.5 Civic Zones

- (a) Parks, Recreation, Institutional (P) is intended to provide lands for parks, open space, recreational, institutional, educational, community, government and emergency service-related uses that are primarily focused on providing services to the community.

3.2.6 Rural Zone

- (a) Rural Resources (RR) is intended to accommodate resource development and wind farms, as well as other compatible uses that typically require larger lots.

3.2.7 Future Development Zone

- (a) Future Development (FD) is intended to hold lands for future development; lands zoned as FD are required to be re-zoned prior to development. This zone accommodates a limited number uses that will be approved on a temporary basis, such as community gardens.

PART 4 - GENERAL REGULATIONS

4.1 APPLICABILITY OF GENERAL REGULATION

4.1.1 Except as otherwise specified in this Bylaw, Part 4 applies to all zones established under this Bylaw.

4.2 USES AND REGULATIONS

4.2.1 Except for existing non-conforming uses or development approved by a development variance permit or a Board of Variance order, or another agreement or permit as authorized by the *Local Government Act*, the use, buildings and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.

4.2.2 No land, building, or structure within the District of Tumbler Ridge shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, or maintained except in conformation with the provisions of this Bylaw.

4.3 PERMITTED USES

4.3.1 No person shall use land, the surface of water, buildings or structures in any zone for any use except as specifically permitted in this Bylaw.

4.4 PROHIBITED USES

4.4.1 Worker camps are prohibited in all zones.

4.5 SITING, SIZING, AND DIMENSIONS OF BUILDINGS AND STRUCTURES

4.5.1 No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or any other person so that it contravenes the requirements for the zone in which it is located.

4.5.2 All principal buildings in the R1 and R2 zones shall have each corner of the front pane of the building equidistant from the front parcel line. As illustrated in Figure 17, on parcels with curved front parcel lines, the front pane of the building shall be equidistant from the equivalent front parcel line. On parcels that have a curved front parcel line and a straight exterior side parcel line, the exterior wall facing the exterior side parcel line shall be parallel to the exterior side parcel line.

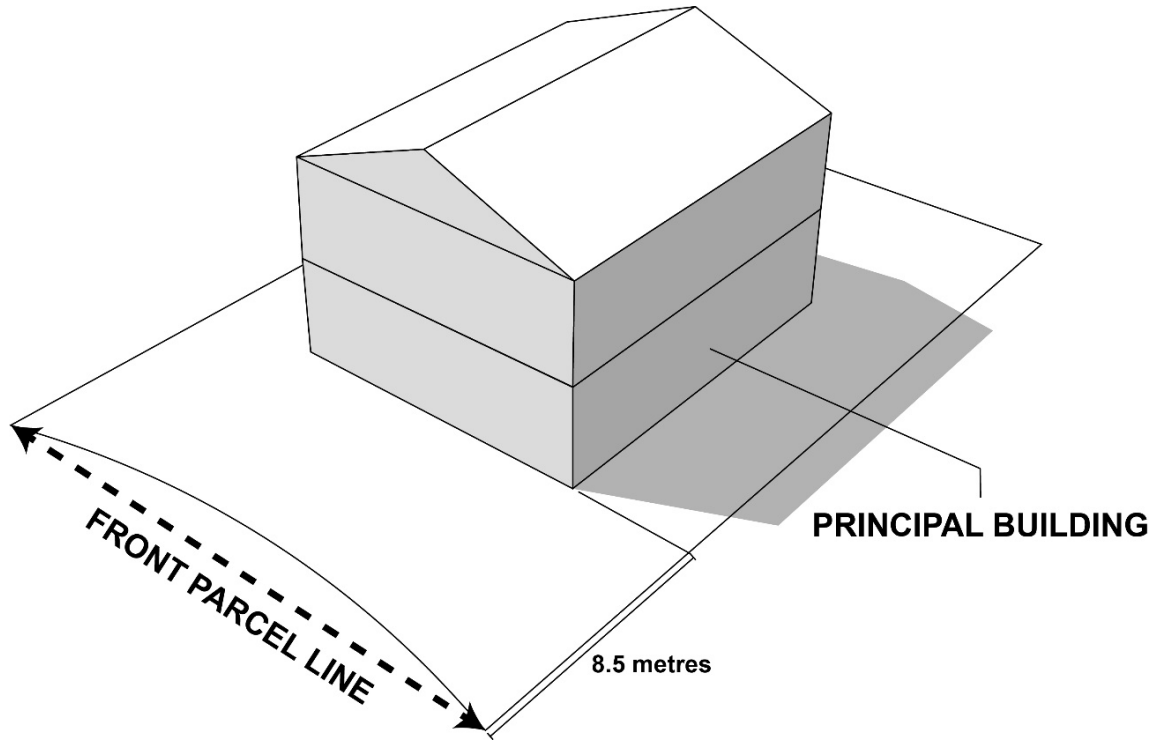


Figure 17 - Principal Building Siting

4.6 SUBDIVISION OF LAND

4.6.1 No owner, occupier or other person shall subdivide any land, except in compliance with the provisions set out in this Bylaw and any other relevant District Bylaws and Provincial legislation.

4.7 TEMPORARY USES, BUILDINGS, AND STRUCTURES – GENERAL REQUIREMENTS

4.7.1 A Temporary Use Permit may be authorized by the Council for a temporary use or structure that is not permitted by this Bylaw, and is subject to the following general requirements, unless otherwise stated:

- (a) The temporary building, structure or use must not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare, nor must the temporary development have any adverse impacts on nearby residential neighbourhoods.
- (b) The temporary use or structure must not result in permanent alterations to the zoning site in which it is located.
- (c) Unless otherwise stated in this Bylaw or in the terms of the building permit, the temporary building, structure or use must cease to operate and be removed thirty (30) days after expiry of the approval of the permit.
- (d) Tents and other temporary structures must be located so as not to interfere with the normal operations of any permanent use located on the site.
- (e) In all cases, temporary buildings and structures shall not exceed 93 m² in area and one storey or 6.5 m in height.
- (f) No temporary building, structure or use shall be used as a dwelling.
- (g) A temporary building or structure may be used as an office space for a contractor or developer, or for the storage of construction materials or equipment, both incidental and necessary to development on the same zoning site.

4.7.2 In addition to complying with Section 4.7.1 above, the temporary uses listed in this Section must comply with the following standards:

- (a) Real Estate Sales Offices and Model Sales Homes must:

- (a) Meet all dimensional standards and parking requirements as applicable to principal structures in the zone where the temporary building or structure is located; and
 - (b) Must not be used as a dwelling during the time it is being used as a real estate sales office or model home.
 - (b) Seasonal or Special Sales areas:
 - (a) Must not reduce the number of required off-street parking or loading spaces below the minimums required by this Bylaw;
 - (b) Must not obstruct any vehicular circulation route into or through the zoning site; and
 - (c) Are limited to a maximum of 60 days in each calendar year.
 - (c) Temporary construction trailers or buildings must be removed from the premises within one month after completion of such construction project for which they have been erected.
- 4.7.3 Notwithstanding 4.7.1, Council may authorize a Temporary Use Permit for the temporary use of a mobile home or recreational vehicle on a lot not zoned MHP or MHL, if the property owner will be using the mobile home or recreational vehicle as their dwelling unit during construction or renovation of the (permanent) on-site dwelling unit, providing that the mobile trailer or recreational vehicle will no longer be used as the dwelling unit within 24 months of the Temporary Use Permit being issued.

4.8 TEMPORARY USES, BUILDINGS, AND STRUCTURES – GRANTING OF PERMITS

- 4.8.1 In accordance with the *Local Government Act*, all zones within the District of Tumbler Ridge are designated areas for consideration of Temporary Use Permits for uses not permitted on a parcel.
- 4.8.2 The following temporary uses are exempt from requiring a Temporary Use Permit, provided that the use operates for a maximum of two days per month, except for Farmers' Markets which operate for a maximum of once a week, and the proposed temporary use complies with the general requirements of Section 4.8.
- (a) Farmers' Markets;
 - (b) Garage or yard sales; and
 - (c) Carnivals or fairs and any associated uses.
- 4.8.3 The decision to issue a Temporary Use Permit is subject to the following considerations by the Council or its lawful delegate:
- (a) Compatibility of the uses proposed in a temporary use application with current or future land uses on adjacent parcels, such that the proposed use does not require a change of land use designation or zoning of the parcel; without limitation, this may include economic development and testing the compatibility of a proposed use with established nearby uses;
 - (b) The impact of the proposed temporary use on the natural environment and environmentally sensitive areas, and any proposed remedial measures to mitigate any damage to the natural environment or environmentally sensitive areas as a result of the temporary use must be considered;
 - (c) The compatibility of the operation, function, appearance and intensity of the proposed temporary use with the surrounding uses; and
 - (d) Whether the proposed temporary use could be conducted on land elsewhere in the District.
- 4.8.4 A Permit does not apply to a controlled access highway area as defined in the *Transportation Act* unless the Bylaw has been approved in writing by the Minister or any person designated in writing by the Minister before its issuance.
- 4.8.5 As a condition of issuing a Temporary Use Permit, Council or its lawful delegate may specify conditions including, but not limited to:
- (a) The demolition of a building or structure associated with the permit, or the restoration of the property as described in the permit by the date specified in the permit;
 - (b) Posting a letter of credit as security to guarantee the performance of the terms of the permit;

- (c) The hours of the proposed use;
- (d) The area of the proposed use; and
- (e) Environmental and groundwater protection measures.

4.8.6 In order to pass a resolution to issue a Temporary Use permit, public notice must be provided in accordance with the *Local Government Act*.

4.8.7 A Temporary Use Permit may be granted for a period not greater than three (3) years.

4.8.8 Permission to renew an approved Temporary Use Permit is limited to one renewal as per Section 497 of the *Local Government Act*, which may only be granted by a resolution of Council.

4.9 SETBACKS AND PERMITTED PROJECTIONS

4.9.1 No part of any building or structure shall project into a required front, side or rear yard setback required by this Bylaw, except for the following:

- (a) Steps and landings complete with handrails, fireplaces, balconies, and awnings provided that such projections do not exceed 1.8 m and are not closer than 1.5 m to the parcel line;
- (b) A covered porch addition projecting no more than 2.4 m in width and 1.8 m in depth;
- (c) Wheelchair ramps may project without any limit;
- (d) Eaves, gutters, cornices, sills, belt courses, bay windows, dormers, chimneys, or other similar features may project no more than:
 - (a) 1 m into a side yard where the minimum yard is 3 m;
 - (b) 0.5 m into a side yard where the minimum yard is 1.5 m; or
 - (c) 1 m into a front yard or rear yard.
- (e) An uncovered patio, sundeck, or terrace in a side or rear yard, subject to the fence height limitations as specified in this Bylaw, that is not closer than 1.5 m to the parcel line;
- (f) Arbors and trellises, fishponds, ornaments, flag poles or similar landscape features;
- (g) A permanently constructed swimming pool, provided that such pool will not be constructed within the required front yard, or nearer than 3.0 m to any exterior or interior side or rear parcel line, nor nearer than 3.0 m from any principal building, and provided that any structure over a pool will be constructed so that the roof or ridge or such structure will not be in excess of 4.0 m above average grade level and provided that any other provisions of this Bylaw are met;
- (h) A temporary above ground swimming pool provided that the pool is not located in the front yard.
- (i) Gasoline service pumps or pump islands in a required front yard or side yards, subject to other regulations of this Bylaw; and
- (j) Underground structures may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished ground level and provided that the installation of the underground structure does require the use or impact of the adjacent property.

4.9.2 Where a common wall shared by two or more dwelling units within a building for residential use, commercial use or industrial use coincides with an interior side parcel line of a parcel subdivided under the *Land Title Act* or of a strata parcel shown on a registered strata plan, the setbacks for the principal building specified in this Bylaw with respect to the interior side parcel line shall not apply.

4.9.3 All buildings and structures on parcels abutting Highway 29 shall not be closer than 4.5 m to the Highway. A variance to no less than 3 m from the highway will require approval from Provincial Government Authorities (MOTI).

4.10 SITE COVERAGE EXCEPTIONS

4.10.1 Site Coverage includes buildings or structures on a parcel that are at or higher than 0.6 m above grade, and is measured from the exterior walls of the building or structure, this includes: all buildings / structures such as dwellings, sheds, accessory buildings, garages, greenhouses, etc.

4.10.2 Site coverage does not include swimming pools or hot tubs, parking areas, decks, patios, driveways, walkways, natural landscaped areas, permeable materials, etc.

4.11 IRREGULAR PARCEL AND PARCEL WIDTH

4.11.1 In all zones, the minimum parcel width is 11 m for parcels fronting on a cul-de-sac bulb. The width of a parcel is measured along the arc of the front parcel line on the bulb at the end of a cul-de-sac street. Freehold townhomes are exempt from this regulation.

