



**DISTRICT OF CHETWYND
ZONING BYLAW NO. 932, 2010**

WHEREAS Council wishes to repeal Bylaw #816/ZON/04, "District of Chetwynd Zoning Bylaw 816/ZON/04", as amended, and wishes to adopt a new zoning bylaw pursuant to Section 903 of the *Local Government Act*.

AND WHEREAS the *Local Government Act* and all amendments thereto provide regulations whereby a local government may, by bylaw, do one or more of the following:

- (a) divide the whole or part of the municipality into zones, name each zone and establish the boundaries of the zones;
- (b) limit the vertical extent of a zone and provide other zones above or below it;
- (c) regulate within a zone:
 - (i) the use of land, buildings and other structures,
 - (ii) the density of the use of land, buildings and other structures,
 - (iii) the siting, size and dimensions of:
 - A. buildings and other structures, and
 - B. uses that are permitted on the land, and
 - (iv) the location of uses on the land and within buildings and other structures;
- (d) regulate the shape, dimensions and area, including the establishment of minimum and maximum sizes, of all parcels of land that may be created by subdivision, in which case:
 - (i) the regulations may be different for different areas, and
 - (ii) the boundaries of those areas need not be the same as the boundaries of zones created under paragraph (a);
- (e) the regulations under subsections (a) to (d) may be different for one or more of the following, as specified in the bylaw:
 - (i) different zones,
 - (ii) different uses within a zone,
 - (iii) different locations within a zone,
 - (iv) different standards of works and services provided,
 - (v) different siting circumstances;
- (f) the power to regulate under subsections (a) to (d) includes the power to prohibit any use or uses in a zone.

AND WHEREAS Council, for the health, safety and protection of persons and property, has determined to make regulations hereinafter contained, and in accordance with Section 903 of the *Local Government Act*.



District of Chetwynd
Zoning Bylaw No. 932, 2010

AND WHEREAS Council is of the opinion that special conditions prevail with respect with the physical environment and with respect of design and siting considerations in certain areas within certain zones within the Municipality.

AND WHEREAS Council has held a Public Hearing pursuant to Section 890 of the *Local Government Act*.

NOW THEREFORE Council of the District of Chetwynd, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as "District of Chetwynd Zoning Bylaw No. 932, 2010".
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the zoning bylaw for the District of Chetwynd:
 - a) Schedule A (Zoning Bylaw Text)
 - b) Schedules B, C and D (Zoning Bylaw Maps)
3. If any section, subsection, sentence, clause, phrase or map in this bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 816/ZON/04, cited as the "District of Chetwynd Zoning Bylaw #816/ZON/04" and amendments thereto as it applies to the District of Chetwynd is hereby repealed.

READ A FIRST TIME THIS	15 th	DAY OF	NOVEMBER, 2010
READ A SECOND TIME THIS	15 th	DAY OF	NOVEMBER, 2010
RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION & INFRASTRUCTURE THIS	18 TH	DAY OF	NOVEMBER, 2010
PUBLIC HEARING HELD ON THIS	6 th	DAY OF	DECEMBER, 2010
READ A THIRD TIME THIS	6 th	DAY OF	DECEMBER, 2010
ADOPTED THIS	20 th	DAY OF	DECEMBER, 2010