4.11.2 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) under the following conditions:

- (a) Part of the proposed parcel is required for the purpose of widening an existing street or right-of-way;
- (b) The minimum parcel width set out in this Bylaw, or approved through subdivision;
- (c) The minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced; and
- (d) The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets in the District.

4.11.3 Minimum parcel width regulations do not apply where parcel lines are relocated to facilitate an existing development, if:

- (a) No additional parcels are created;
- (b) All affected parcels are contiguous; and
- (c) No parcel shall be enlarged to a size permitting further subdivision.

4.12 RIPARIAN AREAS

4.12.1 No building or structure, except a fence, sign, dock or boat launch shall be constructed closer than 30 m from the high-water line of any foreshore or the natural boundary of any river or lake. Development should be sited to:

- (a) Allow normal watercourse processes (erosion and channel migration) and anticipated flooding to occur;
- (b) Where appropriate, maintain natural vegetation;
- (c) Protect natural watercourses, riparian corridors and floodplains from erosion, channel migration and flooding;
- (d) Protect natural flora and fauna habitat, including nesting, denning, and breeding sites;
- (e) Be constructed in a location and manner that will maximize the safety of residents and property;
- (f) Be located on the least hazardous parts of the site;
- (g) Be minimized in the floodplain areas, or where development may impede a natural floodway;
- (h) Comply with flood construction requirements identified by a qualified professional in a preliminary assessment or detailed assessment report; and
- (i) Not increase the risk or hazard to, or vulnerability of, other properties or structures.

4.12.2 Structural and/or non-structural flood protection measures should be implemented to mitigate the impacts of flooding within areas already developed.

4.12.3 Vegetation should be maintained and/or restored along all watercourse banks, valley floors and floodplains and within the required 30 m setback from top of bank to minimize erosion.

4.13 LANDSCAPING

4.13.1 This section sets out landscaping requirements that pertain to the following zones: C1, C2, C3, M1, RM1, and RM2. These zones comply with the Development Permit Areas as identified in the Official Community Plan.

4.13.2 A landscape plan must be submitted as part of the Development Permit application for the zones as identified in 4.13.1, in compliance with the Official Community Plan.

4.13.3 Landscaping requirements:

- (a) Buildings erected for use as a single detached dwelling, two-unit dwelling, or townhouse shall plant one tree with a minimum 8 cm caliper in each front yard for every dwelling unit.
- (b) Required landscaped areas pursuant to Section 4.13.3(c) shall be provided for new buildings having:
 - (a) Off-street parking areas having more than 4 stalls abutting a street;
 - (b) Multiple units buildings;
 - (c) Any commercial or institutional building use.
- (c) Required landscaped areas shall comply with the following requirements:
 - (a) Where a non-residential yard abuts any R zone, a landscaping area that is 6 metres in depth shall be provided along the abutting residential property line. This landscaping area may be reduced to a depth of 3 metre of landscaping if a 1.8 metre wooden, stone or acceptable equivalent, fence is provided along the abutting residential property line.
 - (b) The front yard shall include a landscaped area which shall be grassed, xeriscaped, or alternatively, include water features or natural ground covers such as stone (washed or flat), mulch, perennials, or annuals. Within the landscaped area, trees, walls made of natural materials, planters, and shrubs shall be utilized and shall be planted at a rate of one (1) tree and three (3) shrubs per 5 metres of parcel frontage.
 - (c) Existing trees and shrubs may be incorporated into the landscaped setback, and where possible may be calculated as part of the one (1) tree and three (3) shrubs per 5 metres requirement.
 - (d) Plant material must be planted at sufficient installation sizes as to provide an immediate landscape impact.
 - (e) All trees, shrubs and other vegetative plantings required pursuant to this section shall be drought resistant and hardy to the region, using native species where possible, and plant materials located within 3.0 metres of a public street must be of a salt-tolerant species. In the event that planting material required in an approved development is inappropriate or fails to survive, the Officer may allow or require materials to be substituted.
 - (f) Plants must be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
 - (g) The applicant shall be responsible for landscaping and proper maintenance of the site. The Development Officer may require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the estimated landscaping cost, the condition of the said irrevocable letter of credit being that, if the landscaping is not completed in accordance with this Bylaw and the plan within one growing season after the completion of the development, then the amount required to complete the landscaping shall be paid to the District from the said irrevocable letter of credit.
- (d) Site grading of landscape areas must be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.

4.14 FENCING, SCREENING, AND BUFFERING

4.14.1 The height of a fence shall be measured as the vertical distance from the ground grade level at the base of the fence to the highest point of the fence.

4.14.2 Except where fencing is required by any part of this Bylaw, no permit shall be required for a fence under 2.0 m in height, however fences must comply with the requirements of this part, not cross parcel boundaries, and not be located in an easement.

4.14.3 No razor wire or spire tip shall be used in the construction of any fence with the exception of barbed wire shall be permitted on C2 and M zoned parcels where the wire is located on a fence above the height of 1.8 metres

- 4.14.4 Fences may be constructed within any required setback, with the exception of setbacks required for a watercourse and to the portion of a parcel that is within a required sight triangle.
- 4.14.5 No fence in an R zone or C1 zone shall:
- (a) Exceed 1.8 m in height;
 - (b) Be constructed in a front yard unless in the case of a corner parcel.
 - (c) Be constructed on a consolidated lot, unless the fence is:
 - (a) Positioned so that the rear fence wall is in line with existing structures on any lot adjacent to the rear of the property;
 - (b) Positioned in conformance with maximum principal building setback requirements established for any vacant lot adjacent to the rear of the property.
- 4.14.6 In all R zones and the C1 zone, a fence may only be constructed of wood, masonry materials (excluding poured concrete), metal (with the exception of chain link), pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.
- 4.14.7 In the M1, P, C2, and C3 zones, a full perimeter chain link fencing is permitted up to 2.5 m in height.
- 4.14.8 In the C2, C3, and P zone, no fence, hedge, wall or projecting retaining wall:
- (a) Constructed between the front parcel line and the front building line shall exceed 1.8 m in height, except where this bylaw requires otherwise; and
 - (b) Constructed on the parcel other than between the front parcel line and the front building line shall exceed 2.5 m in height except where this bylaw requires otherwise.

4.15 STORAGE OF VEHICLES AND RECREATIONAL VEHICLES

- 4.15.1 Within any zone except for the M1 zone, a person may park a recreational vehicle within a permitted on-street parking spot for no more than 24 hours.
- 4.15.2 In R1 and R2 zones, it is permitted to park no more than one recreational vehicle on private property, however this recreational vehicle must be located within either:
- (a) A driveway and must be a minimum of 1.5 m from the public road right-of-way,
 - (b) An enclosed garage, or
 - (c) A carport.
- 4.15.3 In R1 and R2 zones, it is permitted to park no more than one uninsured vehicle outdoors on a parcel, however this uninsured vehicle must be parked on private property within either:
- (a) A driveway,
 - (b) An enclosed garage, or
 - (c) A carport.
- 4.15.4 In the M1 and C2 zone, the parking of uninsured vehicles, recreational vehicles and all-terrain and sport vehicles are not restricted on private property.

4.16 DERELICT VEHICLES

- 4.16.1 No land in any R zone or C1 shall be used for the storage of derelict vehicles, or as a wrecking or junk yard.

4.17 CARGO CONTAINERS

- 4.17.1 For the purposes of this Bylaw, cargo containers shall include semi-trailers or other large-scale storage units.
- 4.17.2 Cargo containers are only permitted as accessory buildings if used as storage units related to a principal use and in accordance with Section 4.17 of this Bylaw.

DISTRICT OF TUMBLER RIDGE ZONING BYLAW

- 4.17.3 Cargo containers must not be used as dwelling units or any other form of accommodation under any circumstances.
- 4.17.4 Cargo containers must not occupy any required off-street parking spaces.
- 4.17.5 Cargo containers must not occupy any areas that are required for open space or landscaping.
- 4.17.6 Cargo containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and/or pedestrian circulation.
- 4.17.7 Cargo containers must be screened from adjacent properties and rights-of-way with solid fencing, landscaping or by being placed behind, between or within buildings.
- 4.17.8 Cargo containers must not be used as a sign.
- 4.17.9 Cargo containers must not exceed a height of 3.0 m and must not be stacked. Cargo containers in R2 and R3 zones must not exceed a height of 2.6m.
- 4.17.10 Cargo containers will only be permitted in the following zones: R2, R3, C2, C3, M1, P, and RR.
- 4.17.11 In R2 and R3 zones, cargo containers must not exceed a gross floor area of 15 m².
- 4.17.12 In C1, C2, M1, P, and RR zones, cargo containers must not exceed a gross floor area of 30 m².
- 4.17.13 In C1, C2, M1, P, and RR zones multiple cargo containers may be located on a single parcel,
- 4.17.14 If used for more than a total of 60 days per calendar year, a shipping container shall be considered an accessory use and shall:
 - (a) Meet the standards for accessory uses in this Bylaw;
 - (b) Meet the dimensional requirements for accessory uses in the zone in which it is located;
 - (c) Be located to the rear of the principal building in R2 and R3 zones;
 - (d) Be placed on a secure and level foundation as determined by the Development Officer.
- 4.17.15 If used for less than 60 days per calendar year, a shipping container shall be considered a temporary use and shall:
 - (a) Be located to the rear of the principal building wherever possible; and
 - (b) Meet the requirement for temporary uses and structures in this Bylaw.

4.18 ACCESSIBLE DESIGN

- 4.18.1 Every parcel that is the subject of a building permit application for a multiple dwelling housing, commercial or institutional development may only be developed in accordance with this section.
- 4.18.2 The parcel must be developed to a high standard of accessibility with the goal of accommodating the needs of all individuals, including children, adults and seniors, as well as those with visual, mobility or cognitive challenges.
- 4.18.3 An access of no greater than 1:20 slope from grade must be provided at main entrances to every new or renovated building. The parking stall(s) must be directly adjacent to entrances.
- 4.18.4 Access ramps and related elements must be visually integrated with the overall building design and site plan.
- 4.18.5 Access across the front entrance should be a zero-lip entrance.
- 4.18.6 Automatic door openers should be provided at the main building entrance(s).
- 4.18.7 On-site pedestrian walkways must provide for some level of pedestrian scale lighting to promote safety and encourage limited night-time use.
- 4.18.8 On-site pedestrian network must be considered in conjunction with overall roadway network and building siting, so as to maximize interconnectivity between roads and open spaces and minimize pedestrian and vehicle conflicts.

4.19 LOT GRADING AND DRAINAGE

- 4.19.1 In all cases, site grades shall be established with regard to preventing drainage from one site to the next except where drainage is acceptable to the Development Officer.
- 4.19.2 The builder on a site shall be responsible to ensure that grading is completed to provide effective site drainage.
- 4.19.3 The owner of a site shall be responsible to ensure that grading is maintained to continue to provide effective site drainage:
 - (a) Where maintenance of a common drainage path at lot line is required, the responsibility for maintenance lies with the owners of both sites.
 - (b) Where a drainage swale is established within an easement or right of way on a site, swale grades shall be maintained and the swale shall be kept free from any obstructions by the owner of the site.
- 4.19.4 Retaining walls shall be designed and constructed to:
 - (a) Maintain positive overland drainage on all portions of the site;
 - (b) Respect overland drainage patterns established for the lot at the time the lot was created; and
 - (c) Not divert overland drainage onto adjacent properties.

4.20 INFRASTRUCTURE SERVICING AND PUBLIC UTILITIES

- 4.20.1 The Development Officer has the authority to refuse or withhold a permit if insufficient piped sewer and water service capacity exists for a proposed development.
- 4.20.2 This Bylaw shall be interpreted so as not to interfere with the construction, erection and location of a public utility's works, plant, pipes, cables, or equipment.

4.21 ACCESSORY USES, BUILDINGS AND STRUCTURES

- 4.21.1 An accessory building or structure may be constructed for the purpose of storage for the concurrent construction of the principal building provided that the accessory building or structure is situated to enable the proper construction of the principal building.
- 4.21.2 A mobile home is not permitted as an accessory building in any zone.
- 4.21.3 It is prohibited for accessory buildings to be more than one storey in height, with the exception of a carriage home.
- 4.21.4 Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage, breezeway or corridor, it is part of the principal building and is not considered an accessory building or structure.
- 4.21.5 Accessory buildings or structures are not permitted in the front yard in any zone except in the case on a corner parcel.
- 4.21.6 No accessory structure shall be located within a dedicated easement or right-of-way.
- 4.21.7 Accessory building lot coverage, setbacks, and separation distances from principal buildings must comply with the Dimensional Standards included in Table 6-1.
- 4.21.8 On corner parcels, accessory buildings and structure setbacks from the exterior side parcel line shall be equal to the front parcel line setback.
- 4.21.9 On corner parcels, accessory buildings are prohibited within exterior side yards.
- 4.21.10 Greenhouses may be located 0.9 m from side and rear parcel lines, except as provided in 4.21.7.
- 4.21.11 Where an accessory building or structure has a floor area of less than 6.7 m², including projections, it may be located adjacent to an interior rear parcel line, except in the M1 zone.

4.22 HEIGHT EXEPTIONS

- 4.22.1 The maximum height regulations of this Bylaw do not apply to the following:

- (a) Monument;
- (b) Chimney;
- (c) Spire, steeple, or belfry;
- (d) Radio and television tower or antenna;
- (e) Renewable energy generation system;
- (f) Pole, floodlight;
- (g) Transmission tower;
- (h) House and fire alarm tower;
- (i) Mechanical equipment on rooftop;
- (j) Water tank; and
- (k) Scenery loft.

4.23 VISION CLEARANCE AT INTERSECTIONS

4.23.1 No fence, wall, structure, hedge, bush, shrub, tree, or other growth shall be erected, maintained or allowed to grow to a height greater than 1 metre so as to obstruct vision clearance at intersections within the sight triangle as illustrated in Figure 11.

4.24 MOBILE AND MODULAR HOMES

4.24.1 All Mobile Homes must:

- (a) Be manufactured no later than 10 years prior to placement on a lot, unless inspected and certified to comply with CSA Z240 standards;
- (b) Have a valid BC registration number; and
- (c) Meet the CSA Z240 as per the BC Building Code, as amended from time to time.

4.24.2 All Modular Homes must:

- (a) Meet the CSA A277 standards as per the BCBC; and
- (b) Be installed on a foundation that meets the CSA Installation Standard for A277.

4.24.3 A Mobile Home, when located within an MHL zone, must:

- (a) Be secured to a permanent foundation or properly blocked and anchored according to the CSA Z240 standards;
- (b) Be skirted to enclose the area between the base of the home and the ground; and
- (c) Have the hitch removed or enclosed with skirting.

4.25 SERVICE STATION & CAR WASH REQUIREMENTS

4.25.1 The following requirements shall apply to automobile service stations:

- (a) No portion of any pump island shall be located closer than 6 m from any street line, except an overhead canopy.
- (b) The minimum distance between ramps and driveways shall not be less than 9 m.
- (c) The minimum distance from a driveway to a street intersection shall not be less than 15 m.
- (d) The minimum angle of an intersection or a ramp to a street line shall be 45 degrees.
- (e) Dedicated bays, separate from service bays, must be provided for any car wash facilities.

(f) All service bays must include an oil/water separator.

4.25.2 The following requirements shall apply to car washes:

(a) All car wash bays or automated car washes must include an oil/water separator.

4.26 LIGHTING

4.26.1 The following provisions shall apply to all outdoor lighting for any development:

(a) Outdoor lighting shall be low-glare in nature and located and arranged such that no light is directed at any adjoining properties, or that it may interfere with the effectiveness of any traffic control devices in the vicinity;

(b) Where possible, energy-efficient light bulbs should be utilized;

(c) If ground mounted, the maximum height shall be 12 m; and

(d) All outdoor lights must have fully shielded luminaires to direct light downward.

4.27 YARDS

4.27.1 Where a non-residential building or residential building of two or more dwelling units has frontage on more than one street, or fronts both a street and a lane which is used for primary access, any building, structure or accessory building shall be located on such parcel to maintain a front yard on each street frontage so as to be consistent with the predominant front yard setback on the block.

4.27.2 In the case of a corner parcel, the front lot line shall be the narrower of the two frontages.

4.28 COMMUNICATION TOWERS

4.28.1 All communication towers are federally regulated and subject to policies as provided by Innovation, Science, and Economic Development (ISED) Canada thereto.

4.29 WINTER DESIGN PRINCIPLES

4.29.1 The following winter design principles shall be considered for the development / renovation of buildings and structures in the C1, C2, RM1, RM2 and P zones:

(a) Incorporate design strategies to block prevailing winds and downdrafts;

(b) Maximize exposure to sunshine through building orientation and design;

(c) Use colour to enliven the winterscape;

(d) Create visual interest with lighting, while being mindful of density, spread, and colour; and

(e) Design and provide infrastructure that supports desired winter life and improves comfort in cold weather.

4.30 FIRE SMART DESIGN PRINCIPLES

4.30.1 Structures should be located as far away from any wildfire risk areas as possible or as far away as any existing permanent structure.

4.30.2 Fire resistant materials should be used for roofs, decks, porches, exterior walls.

4.30.3 Eaves and vent openings should be screened and spark arresters installed on chimneys.

4.30.4 Building design and construction should be generally consistent with the current standards published by the BC Building Code (BCBC), as amended from time to time.

4.31 FUTURE DEVELOPMENT ZONE REQUIREMENTS

4.31.1 Uses permitted within the FD zone include: Community Garden, Community Greenhouse, Agricultural Use – Minor, Utility Infrastructure, and Open Space. Any other use proposed for the subject property will require a rezoning and shall not be

rezoned and / or subdivided except as part of an approved comprehensive development plan, subject to the policies all within Section 4.31.

- 4.31.2 The following studies and assessments will be required to be submitted alongside, and adequately addressed as part of a comprehensive development plan:
- (a) Servicing strategies (water, wastewater, stormwater);
 - (b) Traffic Impact Assessment;
 - (c) Environmental Assessment; and
 - (d) Any other studies that the Officer deems applicable.
- 4.31.3 In addition to the information required by this Bylaw for a rezoning, the applicant shall also provide the following information:
- (a) A proposed revised FD zone, which includes the general purpose of the zone, a list of principal uses for the site, a list of subdivision regulations, a list of development regulations, and a list of any other regulations which apply in addition or instead of any regulation in this Bylaw;
 - (b) A narrative documenting the opinions and concerns of surrounding property owners and residents obtained through a public information program, and how the proposed development responds to these concerns, together with a summary of the methods used to obtain such input; and
 - (c) A site plan, and/or elevations may be required to be attached to the specific FD zone as a schedule, where, in the opinion of Council, the complexity of the proposed development is such that a site plan and/or elevations would be necessary to clarify or interpret the written regulations of the specific FD zone.
- 4.31.4 Subject to all other provisions of this Bylaw, on any parcel, in any area designated as a FD zone, the following design approaches and site elements shall be considered as part of the rezoning application:
- (a) Future residential development should be clustered to protect natural areas, green spaces, create walking trails and access to other areas.
 - (b) Identify and protect areas with potential for future parks, recreation, and open space uses.
 - (c) Encourage new development to retain original natural areas and features, and to incorporate green spaces as much as possible.
 - (d) Ensure appropriate buffers are established between incompatible land uses.
 - (e) Encourage property owners and developers to follow provincial Best Stormwater Management Practices to protect water courses from adjacent surface disturbance and development.
 - (f) Landscaping opportunities, particularly strategies to control invasive plants as described in the BC Weed Control Act.
- 4.31.5 All buildings, structures and uses shall comply with the size, shape, siting and statement of uses as designed on the approved comprehensive development plan which shall align with this Bylaw.

PART 5 - USE SPECIFIC REGULATIONS

5.1 REGULATION OF USES

5.1.1 No development shall be permitted in the District of Tumbler Ridge except for those developments that are listed herein as permitted, or those developments that are accessory to a permitted use listed herein.

5.2 PRINCIPAL USE TABLE

5.2.1 In Table 5-1, land uses and activities are classified into general 'use categories' based on common functional or physical characteristics, such as:

- (a) The type and / or intensity of land use;
- (b) The type and / or number of residents or customers;
- (c) How goods and / or services are managed or delivered; or
- (d) Other site-specific conditions.

5.2.2 This classification system provides a method for assigning present and future land uses into appropriate Zones. This classification does not list every use or activity that may exist, and some uses may be listed in one category when they may reasonably be listed in another.

5.2.3 In Table 5-1:

- (a) The symbol "√" in a cell indicates a use is permitted in the associated Zone;
- (b) A blank cell indicates a use is prohibited in the associated Zone.

5.2.4 Subject to all other provisions of this Bylaw, on any parcel in the zones identified in the following table, the following uses shall be permitted:

Table 5-1 - Principal Use Table

USES \ ZONES	Residential Single Detached (Small Lot)	Residential Single Detached	Rural Residential (Large Lot)	Manufactured Home Lot	Manufactured Home Park	Residential Multi-Medium Density	Residential Multi-High Density	Town Centre Commercial	General Commercial	Highway Commercial	Industrial	Public and Institutional	Rural Resources	Future Development	Use Specific Regulation
	R1	R2	R3	MHL	MHP	RM1	RM2	C1	C2	C3	M1	P	RR	FD	
Residential Uses															
Two-Unit Dwelling / Duplex Dwelling		√				√									
Mobile Home (Z240)				√	√										applies
Modular Home (A-277)	√	√	√	√		√ (multi only)	√ (multi only)						√		applies
Single-Detached Dwelling	√	√	√										√		
Townhouse Dwelling						√	√	√							
Apartment							√	√							
Commercial Uses															
Agricultural Supply and Sales									√	√					
Art Gallery or Studio (NEW)								√	√						
Artisan and Food Production, Small-Scale								√	√		√				applies
Business Support Services								√	√		√				
Broadcasting and Recording								√	√						
Cannabis Retail Store								√	√	√					applies
Car Wash								√	√	√	√				applies
Commercial and Residential Mixed Use								√							
Commercial Vehicle Wash										√	√				
Controlled Environment Agriculture (CEA)									√	√	√				
Drive-In or Drive-Thru Business										√					
Farmer's Market								√	√			√			
Financial Institution								√	√						
General Contractor Services								√	√		√				
Greenhouse / Nursery									√	√	√				
Hostel									√	√					
Hotel / Motel								√	√	√					
Licensed Premises Pursuant to the Liquor Act								√	√						
Neighbourhood Store								√	√						
Office								√	√			√			
Parking Lot								√							
Personal Service Establishment								√	√						
Pet Services								√	√						
Restaurant								√	√	√					

USES \ ZONES	Residential Single Detached (Small Lot)	Residential Single Detached	Rural Residential (Large Lot)	Manufactured Home Lot	Manufactured Home Park	Residential Multi - Medium Density	Residential Multi-High Density	Town Centre Commercial	General Commercial	Highway Commercial	Industrial	Public and Institutional	Rural Resources	Future Development	Use Specific Regulation	
	R1	R2	R3	MHL	MHP	RM1	RM2	C1	C2	C3	M1	P	RR	FD		
Retail Store								√	√	√						
Service Station								√	√	√						applies
Temporary Use	√	√	√	√	√	√	√	√	√	√	√	√				applies
Sales, Service and Rental - Household and Non-Motorized Sports Equipment								√	√		√					
Sales, Service and Rental - Vehicle									√	√	√					
Sales, Service and Rental - Heavy Equipment									√		√					
Accessory Uses																
Accessory Building or Structure	√	√	√	√	√	√	√	√	√	√	√	√				
Accessory Dwelling Unit (ADU): Accessory Suite & Secondary Suite	√	√	√										√			applies
Bed and Breakfast		√	√													applies
Caretaker Suite					√			√	√	√	√		√			
Cargo Container		√	√						√	√	√	√	√			applies
Family Day Home	√	√	√	√	√	√	√									applies
Home Industry			√													applies
Home Occupation - Major		√	√													applies
Home Occupation - Minor	√	√	√	√	√	√	√	√								applies
Private Swimming Pool / Hot Tub		√	√	√	√	√	√		√	√						applies
Produce Stand								√					√			
Short-Term Rental	√	√	√	√	√	√	√	√								applies
Storage, Outdoor									√	√	√					applies
Agricultural Uses																
Agricultural Operation, Horticulture			√									√	√			
Agricultural Operation, Major			√								√		√			
Agricultural Operation, Minor	√	√	√	√	√							√	√	√		applies
Apiary		√	√								√		√			applies
Industrial Uses																
Agriculture Processing											√					
Alcohol Production, Craft Brewery / Distillery								√	√							
Alcohol Production, Large Scale									√		√					