Director of Corporate Administration

Mayor



DISTRICT OF CHETWYND

ZONING BYLAW TEXT

"Schedule A"
To Bylaw No. 932, 2010

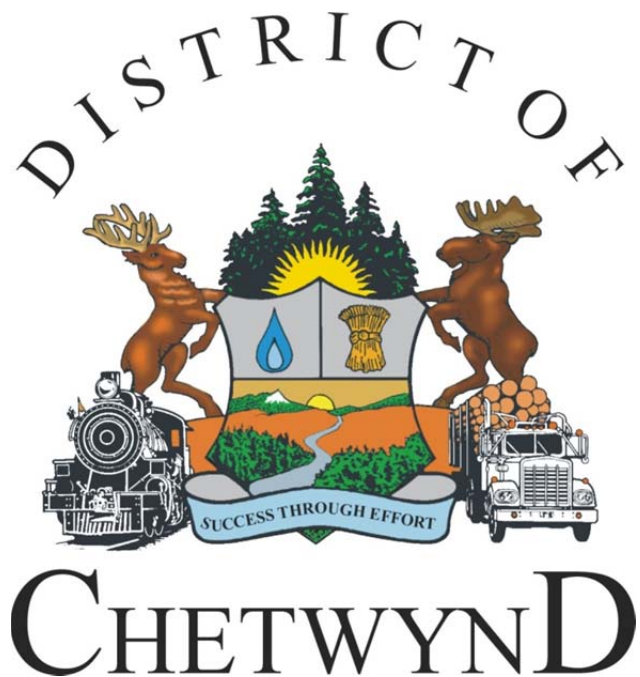




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1.0 BASIC PROVISIONS

Application

- 1.1 This Bylaw applies to all land, buildings and structures including the surface of water within the boundaries of the District of Chetwynd.

Conformity

- 1.2 Land, including the surface of water, must not be used and buildings and structures must not be constructed, altered, located or used except as specifically permitted in this Bylaw.

Severability

- 1.3 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 portions of this Bylaw.

Metric Units

- 1.4 Metric units are used for all measurements in this Bylaw. Approximate imperial units are provided for convenience only in brackets and are rounded to the nearest full unit measure.

Applicable Regulations

- 1.5 .1 Where this Bylaw sets out two (2) or more regulations that could apply to a situation, the most stringent regulation shall apply.
.2 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.



2.0 ADMINISTRATION

Inspection

- 2.1 The persons designated as bylaw enforcement officers, the building inspector, or other officer of the District who may be appointed by Council, is hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being adhered to.

Violation

- 2.2 Every person who:
- .1 violates any of the provisions of this Bylaw;
 - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - .3 neglects or omits to do anything required under this Bylaw;
 - .4 carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - .5 fails to comply with an order, direction or notice given under this Bylaw; or,
 - .6 prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under section 2.1,

will be deemed to be guilty, upon summary conviction, of an offence under this Bylaw.

Offences and Penalties

- 2.3 Every 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 refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw is liable, to a penalty of not less than Five Hundred Dollars (\$500.00) and not more than Two Thousand Dollars (\$2000.00) and the cost of prosecution.
- .1 Each day's continuance of an offence under Section 2.3 constitutes a new and distinct offence.



3.0 DEFINITIONS

3.1 In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

ACCESSORY means the use of which is subordinate to the principal use on the lot.

AGRICULTURAL USE means a use providing for the 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 the keeping of dogs, horses, cattle, sheep, poultry, pigeons, ducks, geese, and other livestock.

AIRCRAFT SALES & SERVICE means and includes, but is not limited to, aircraft repair and maintenance, aircraft sales, travel flight services, and aircraft fueling facilities.

ALLUVIAL FAN means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

ANIMAL HOSPITAL means any building, structure, or premise in which animals are cared for, treated, or hospitalized.

AUTOMOBILE WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, dismantled, where vehicles not in operable condition and used parts of motor vehicles are stored and sold.

BED AND BREAKFAST ACCOMMODATION means an accessory use within a single family dwelling that provides temporary lodging for tourists and visitors where guest rooms are rented for periods of less than thirty (30) days.

BUILDING means a structure located on the ground that is designed, erected, or intended for the support, enclosure, or protection of persons, animals or property.

BUILDING, ACCESSORY means any building or structure that is used in conjunction with the principal building, but cannot be used as a principal building, and is located on the same lot.

BUILDING, PRINCIPAL means the building which contains the principal use on the parcel including attached garages and carports, but does not include accessory buildings.

BUILDING SUPPLY means the supply of materials that are incorporated into the structure of a building, including hardware, lumber, wall paneling, and carpet (but excluding furniture and appliances that are normally removed by the owner on the sale of building).

BUILDING AREA means the area of a parcel covered by a building measured from the extreme outer limits of the building, including enclosed porches, verandas, balconies and garages.

CAMPGROUND AND RV PARK means an area of land, managed as a unit, providing non-permanent accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers.



CARPORT means a structure used solely for the parking or temporary storage of private motor vehicles, open on at least three (3) sides, and in which there are no facilities for repairing or servicing such vehicles.