USES \ ZONES	Residential Single Detached (Small Lot)	Residential Single Detached	Rural Residential (Large Lot)	Manufactured Home Lot	Manufactured Home Park	Residential Multi-Medium Density	Residential Multi-High Density	Town Centre Commercial	General Commercial	Highway Commercial	Industrial	Public and Institutional	Rural Resources	Future Development	Use Specific Regulation
	R1	R2	R3	MHL	MHP	RM1	RM2	C1	C2	C3	M1	P	RR	FD	
Animal Clinic / Hospital									√		√				
Animal Shelter, Boarding, or Breeding Facility											√		√		applies
Auction Facility									√		√				
Bulk Fuel Storage										√	√				
Cannabis Cultivation											√				applies
Cannabis Processing											√				applies
Exhibition and Convention Facilities									√			√			
Forest Practices													√		
Hazardous Goods Storage											√				
Industrial, Heavy											√				
Industrial, Light									√		√				
Industrial Salvage											√				
Maintenance Facility									√	√	√				
Mini Storage									√		√				
Recycling Depot									√			√			
Resource Development													√		
Storage, Indoor									√		√				
Storage, Outdoor									√	√	√				applies
Storage, Outdoor Truck									√		√				
Warehouse Facility									√		√				
Wind Farm											√		√		
Parks, Recreational, and Institutional Uses															
Airport												√			
Assembly								√	√			√			applies
Assisted Living		√	√			√	√	√							
Campground or Recreational Vehicle Park												√	√		
Care Facility, Clinic						√	√	√	√	√		√			
Care Facility, Group		√	√			√	√	√							
Care Facility, Medical									√			√			
Cemetery												√			
Child Care Centre								√	√	√	√	√			applies
Commercial School									√			√			
Commercial Recreation, Indoor								√	√	√					
Community Garden	√	√	√	√	√	√	√	√	√	√	√	√	√	√	

USES \ ZONES	Residential Single Detached (Small Lot)	Residential Single Detached	Rural Residential (Large Lot)	Manufactured Home Lot	Manufactured Home Park	Residential Multi-Medium Density	Residential Multi-High Density	Town Centre Commercial	General Commercial	Highway Commercial	Industrial	Public and Institutional	Rural Resources	Future Development	Use Specific Regulation
	R1	R2	R3	MHL	MHP	RM1	RM2	C1	C2	C3	M1	P	RR	FD	
Community Greenhouse	√	√	√	√	√	√	√	√			√	√	√	√	
Education Facility								√				√			
Emergency and Protective Services								√	√	√		√			
Fairground												√			
Funeral Services								√	√			√			
Golf Course Clubhouse Facilities												√			
Golf Course Maintenance and Storage Facilities												√			
Golf Course												√			
Open Space	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Outdoor Amphitheatre								√				√			
Place of Worship								√	√			√			applies
Private Riding Facilities and Stables												√			
Recreation Facility								√	√			√			
Rodeo Facility												√			
Public Use and Utility Uses															
Civic Use								√				√			
Electric Vehicle Charging Stations								√	√	√	√	√			
Public Transportation Depot									√	√	√	√			
Renewable Energy System		√	√						√	√	√	√	√		applies
Utility Infrastructure	√	√	√	√	√	√	√	√	√	√	√	√	√	√	

5.3 PRIVATE SWIMMING POOLS AND HOT TUBS

- 5.3.1 Swimming pools or hot tubs shall not be located in a front yard.
- 5.3.2 Swimming pools or hot tubs shall not be constructed or located within any required front or side yard or located within 3.5 metres of any other parcel line, unless expressly provided for in this Bylaw.
- 5.3.3 Above ground swimming pools or hot tubs shall meet the siting requirements of accessory buildings.
- 5.3.4 Swimming pools or yards containing a swimming pool shall be enclosed in a structure or surrounded by a fence with a height of no less than 1.5 metres. The fence shall be equipped with a self-closing gate and secured by a spring lock not less than 1m above grade, designed to open from the inside of the fence. The fence and gate shall be erected at the same time as the excavation and construction of the swimming pool.
- 5.3.5 Hot tubs shall be equipped with a locking, rigid safety cover that meets the performance standards of American Society of Testing Materials (ASTM) Standard F1346-91 (2010) as amended, or comply with enclosure requirements for pools as per Section 5.3.4 above.
- 5.3.6 Minimum parcel coverage requirements shall not apply to temporary and permanent swimming pools or hot tubs.

5.4 ACCESSORY DWELLING UNITS

- 5.4.1 Accessory dwelling units can be in the form of a 'secondary suite' as per Section 5.5 or an 'accessory suite' as per Section 5.6, and are not calculated as part of the density requirements as contained in Table 6-1.
- 5.4.2 Parcels zoned as R1, R2, R3, or RR can contain a secondary suite, an accessory suite, or both concurrently.
- 5.4.3 Safety standards for accessory dwelling units will be met through the Building Permit process, governed by the BC Building Code (BCBC), as amended from time to time.

5.5 SECONDARY SUITES

- 5.5.1 Where permitted, secondary suites must comply with the following regulations:
 - (a) A maximum of one secondary suite is permitted per parcel in those residential zones where secondary suites are permitted: R1, R2, R3, and RR. For clarity a single-detached dwelling and two-unit dwelling can have a secondary suite;
 - (b) Shall not alter the character of the principal dwelling;
 - (c) Only will be permitted as an accessory use;
 - (d) Only will be permitted in conjunction with a permitted principal residential use;
 - (e) Must be fully separated from the associated principal use by walls, partitions and/or floors, and located within the principal building;
 - (f) Must have an entrance that meets the fire separation requirements as outlined in the BCBC;
 - (g) Must share common utility connections with the principal building;
 - (h) Must meet BC Building Code (BCBC) requirements for secondary suites, as amended from time to time;
 - (i) One off-street parking space must be provided on the parcel for the secondary suite in addition to the minimum parking requirement of this Bylaw pertaining to the principal use; and
 - (j) Shall not be subdivided or strata titled.

5.6 ACCESSORY SUITES (GARDEN SUITES AND CARRIAGE SUITES)

- 5.6.1 An Accessory Suite in the District of Tumbler Ridge either means a Garden Suite or Carriage Suite;

5.6.2 An Accessory Suite may be constructed on-site or as a modular building.

5.6.3 Where permitted, accessory suites must comply with the following regulations:

- (a) Are permitted in the following zones: R1, R2, R3, and RR;
- (b) A maximum of one Accessory Suite is permitted per parcel;
- (c) Only permitted as an Accessory Use;
- (d) Only permitted in conjunction with a permitted principal residential use;
- (e) Must be developed as a stand-alone structure, and not attached to / located within the principal building. A Carriage Suite is located on the second floor of an accessory building, and a Garden Suite is a stand-alone structure, as illustrated in Figure 12];
- (f) Must meet BC Building Code requirements for suites, as amended from time to time.
- (g) Must have a minimum floor area of 20 m²;
- (h) Must have a maximum floor area of 125 m²;
- (i) One off-street parking space must be provided on the parcel for the Accessory Suite in addition to the minimum parking requirement of this Bylaw pertaining to the principle use; and
- (j) Shall not be subdivided, or strata titled.

5.7 BED AND BREAKFAST

5.7.1 Bed and Breakfasts are only permitted in the following zones: R2 and R3.

5.7.2 Operation of a Bed and Breakfast requires a license issued by the District as per the Business License Bylaw.

5.7.3 As part of the license application as per 5.7.2, the applicant shall also provide to the District, proof that adjacent landowners have been notified of the business license application through a letter. The notification letter must include a description of the proposed use and / or development, contact information for where further information may be obtained, and details for how to submit comments to the Development Officer pertaining to the application. Administration may send the notification to adjacent landowners at the request and expense of the applicant.

5.7.4 A Bed and Breakfast shall not alter the residential character of the principal dwelling or show an external indication that the dwelling is being used for any purpose other than a residential use.

5.7.5 A Bed and Breakfast must be conducted wholly within a single-detached dwelling unit.

5.7.6 A Bed and Breakfast must clearly be accessory to the use of the dwelling unit for residential purposes.

5.7.7 The principal single-detached dwelling unit on the parcel containing the Bed and Breakfast must be occupied by the owner of the principal single-detached dwelling unit.

5.7.8 A maximum of three (3) guest rooms shall be permitted in a Bed and Breakfast.

5.7.9 The guest rooms within a Bed and Breakfast shall not contain any cooking facilities.

5.7.10 One additional off-street parking space must be provided per each guest room, in addition to any off-street parking requirements for the single-detached dwelling unit under this Bylaw, to a maximum of 15% of the total parcel area; and

5.7.11 The maximum length of stay for any guest may not exceed 30 consecutive days, and not more than 90 days within a calendar year.

5.8 SHORT-TERM RENTALS

5.8.1 Short-Term Rentals are only permitted in the following zones: R1, R2, R3, MHL, MHP, RM1, RM2, and C1.

5.8.2 Operation of a Short-Term Rental requires a license issued by the District, as per the Business License Bylaw.

5.8.3. Short-Term Rental must not be conducted within a building with an occupied Secondary Suite or a Bed and Breakfast.

5.8.4. The Short-Term Rental unit must comply with the minimum parking requirement of this Bylaw pertaining to the principal use.

5.9 HOME INDUSTRY

5.9.1 A Home Industry is considered a temporary use, and approval can only be provided through a temporary use permit issued by the District of Tumbler Ridge.

5.9.2 Home industry uses may include:

- (a) A contractor's shop, a plumbing shop, an electrical shop, a small engine repair shop, or a similar use.
- (b) A storage building for school buses, boats, interim storage of heavy equipment, snowmobiles or a similar use.

5.9.3 Where permitted, a home industry is subject to the following regulations:

- (a) A standard home industry must be licensed by the District of Tumbler Ridge;
- (b) A standard home industry is an accessory use that must only be conducted within the principal single-detached dwelling or within up to one accessory building;
- (c) No more than one person in addition to the residents of the principal residence where the home industry is being operated must work on the parcel in which the home industry is located;
- (d) A home industry must not:
 - i. Occupy more than 25% of the floor area of the principal building or 90 m², whichever is less, and in no case will the combined area of the principal building used for the business and an accessory building used for the business exceed 120 m²;
 - ii. Be operated in a manner that routinely generates more than one client visit at any one time;
 - iii. Operate in a manner where clients or non-resident employees are working on the premises outside of the hours of 8:00 am to 10:00 p.m.
 - iv. Create a hazardous or dangerous condition for the neighbourhood or the environment;
 - v. Generate sound from machinery at the parcel line of the parcel on which the home industry is located;
 - vi. Produce odour, smoke or dust;
 - vii. Utilizes materials or processes that produce flammable explosive vapours or gases under ordinary temperatures;
 - viii. Produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such an electronic or communications device located beyond the parcel line of the parcel on which the home occupation is located;
 - ix. Involve the treatment or boarding of animals, such as a veterinary hospital or kennel;
 - x. Involve automotive or motorized vehicle repair except that the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle off-site and transported to the site for repair;

- xi. Involve the parking of more than one piece of heavy industrial equipment exceeding five (5) tonnes gross weight; and
- xii. Be serviced by a vehicle exceeding five (5) tonnes gross vehicle weight.

5.10 HOME OCCUPATIONS

- 5.10.1 A home occupation must be licensed by the District of Tumbler Ridge.
- 5.10.2 A home occupation shall only be carried out by a resident of the dwelling unit in which the home occupation is located.
- 5.10.3 A home occupation shall not be a use that:
 - (a) Produces any offensive noise vibration, smoke, dust, odour, glare, heat or electrical interference within a residential zone;
 - (b) Results in any exterior alterations to the building or the land that are not consistent with the residential character of the buildings and property;
 - (c) Utilizes materials or processes that produce flammable explosive vapours or gases under ordinary temperatures;
 - (d) Requires the delivery or removal of materials or products in bulk by commercial vehicles or trailers.
 - (e) Involve the treatment or boarding of animals, such as a veterinary hospital or kennel; and
 - (f) Involve the parking of heavy industrial equipment.
- 5.10.4 A home occupation shall be carried out wholly within a dwelling unit or within an accessory building, and shall involve no external storage of materials, containers or finished products.
- 5.10.5 Home occupations shall not generate noise, traffic or in-person visits between 10 pm and 8 am except for family day homes, which may operate from 6 am. Quiet, non-disruptive activities such as computer-based work are permitted at any time.
- 5.10.6 Traffic generation for a Home Occupation, Major is permitted, however it must not interfere with the rights of the other residents to quiet enjoyment of the residential neighbourhood.
- 5.10.7 Traffic generation for a Home Occupation, Minor must be minimal above that of a typical residential use and will not interfere with the rights of the other residents to quiet enjoyment of the residential neighbourhood.
- 5.10.8 A Home Occupation, Minor and Home Occupation, Major shall be an incidental and subordinate use to the principal dwelling and shall not occupy an area within the dwelling unit exceeding thirty percent (30%) of the gross floor area of the dwelling unit, or 50 m², whichever is lesser.
- 5.10.9 A Home Occupation, Minor and Home Occupation, Major may occupy up to 100% of an accessory building or structure if conducted within the accessory building or structure.
- 5.10.10 A Home Occupation, Minor and Home Occupation, Major may occupy the principal dwelling and an accessory structure but must meet the size restrictions noted in 5.10.8 and not exceed a combined area of 90 m².
- 5.10.11 A Home Occupation, Minor shall:
 - (a) Have no on-site employees other than the residents of the principal dwelling;
 - (b) Receive no more than ten clients or deliveries per week; and
 - (c) Have no commercial vehicle associated with its operation.
- 5.10.12 A Home Occupation, Major may:
 - (a) Employ 1 person to work on-site other than the permanent residents of the dwelling, unless a greater number is approved by the Development Officer due to the nature of the business;
 - (b) Receive more than ten clients or deliveries per week, the maximum number of which shall be at the discretion of the Development Officer, based on the nature of the business and location of the property; and

- (c) Be required to provide one additional on-site parking stall in addition to the minimum parking requirement of this Bylaw pertaining to the principal use.