CLUB OR LODGE means a building or establishment used by an association or organization for fraternal, social, or recreational purposes which may include limited private sleeping unit accommodation with cooking facilities and which will be operated for the use of club members and their guests only.

COMMERCIAL LODGING means and includes, but is not limited to, hotels, motels and overnight lodging.

COMMERCIAL VEHICLE means a vehicle engaged in carrying or which is designed to carry goods, wares, or merchandise and which is licensed as a commercial vehicle under the appropriate Municipal or Provincial laws or regulations.

COMMUNITY USE means land, buildings or facilities provided by government agency, or non-profit organization for public parks and recreation, education, health, welfare, administration, safety, communications or public works.

CONVENIENCE STORE means a retail commercial establishment supplying groceries and other daily household necessities to the immediate surrounding area.

COUNCIL means the Council of the District of Chetwynd.

CURB LINE means the outer boundaries of a highway (street) at the edge of the portion of the highway usually traveled by vehicular traffic.

DAY CARE CENTRE means a premise licensed as required under the *Community Care Facilities Act* intended to provide care, educational services, and supervision during the day or evening.

DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available.

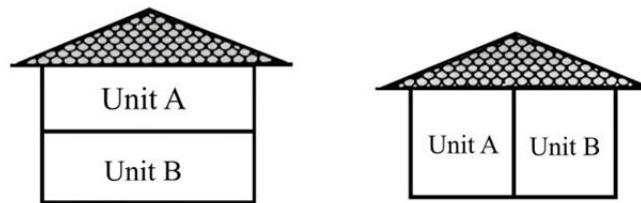
DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood.

DISPLAY YARD means an open area used for the display of new or used passenger automobiles, recreational motor vehicles, trailers, trucks, truck trailers, equipment, machines or boats in operable condition which are continually available for sale or rental and where no repair work is done.

DISTRICT means the District of Chetwynd.

DWELLING, DUPLEX means a building, as illustrated in Figure 3.1 that is divided horizontally or vertically into two (2) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

FIGURE 3.1 ILLUSTRATION OF DUPLEX



DWELLING, MULTIPLE FAMILY means a building consisting of three (3) or more dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence, and includes but is not limited to apartments, row housing, and condominiums.

DWELLING, SINGLE FAMILY means any building consisting of one (1) dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one (1) family. This includes multi-sectional modular homes that conform to CSA A277.

DWELLING UNIT means two (2) or more rooms used or intended to be used as the permanent home or residence of a family, incorporating only one (1) cooking facility.

EDUCATION FACILITY means and includes, but is not limited to, schools, colleges, universities, preschools and kindergartens.

EMERGENCY SERVICE FACILITY means and includes, but is not limited to, police stations, fire halls, ambulance stations, and search and rescue facilities.

ENTERTAINMENT SERVICE means and includes, but is not limited to, night clubs, theatres, private clubs, play houses, lounges and other licensed facilities.

FAMILY means:

- a) An individual or two (2) or more persons related by blood, marriage, or adoption sharing one (1) dwelling unit; or,
- b) Not more than five (5) unrelated persons sharing one (1) dwelling unit.

FINANCIAL INSTITUTION means and includes, but is not limited to, banks, credits unions, loan agencies and financial consulting institutes.

FENCE includes railings, hedges, trellis, louvers, solid hedges of trees or shrubs and walls.

FLOOR AREA means the total area of all floors measured to the extreme outer limits of the building, including enclosed porches, verandas, balconies and garages.

FLOOR SPACE RATIO means the figure obtained when the area of all the floors of the buildings on site, except mechanical rooms, parking, and non-habitable areas, and cellars is divided by the area of the site.

FUEL STORAGE AND WHOLESALE DISTRIBUTION FACILITY means lands, buildings, or a structure used exclusively for the bulk storage and wholesale distribution of petroleum fuel, but does not include a service station or key-lock or card-lock fuel installation facility.



GARAGE, PRIVATE means an accessory use to a residential use which is a detached exterior building or portion of a principal building used solely for the parking or temporary storage of private motor vehicles and in which there are no commercial facilities for repairing or servicing such vehicles.

GARAGE, PUBLIC means a building, or part of a building, used or intended to be used for the repair and servicing of motor vehicles but does not include a service station.