5.10.13 A home occupation may include the following:

- (a) The office of an accountant, architect, draftsman, clergy, dentist, tax consultant, engineer, financial advisor, lawyer, real estate agent; and
- (b) The space for which a barber, beautician, naturopath, massage therapist, chiropractor, picture framer, tailor, pet groomer, dressmaker, music teacher, photographer, writer or of persons engaged in home crafts or hobbies;
- (c) Locksmiths and electronic instrument repair;
- (d) A Family Day Home;
- (e) Small scale food preparation such as home canning, trade show vendors and event caterers excluding regular or semi-regular food and beverage businesses such as sandwich shops, pizza making operations or similar; and
- (f) Small scale home sales (i.e. Avon, Tupperware, etc.).

5.10.14 A home occupation use must not include:

- (a) The repair and painting of vehicles, trailers, boats, commercial equipment and industrial equipment;
- (b) Welding or machine shops; and
- (c) Spray painting or spray coating operations.

5.11 AGRICULTURAL OPERATION, MINOR

5.11.1 An Agricultural Operation, Minor, which can include backyard hen keeping, is permitted in the following zones: R1, MHL, R2, R4, MHP, FD, P, and RR, and subject to the requirements of this section.

5.11.2 To permit an Agricultural Operation, Minor

- (a) A property owner must:
 - (a) Not generate offensive odours or create a nuisance via storage and composting related to the use.
 - (b) Must adhere to the Animal Responsibility Bylaw if the operation involves the keeping of animals.

5.11.3 An Agricultural Operation, Minor does not permit the sales of the products produced, these products are only for personal household use only.

5.12 APIARIES / BACKYARD BEE KEEPING

5.12.1 An apiary / backyard bee keeping is only permitted in the following zones: R2, R4, M1, and RR, and subject to the requirements of this section.

5.12.2 A property owner must:

- (a) Not locate a beehive within 3 m of any property line;
- (b) Either contain a beehive within an area surrounded by a solid 1.8 m fence if the beehive is within 9.0 m of any property line; or situate the beehive a minimum of 2.4 m off the ground;
- (c) Direct the beehive entrances away from neighboring properties unless environmental conditions such as wind or limited sun exposure make this unhealthy for the bees;
- (d) The positioning of beehives must enable a clear flight path of at least 4.5 metres straight ahead from the front of the beehive to any parcel line or structure;
- (e) Locate beehives in the rear yard of the property and orient to face away from adjacent properties and lanes;
- (f) Beehives must be screen from view from any street, land or abutting residential property; and

- 5.12.3 No more than two beehives will be permitted on a parcel of less than 1,000m², 4 beehives on a parcel that is between 1,000m² and 2,000m², and 6 beehives on a Parcel that is over 2,000m².
- 5.12.4 If proposed in the R2 zone, written consent from owners and tenants of abutting properties and, if applicable, the subject property owner, must be obtained and provided to the District. Neighbours may only object to the keeping of beehives on medical grounds.

5.13 CANNABIS RETAIL STORE

- 5.13.1 Cannabis retail store uses are prohibited on a parcel if the entire parcel area is located within 100 m (in a straight line from closest parcel line to closest parcel line) of a school or a park.
- 5.13.2 The total number of licenced Cannabis Retail Stores within the boundaries of the District shall be two (2).

5.14 CANNABIS CULTIVATION AND CANNABIS PROCESSING

- 5.14.1 General requirements:
- (a) Cannabis Cultivation and / or Cannabis Processing shall not occur in a building where a residential use is located; and
 - (b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered as a residential use for the purposes of this Bylaw.
- 5.14.2 Site requirements:
- (a) Cannabis Cultivation and / or Cannabis Processing must have a minimum separation distance of:
 - (a) At least 100 m from a parcel with a Care Facility (Clinic),
 - (b) At least 100 m from a parcel with a School,
 - (c) At least 100 m from a parcel that is a designated as Municipal School Reserve on title,
 - (d) At least 100 m from a Residential parcel, and
 - (e) At least 100 m from a Dwelling.
 - (f) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and / or Cannabis Processing building.

5.15 OUTDOOR STORAGE AND DISPLAY

- 5.15.1 Outdoor storage and display:
- (a) Is permitted within the C2, C3, and M1 zones.
 - (b) Is accessory to a permitted principal use;
 - (c) Is not located in a front yard or a side yard that abuts a street;
 - (d) Has an area on the parcel equal to or less than 50% of the gross floor area of the building the commercial development occupies;
 - (e) Is not located in a required yard; and
 - (f) Must be located 3 m from the property line.

5.16 ASSEMBLY HALLS AND PLACES OF WORSHIP

- 5.16.1 A site to be used for an assembly hall and/or a place of worship where permitted under this Bylaw, is subject to the following:
- (a) The site shall be such a size that would allow adequate parking to be provided on-site.

- (b) Where the site abuts a residential zone, the property shall be fenced and/or screened with landscaping to the satisfaction of the Development Officer having regard to the nature of the use, the potential impacts on the use on the normal use and enjoyment of the neighbouring properties and security.
- (c) Any outdoor lighting shall be located and arranged so that no direct rays of light are directed at neighbouring properties.
- (d) A minimum of 10% of the site area shall be landscaped. The Development Officer may require additional landscaping to provide screening for neighbouring properties.

5.17 TEMPORARY RESIDENCE DURING CONSTRUCTION

5.17.1 A Mobile Home or Recreational Vehicle are permitted as a temporary residence in all residential zones, providing that:

- (a) A Building Permit has been issued for a dwelling;
- (b) The term of the temporary residence does not exceed 24 months; and
- (c) The temporary residence would be removed from the parcel within 30 days of the first residential occupancy of the dwelling on-site.

5.17.2 An extension of the temporary residence may be considered by the Development Officer if the dwelling construction has been proceeding with a reasonable diligence during the term of the stay.

5.18 RENEWABLE ENERGY SYSTEMS

5.18.1 Renewable energy systems include solar panels and wind turbines.

5.18.2 The maximum height of a renewable energy system within the C2, M1, and P zone shall be at the discretion of the Development Officer, which shall take into consideration the lot area and dimensions, system location, system specifications, and potential impact to neighbouring properties.

5.18.3 The maximum height of a renewable energy system within the R2 and R4 zones must not extend beyond 3 metres of the maximum permitted height in the zone. Such system must be attached to a principal or accessory building and not extend beyond the outermost edge of the roof.

5.18.4 All powerlines connecting the energy generation system to a substation, grid, or other facility to which power is provided shall be underground, unless an overhead installation is approved by the Development Officer.

5.18.5 Wind energy generation systems shall be finished in a non-reflective matte and in a colour which minimizes the visual impact of such system.

5.18.6 Energy generation systems shall ensure there are no nuisance effects that extend beyond the site to the satisfaction of the Development Officer.

5.18.7 The Development Officer may require the developer to locate and screen the energy generation system by landforms (such as berms), natural vegetation or other means acceptable to the Development Officer to minimize its visual impact on adjacent residences, public roads, trails or other public areas.

5.18.8 A development impact assessment may be required by the Development Officer to determine the effect of the system on wildlife, birds, and pets.

5.18.9 To ensure public safety, the Development Officer may require that a security fence not less than 1.8 m in height be erected, or safety mechanism or procedures be employed to prevent access to the energy generation system.

5.18.10 No signage, advertising or accessory installations shall be placed on an energy generation system.

5.18.11 When an energy generation system becomes obsolete, it shall be immediately removed, and the development site reclaimed.

5.18.12 The minimum setbacks of a small energy generation system shall be equal to the distance of the total system height to any property line, but in no case shall the setback be less than the minimum yard setback distances specified in the land use district in which it is located. This distance may be relaxed at the discretion of the Development Officer if it deems that due to the

design, characteristics and location, the small energy conversion system will not have any adverse impacts on neighbouring properties.

- 5.18.13 The production of renewable energy as well as any device used to produce such energy shall comply with all other municipal, provincial and federal Bylaws, statutes and regulations, including, but not limited to a building permit and BC Building Code regulations, as amended from time to time.

5.19 ANIMAL SHELTERS, BOARDING, OR BREEDING FACILITIES

- 5.19.1 The Development Officer, when issuing approvals, may determine the maximum number of animals that may be kept at any one time by the operator. In determining the maximum number of animals, the Development Officer shall take into account:
- (a) The size of the property;
 - (b) The use of adjacent properties;
 - (c) The setback distances to any property line or residential dwelling on an adjacent property; and
 - (d) Noise attenuation measures.
- 5.19.2 In determining the number of animals, animals less than 6 months of age shall not normally be included.
- 5.19.3 The setback distances specified in the district in which a boarding or breeding facility is located shall apply to all structures or facilities used in the boarding operation, regardless of size or function of the structure or facility. The Development Officer may vary the required setback distance if deemed necessary.
- 5.19.4 No building, pens, rooms, exercise runs or holding stalls used to accommodate the animals shall be allowed within 300 m of an existing dwelling located on an adjacent lot.
- 5.19.5 Pens, rooms, exercise runs, and holding stalls shall be adequately soundproofed, if deemed necessary by the Development Officer which shall base its decision on the recommendations of a noise study, the number of animals to be kept at the kennel, the proximity of the kennel to other uses or other kennels, and the possibility that noise from the kennel may adversely affect the amenities of the area.
- 5.19.6 The Development Officer may require animals to be kept indoors between the hours of 7:00 p.m. to 8:00 a.m., except when on leashed walks.
- 5.19.7 Where an animal shelter or boarding or breeding facilities are to be located near known wildlife corridors or habitat areas, there shall be strict measures incorporated into the design of the development and operating procedures to ensure that the animals are securely restrained at all times.
- 5.19.8 An animal shelter, or a boarding or boarding or breeding facility shall be operated in accordance with provincial health regulations and, in particular, feces and similar wastes shall be disposed of in a manner acceptable to the public health authority. In no case shall such waste be disposed of in the Municipal waste collection system without the written consent of the Municipality.

5.20 STORAGE FACILITIES FOR HAZARDOUS GOODS

- 5.20.1 All above-ground storage vessels for liquefied petroleum gases and flammable liquids shall:
- (a) Be considered as an accessory use within an industrial site;
 - (b) Obtain a storage permit from the Provincial government;
 - (c) Notwithstanding the setbacks as outlined in the specific industrial land use district, be a minimum of 3 m from all side and rear lot lines.
- 5.20.2 The Development Officer may require an above-ground storage vessel for liquefied petroleum gases and flammable liquids to be adequately screened from view of adjacent properties or roads through the use of vegetation, berming, or fencing.

5.21 FAMILY DAY HOME AND CHILD CARE CENTRES

- 5.21.1 Where site conditions exist that may negatively impact the Child Care Centre or Family Day Home Use, including but not limited to trash collection areas, large parking lots, loading docks, rail lines, or arterial public roadways, the applicant shall design the building, entrances, play spaces, landscaping, and fencing, or similar, to mitigate these conditions to the satisfaction of the Development Officer.
- 5.21.2 The operators of the Family Day Home and / or Child Care Centre must adhere to the Province of British Columbia's child care regulations and standards, pertaining to health, safety, staffing qualifications, record keeping, space, equipment, child-to-staff ratios, and programming.
- 5.21.3 A Family Day home is considered an accessory use, and must be located within the primary dwelling on site, or within a permitted secondary suite or permitted accessory suite.
- 5.21.4 Family Day Homes must adhere to the Home Occupation regulations listed in Section 5.9.

5.22 ARTISAN AND FOOD PRODUCTION, SMALL SCALE

- 5.22.1 Artisan and Food Production, Small Scale uses are permitted within the following zones: C1, C2, and M1, unless:
 - (a) The production of certain craft / art / sculpture uses will generate excess noise as determined by the Development Officer, such as woodworking, stonecutting, and jewelry making, then the use is restricted to the C2 and M1 zone, unless the operator can demonstrate sound attenuation / mitigation measures so as not to cause nuisance to adjacent properties within the C1 zone.

PART 6 - DIMENSIONAL STANDARDS

6.1 SITE REGULATIONS

- 6.1.1 Subject to all other provisions of this Bylaw, on any parcel in any zone identified in Table 6-1, the dimensional standards of this section shall apply.
- 6.1.2 No land shall be used or occupied, and no structure shall be erected, altered, used or occupied herein for any use in the Zone in which such land or structure is located other than in accordance with the Dimensional Standards as listed in Table 6-1, with the exception of development lawfully established prior to the effective date of this Bylaw.
- 6.1.3 For the purposes of this section, the maximum accessory building area shall not apply to swimming pools, hot tubs, or seasonal non-winter structures including decks, screened porches, verandas, uncovered walks and wheelchair ramps.

6.2 DIMENSIONAL STANDARDS

- 6.2.1 The following standards apply to all development under the jurisdiction of this Bylaw:
- (a) The owner has a continuing obligation to maintain the minimum yards and other open spaces required by this Bylaw.
 - (b) The minimum yards and other open spaces required by this Bylaw for one use may not serve to satisfy the requirements of this Bylaw for minimum yards and other open spaces for another use.
 - (c) Yards and other open space required for a use must be located on the same zoning parcel as the principal use.
 - (d) Accessory uses, buildings, or structures shall be developed in accordance with the requirements for Accessory Buildings on Table 6-1.
 - (e) Temporary uses, buildings, or structures shall be developed in accordance with the requirements for Principal Uses on Table 6-1.
 - (f) No use or structure permitted under this Bylaw shall be established, erected, or constructed unless the site on which it is located, in addition to complying with all other requirements of this Bylaw:
 - i. Abuts a public street;
 - ii. Abuts an unimproved street which, under an Agreement with the District, is to be improved to serve that site; or
 - iii. Is deemed to abut a public street pursuant to the non-conformity provisions of this Bylaw.
 - (g) Building heights are to be calculated in accordance with Table 6-1 and Section 4.22.

6.3 TABLE ORGANIZATION

- 6.3.1 In Table 6-1, the cells in each row specify a dimensional standard for development for each zone, noted in the far-left column, in relation to the requirement set out at the top of the column in which the cell is contained. Notes indicate special situations that affect the application of dimensional standards to specific zones.
- 6.3.2 Notes include:
- (a) Where permitted, principal buildings sharing a common (party) wall may have an interior side yard of 0 m along the common property line

Table 6-1 – Dimensional Standards

REQUIREMENTS / ZONES		Residential Single Detached (Small Lot)	Residential Single Detached	Rural Residential (Large Lot)	Manufactured Home Lot	Manufactured Home Park	Residential Multi - Medium Density	Residential Multi -High Density	Town Centre Commercial	General Commercial	Highway Commercial	Industrial	Public and Institutional	Rural Resources	Future Development
		R1	R2	R3	MHL	MHP	RM1	RM2	C1	C2	C3	M1	P	RR	FD
Density	Maximum Density	-	-	2.5 UPH	-	22 UPH	40 UPH	60 UPH	40 UPH	-	-	-	-	-	-
	Minimum Density	-	-	-	-	-	30 UPH	40 UPH	-	-	-	-	-	-	-
	Maximum No. of Dwelling Units per Parcel	1	2	1	1	-	-	-	-	-	-	-	-	3	1
Minimum Parcel Size	Single	372 m2	475 m2	2 ha	372 m2	2 ha, bare land strata lot: 372 m2	700 m ²	-	-	-	-	-	-	4.5 ha	8 ha
	Duplex	-	700 m2 / 350 m2*	-	-	-	700 m2 / 350 m2*	-	-	-	-	-	-	-	-
	Townhouse	-	-	-	-	-	700m2, strata lot: 223 m ²	928 m2	-	-	-	-	-	-	-
	Apartment	-	-	-	-	-	-	928 m2	-	-	-	-	-	-	-
	Other development	-	-	-	-	-	-	-	275 m ²	450 m ²	450 m ²	600 m ²	-	4.5 ha	8 ha
Minimum Lot Frontage / Lot Width	Single	11 m	15 m	75 m	11 m	50 m, bare land Strata lot: 15 m	-	-	-	-	-	-	-	200 m	20 m
	Duplex	-	18 m / 9 m	-	-	-	18 m / 9 m	-	-	-	-	-	-	-	-
	Townhouse	-	-	-	-	-	7 m	30 m	-	-	-	-	-	-	-
	Apartment	-	-	-	-	-	-	30 m	-	-	-	-	-	-	-
	Other development	-	-	-	-	-	-	-	13 m	15 m	15 m	20 m	30 m	200 m	20 m
Minimum Width of Principal Building		5 m	7 m	10 m	3 m	3 m	7 m	7 m	-	-	-	-	-	-	-
Minimum Size of Principal Building		60 m2	74 m2	74m2	60 m2	60 m2	120m2	120m2	-	-	-	-	-	-	-

REQUIREMENTS / ZONES		Residential Single Detached (Small Lot)	Residential Single Detached	Rural Residential (Large Lot)	Manufactured Home Lot	Manufactured Home Park	Residential Multi - Medium Density	Residential Multi -High Density	Town Centre Commercial	General Commercial	Highway Commercial	Industrial	Public and Institutional	Rural Resources	Future Development
		R1	R2	R3	MHL	MHP	RM1	RM2	C1	C2	C3	M1	P	RR	FD
Maximum Height	Principle	12 m	12 m (2 storeys max)	12 m (2 storeys max)	7.5 m	7.5 m	15 m	18 m	18 m	18 m	18 m	15 m	15 m	12 m	12 m
	Accessory	8 m (1 storey max)	8 m (1 storey max)	12 m	5 m	5 m	6.5 m (1 storey max)	6.5 m (1 storey max)	5 m	5 m	5 m	5 m	5 m	12 m	10 m
	Carriage Suite	12 m	12 m	12 m											
Minimum Setback from Parcel Lines for Principal Building	Front Parcel Line	4.5 m	7.5 m	20 m	4.5 m	4 m	4 m	4 m	0 m	8 m	10 m	10 m	10 m	7 m	4 m
	Rear Parcel Line	1.5 m	1.5 m	10 m	2 m	2 m	3 m	9 m	1 m	5 m	5 m	5 m	10 m	7 m	4 m
	Interior Side Parcel Line	1.5 m	1.5 m	10 m	1.5 m	1.5 m	1.5 m	4 m	0 m	5 m	5 m	5 m	5 m	7 m	1.5 m
	Exterior Parcel Line	3 m	3 m	10 m	3 m	3 m	3 m	4 m	2 m	2 m	2 m	5 m	5 m	7 m	3 m
Minimum Setback from Parcel Lines for Accessory Building	Rear Parcel Line	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	3 m	1.5 m	1.5 m	1.5 m
	Interior Side Parcel Line	1 m	1 m	1 m	1 m	1 m	1 m	1 m	1 m	1 m	1 m	3 m	1 m	1 m	1 m
	Exterior Side Parcel Line	1.2 m	1.2 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m	3 m	1.5 m	1.5 m	1.5 m
Maximum Parcel Coverage		50%	50%	20%	50%	50%	50%	50%	95%	75%	75%	50%	50%	75%	0.20%
Minimum Parcel Coverage		-	-	-	-	-	-	-	60%	50%	-	-	-	-	-
Maximum No. of Accessory Buildings per Parcel		-	-	-	1	1	1	1	-	-	-	-	-	10	-

PART 7 - OFF-STREET PARKING, LOADING AND ACCESS REQUIREMENTS

7.1 REQUIRED NUMBER OF PARKING AND LOADING SPACES

- 7.1.1 Except as otherwise provided for in this Bylaw, the number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 7-1 of this Bylaw, in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I.
- 7.1.2 The number of off-street loading spaces for motor vehicles required for any use is calculated according to Table 7-2 of this Bylaw in which Column I classifies the types of uses and Column II sets out the number of required off-street loading spaces that are to be provided for each use in Column I.
- 7.1.3 In respect of a use permitted in this Bylaw which is not specifically referred to in Column I of Tables 7-1 and 7-2 of this Bylaw, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 7-1 and Table 7-2 of this Bylaw.
- 7.1.4 Where the calculation of the required off-street parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction.
- 7.1.5 Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use.
- 7.1.6 Off-street loading spaces shall not be counted as off-street parking spaces, and off-street parking spaces shall not be counted as of street loading spaces.
- 7.1.7 Off-street loading spaces shall be sited at an elevation convenient to a floor level in the building.
- 7.1.8 Each off-street loading space shall have vehicular access to a highway.
- 7.1.9 In no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any highway.
- 7.1.10 Where more than one standard may apply to a use, the most stringent standard shall be used.
- 7.1.11 Parking spaces may include structures related to charging electric vehicles, such as charging stations and electrical utility boxes, parked on the lot. (NEW)

Table 7-1 - Required Off-Street Parking Spaces

Column I – Class of Building	Column II – Minimum Off-Street Parking Requirements
Residential (Private and Commercial)	
Single-Detached, Modular Home, and Two-Unit / Duplex Dwelling	2 per dwelling unit
Multiple Residential Dwelling	1.5 per dwelling, plus the addition of visitor parking stalls which should equate to 10% of the total number of stalls required
Townhouse Dwelling and Mobile Home	1 per dwelling
Caretaker Suite	1 per suite
Accessory Dwelling Unit: Secondary Suite / Accessory Suite	1 per Accessory Dwelling Unit
Bed and Breakfast / Hostel	1 per guestroom

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Boarding or Rooming House	1 per guest room
Assisted Living	1 per three dwelling units
Motel or Hotel	1 per guestroom
Institutional, Public Assembly, and Recreational	
Place of Worship	1 per 10 m ² of floor area
Child Care Centre	1.5 per classroom
Elementary / Junior Secondary School	2 per classroom
Senior Secondary School	5 per classroom
College	10 per classroom
Library, Museum, or Art Gallery	1 per 20 m ² of floor area
Care Facility, Clinic and Care Facility, Medical	1 per 10 m ² of floor area
Public Building	1 per 10 m ² of floor area
Places of Assembly; Club / Lodge; Community Centre; Funeral Services; Recreation Facility; Exhibition / Convention Facilities; Rodeo Facility	1 per 5 seats or 1 per 10 m ² of floor area (whichever is greater)
Commercial Recreation, Indoor; Private Riding Facilities and Stables, Golf Course Clubhouse	1 per 50 m ² of floor area plus 1 per 6 spectator seats
Commercial	
Household and Non-Motorized Sports Equipment Rental, Sales, and Repair	1 per 40 m ² of floor area
Financial Institution, Office, General Contractor Service	1 per 20 m ² of floor area
Bowling Alley	2 per bowling lane
Campgrounds	1 per site
Restaurant / Licensed Premises Pursuant to the Liquor Act	1 per 5 seats
Agricultural Supply and Sales; Business Support Services; Broadcasting and Recording;	1 per 40 m ² of floor area
Retail Store, Neighbourhood Store, Market Garden, Farmer's Market	1 per 30 m ² of floor area
Personal Service Establishment, Pet Services	1 per 30 m ² of floor area
Bus Depot	1 per 40 m ² of floor area
Greenhouse / Nursery	1 per 50 m ² of floor area (include yard in calculation of floor area)
Service Station; Vehicle Sales, Rental and Service	4 per service bay
Artisan and Food Production – Small Scale	1 per 20 m ² of floor area
Car Wash	2 per service bay
Industrial	
Agricultural Processing, Alcohol Processing, Cannabis Processing, Heavy Equipment Servicing and Rentals, Maintenance Facility, Vehicle Mobile Homes Rental and Service,	1 per 20 m ² of floor area

Auction Facility, Bulk Fuel Storage, Cannabis Cultivation, Outdoor Truck Storage, Warehouse Facility, Resource Development, Mini Storage, Public Works Yard	1 per 70 m ² of floor area
Animal Shelter, Boarding, or Breeding Facility	1 per 70 m ² of floor area
Animal Clinic / Hospital	4 per veterinarian
Accessory	
Family Day Home	<ul style="list-style-type: none"> - No additional on-site spots from 1 – 4 children - 1 additional on-site spot from 5 to 8 children
Home Industry / Occupation	-

Table 7-2 - Required Off-Street Loading Spaces

Column I – Class of Building	Column II – Loading Requirements
Retail Stores, Businesses, Industries, Warehouses and Similar Uses with a Floor Area: <ul style="list-style-type: none"> - Less than 450 m² - 450 m² to 2,300 m² - Greater than 2,300 m² 	1 space 2 spaces 3 spaces
All Office Buildings, Places of Public Assembly, Hospitals, Hotels, Motels, Public Utilities, Schools and similar uses with a floor area: <ul style="list-style-type: none"> - Less than 2,800 m² - Greater than 2,800 m² 	1 space 2 spaces

7.2 LOCATION AND CASH-IN LIEU

- 7.2.1 Off-street parking spaces shall be located on the same parcel as the use they service.
- 7.2.2 The owner or occupier of land for which off-street parking and loading spaces are required, rather than provide the required spaces, may pay to the District the sum of \$4000 per parking and loading space where the District owns and operates an off-street parking facility within 200 m from the parcel upon which the building or structure requiring parking or loading is located.

7.3 ALTERNATIVE HOURS OF USE

- 7.3.1 Where a building or structure contains more than one use whose business hours of operation do not overlap, the required number of off-street parking spaces shall be the greatest number required for any of those individual uses.

7.4 ACCESS

- 7.4.1 The access to all off-street parking and loading spaces from a highway shall be not less than 6 m in width and not more than 9 m in width.

7.5 MANUEVERING AISLES

- 7.5.1 All individual parking spaces, maneuvering aisles, entrances and exits shall be clearly marked by curbs, fences, or lines and signs.
- 7.5.2 All maneuvering aisles shall have a maximum gradient and cross slope of 6 percent.

7.5.3 All maneuvering aisles shall have surface drainage directed either to approved planting areas or through a storm sewer system and rock pits, or if a public storm sewer is available, be connected to such storm sewer.

7.6 SURFACE

7.6.1 All required off-street parking, maneuvering aisles, loading areas in all zones except the M1 zone shall:

- (a) Be surfaced with a permanent surface of asphalt, concrete or similar pavement, or other hard surface such as interlocking paving stones, so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water;
- (b) Have fences or curbs to prevent the crossing of sidewalks and boulevards except at authorized entrances and exits.

7.6.2 If the abutting street is paved, each access shall be paved within all zones.

7.7 LANDSCAPING, FENCING, CURBING, AND LIGHTING

7.7.1 Where a parking lot abuts a highway, or a sidewalk adjacent to a highway, curbs shall be placed at the end of each parking stall at a distance of not less than 0.75 m from the sidewalk or highway so as to prevent vehicles from encroaching into pedestrian areas.

7.7.2 Where a parking lot in excess of 3 spaces is located on a parcel which abuts an R or P zone, a landscape buffer of not less than 1.5 m in width shall be provided and maintained along the edge of the parking lot facing an R or P zone.

7.7.3 Any lighting used to illuminate an off-street parking or loading area shall be arranged so as to reflect the light away from any adjoining premises.

7.8 ACCESSIBLE PARKING

7.8.1 One (1) accessible parking stall shall be provided within parking facilities where between 10 and 20 parking stalls are required.

7.8.2 Parking facilities where fewer than 10 parking stalls are required are exempt from the requirement to provide an accessible parking stall.

7.8.3 Where more than 20 parking stalls are required, every off-street parking facility shall provide 5% of the required stalls as accessible stalls.

7.8.4 Each accessible stall shall:

- (a) Be at least 4 m in width and at least 7.5 m in length;
- (b) Be located as close as possible to a main accessible building entrance, with a safe and direct pedestrian pathway;
- (c) Be clearly identified for the exclusive use of persons with disabilities, using vertical signage with the international symbol of accessibility and ground markings; and
- (d) Be maintained year-round, including snow removal and adequate lighting.

7.9 STANDARDS

7.9.1 Each off-street parking space required by this Bylaw shall not be less than 3 m in width and 7.5 m in length.

7.9.2 Each off-street loading space required by this Bylaw shall not be less than 3 m in width, 9 m in length and 4 m in height.

7.9.3 Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles, having widths of not less than specified in Table 7-3 and illustrated in Figure 18.

7.9.4 Each off-street parking facility shall comply with the dimensions specified in Table 7-3 and illustrated in Figure 18.

7.9.5 For parallel parking, the required length of each parking space shall be 7.5 m, except for end spaces, which shall be a minimum length of 6 m.

Table 7-3 - Minimum Dimensions for the Design of Parking Facilities

Parking Angle (A)	Aisle Width (B)	Stall Depth (C)	Stall Width (D)	Stall Width Parallel to Aisle (E)
45 degree	3.9 m	7.5 m	3 m	5.3 m
60 degree	5.5 m	7.5 m	3 m	6.5 m
90 degree	7.5 m	7.5 m <td 3 m	3 m	

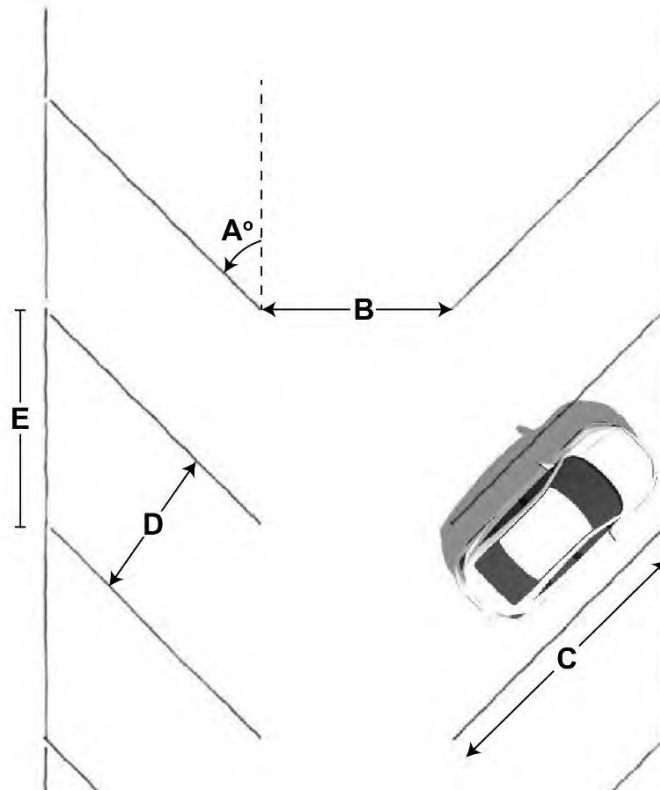


Figure 18 - Minimum Dimensions for the Design of Parking Facilities

7.10 BICYCLE PARKING

7.10.1 Where any new development, or enlargement of existing development is proposed, off-street bicycle parking shall be provided by the property owner in accordance with the requirements of this Bylaw.

7.10.2 Off-street bicycle parking shall be provided in accordance with the following Table 7-4:

Table 7-4 – Minimum Bicycle Parking Requirements

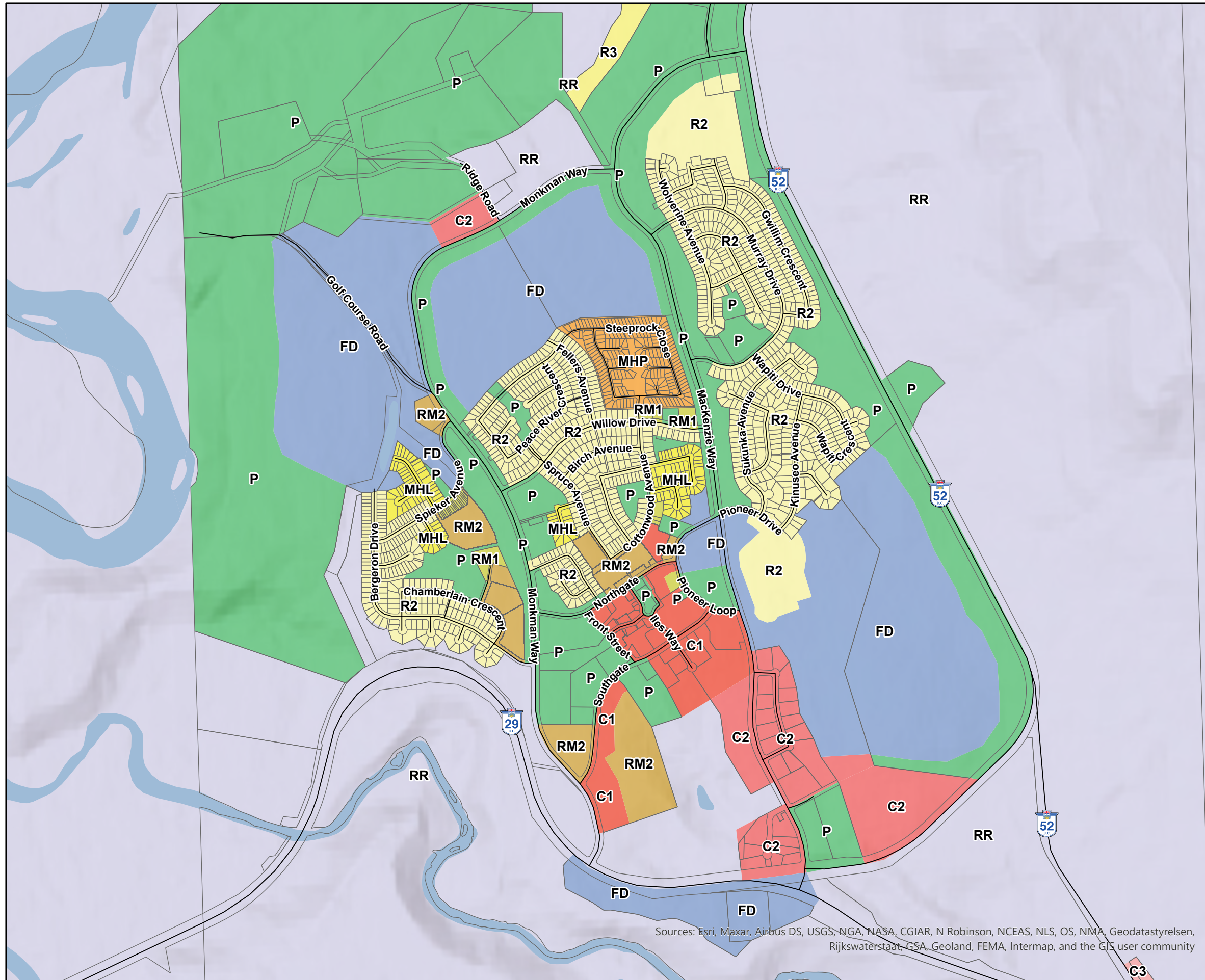
Types of Development (Use)	Minimum Off-Street Bicycle Parking Requirement
Multiple Unit Dwelling	- Greater than 4 dwelling units, up to 12 units: 2 spaces

	<ul style="list-style-type: none"> - 13 – 24 dwelling units: 6 spaces - Above 24 dwelling units: 8 spaces
Any commercial or institutional use up to 3,000 m ²	2 spaces
Any commercial or institutional use greater than 3,000 m ² of gross floor area	6 spaces

7.10.3 Off-street bicycle parking provided to meet the requirements of this section shall:

- (a) Be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m;
- (b) Be situated on a hard surface;
- (c) Be constructed of theft resistant material, be securely anchored to the floor, building, or ground, supports the bicycle frame above the centre of gravity, and enables the bicycle frame and front or rear wheel to be locked with a U-shaped lock;
- (d) Be located in a convenient, well-lit location that is easily accessible by visitors and shall be placed so as not to obstruct pedestrian or vehicle circulation;
- (e) Where possible, provide a roof, enclosure, or similar weather protection; and
- (f) Not be placed to obstruct parking stalls, boulevards, landscaping or block walkways, aisleways, or sidewalks when occupied.

7.10.4 Parking for electric mobility scooters, e-bikes, push scooters, and similar modes may be used to meet bicycle parking requirements as outlined in Table 7-4.



Legend

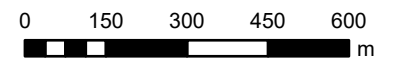
Zoning

- RR – Rural Resource
- R1 – Residential Single Family (Small Lot)
- MHL – Manufactured Home Lot
- R2 – Residential Single Family (Large Lot)
- R3 – Rural Residential (Large Lot)
- RM1 – Residential Multi-Family Low Density
- RM2 – Residential Multi Family High Density
- MHP – Manufactured Home Park
- FD – Future Development
- C1 – Town Centre Commercial
- C2 – General Commercial
- C3 – Highway Commercial
- M1 - Industrial
- P – Parks, Recreation, Institutional, Schools and Public Use

Source: DataBC - BC Data Catalogue : District of Tumbler Ridge

SCHEDULE B
Zoning Bylaw No. 747
Town Centre Map

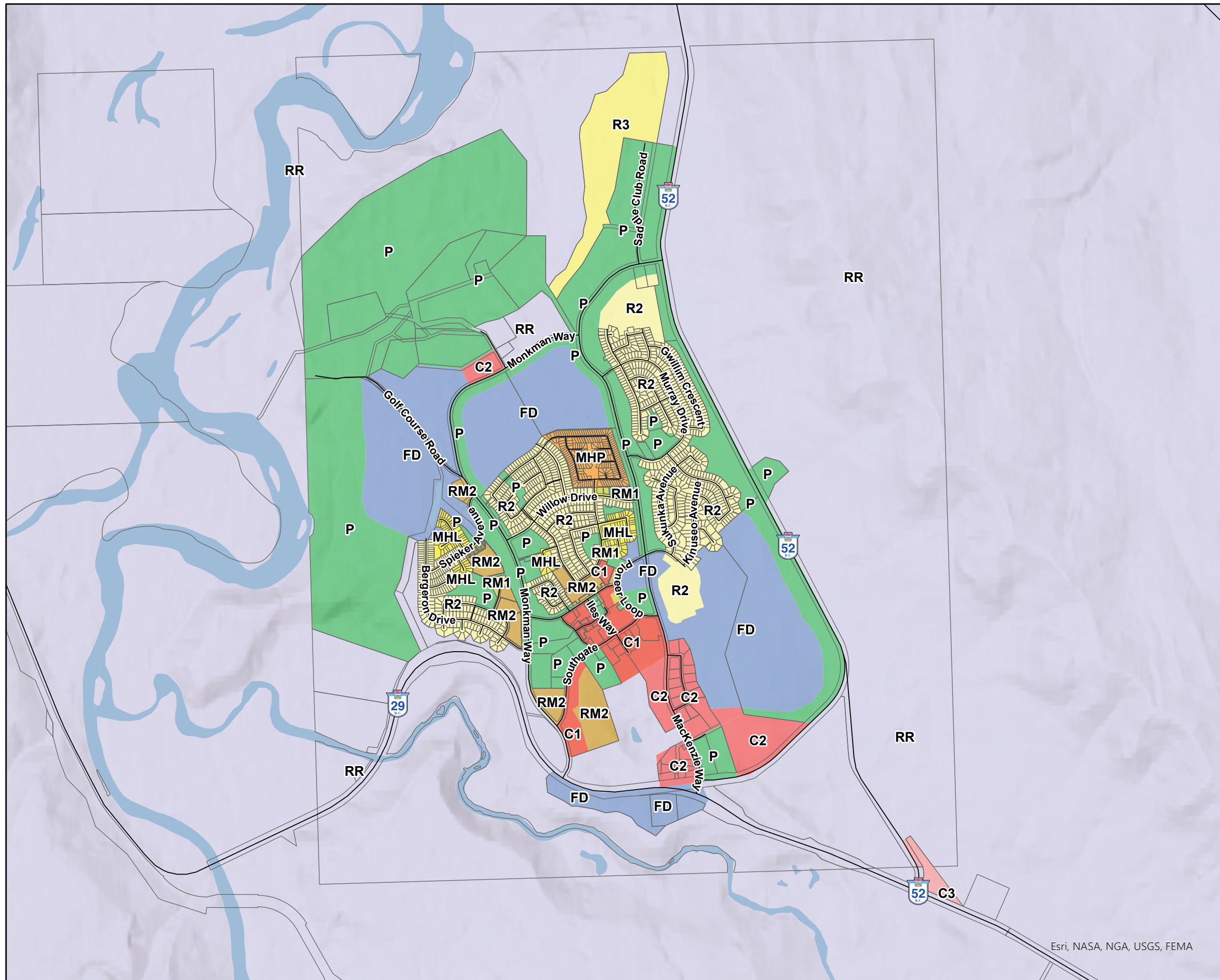
DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS



MARCH 2025



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Legend

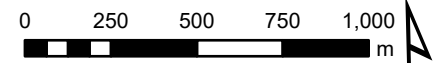
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Source: DataBC - BC Data Catalogue : District of Tumbler Ridge

SCHEDULE C
Zoning Bylaw No. 747
Townsite Map

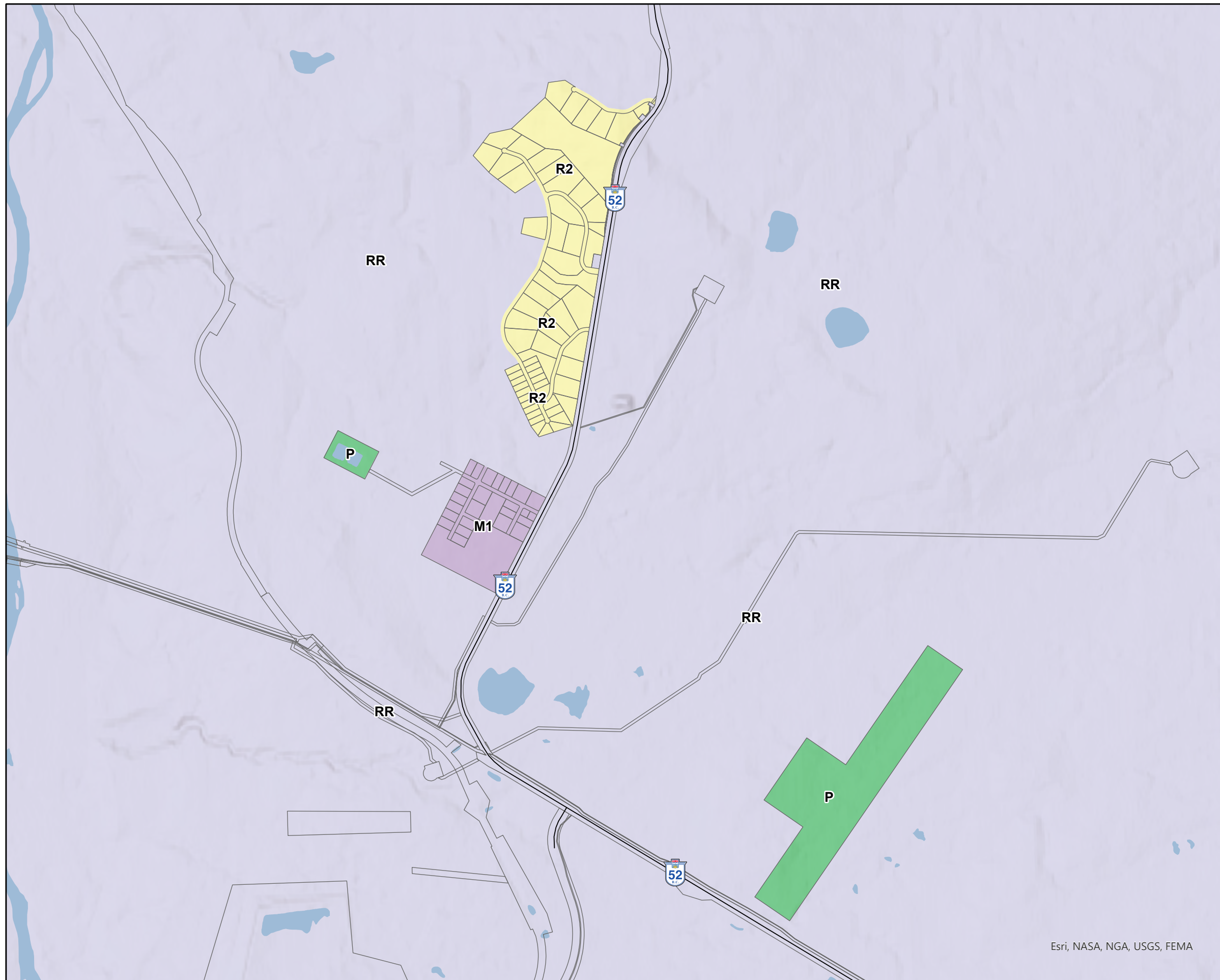
DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS



MARCH 2025



Esri, NASA, NGA, USGS, FEMA



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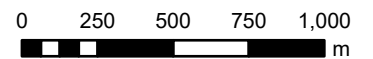
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- C2 – General Commercial
- C3 – Highway Commercial
- M1 - Industrial
- P – Parks, Recreation, Institutional, Schools and Public Use

Source: DataBC - BC Data Catalogue : District of Tumbler Ridge

SCHEDULE D
Zoning Bylaw No. 747
Tumbler Ridge South

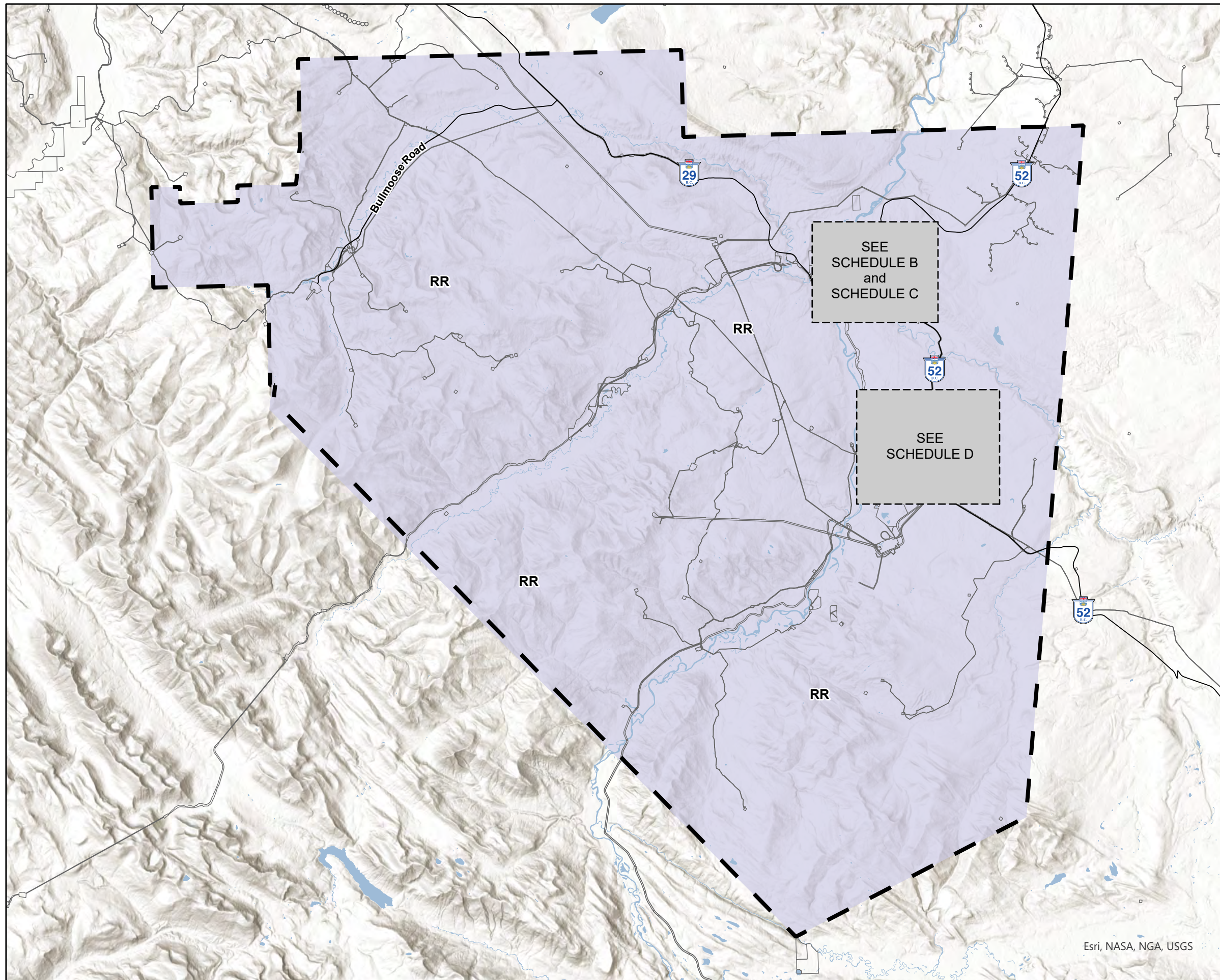
DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS



MARCH 2025



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Legend

District Boundary

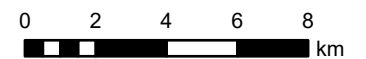
Zoning

- RR – Rural Resource
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- M1 - Industrial
- P – Parks, Recreation, Institutional, Schools and Public Use

Source: DataBC - BC Data Catalogue : District of Tumbler Ridge

SCHEDULE E
Zoning Bylaw No. 747
District Wide Map

DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS



MARCH 2025



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