GENERAL SALES & SERVICE means and includes, but is not limited to, commercial and industrial parts and equipment sales, servicing and rentals.

GRADE LEVEL means the average of the mean elevations of all the natural or finished levels of the ground adjoining the walls of the building.

HEALTH SERVICE means and includes, but is not limited to, hospitals, extended and intermediate care facilities, public health facilities.

HEIGHT means the vertical distance measured from the grade level to the highest point of the roof.

HIGHWAY means a street; road, lane, bridge, viaduct and any other way open to the use of the public but does not mean a private right-of-way on private property.

HOME OCCUPATION means a small professional or home-based business that produces minimal traffic.

HOME INDUSTRY means a small home based industry that provides a service primarily to the local community.

JUNK YARD means an area outside of an enclosed building where junk, waste, used building materials, used industrial materials, scrap metal, used, discarded or salvaged materials are put, sold, exchanged, stored, baled, packed, disassembled, or handled. A junk yard will not be construed to include the arrangements for the sale, purchase, or storage of used furniture, used cars in operable condition or the processing of used, discarded, or salvaged materials as a minor part of a manufacturing operation.

KENNEL means any building, structure, compound, group of pens or cages or property, where three or more animals or reptiles are, or are intended to be cared for, bred, boarded or kept for any purposes whatsoever, excluding animal hospitals.

KEY-LOCK OR CARD-LOCK FUEL INSTALLATION FACILITY means a business which exclusively provides for the retail sales of automotive fuel to commercial enterprises or members of the public who have previously contracted for the right to purchase automotive fuel from the same on a self-serve basis.

LANE means a public thoroughfare or way that affords only a secondary means of access to a parcel at the side or rear.

LAUNDROMAT AND DRY CLEANER means a coin operated laundry, drying, and dry cleaning facility.



LEAVE STRIP means a specified area of land and vegetation without buildings or structures immediately adjacent to a watercourse.

MANUFACTURED HOME means a factory built, single family dwelling unit conforming to CSA STANDARD Z-240 rather than to building codes at their destination. They are built on a non-removable steel chassis and are designated to be complete when they leave the factory except for incidental assembly on site. Manufactured homes are not to exceed ten (10) years of age at the time of permit application.

MANUFACTURED HOME PAD means a surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home or unit.

MANUFACTURED HOME PARK means the residential use of a parcel on which two (2) or more manufactured homes are located.

MANUFACTURING – GENERAL means manufacturing carried on primarily inside a premise and does not create noise, smoke, dust or other emissions and includes storage for value added stock versus raw material for its production.

MANUFACTURING – INDUSTRIAL means manufacturing carried on inside or outside of a premise which may create noise, smoke, dust or other emissions and includes storage or raw materials for its production.

MARSH means soft, wet, low-lying land, characterized by grassy vegetation and often forming a transition zone between water and land.

MASSED PLANTING means the design of landscape plantings using groups of trees, scrubs and ground covers which, over time and with the growth of plants, allows the spaces between plants to be reduced to provide a continuous mass of plant material.

MOTOR VEHICLE means a motor vehicle as defined in the *Motor Vehicle Act* of the Province of British Columbia.

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, or other body of water where the soil of the bed of the body of water is distinct from that of its banks, in vegetation and the nature of the soil.

NEIGHBOURHOOD PUB means the serving of and consumption of alcoholic and other beverages, and includes the associated serving of food in a neighbourhood-oriented facility.

NATURAL RESOURCE EXTRACTION means any activity required to extract natural resources from the earth's surface or sub-surface, as regulated by the *Mines Regulation Act*. Depending upon the activity and the market conditions, semi-processing may take place on site before shipping to another area for final processing.

OFF-STREET PARKING means a use providing for the parking of vehicles, other than on a highway.

OFFICES, OTHER means and includes, but is not limited to, offices other than Professional Offices.



OFFICES, PROFESSIONAL means and includes, but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government.

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, which is suitable and used for the growth and maintenance of grass, flowers, bushes and other landscaping and may include any surface pedestrian walk, patio, pool or similar area, but does not include any driveway, ramp or parking area.

OUTDOOR RECREATION SUPPORT FACILITY means and includes, but is not limited to, gazebos and washrooms.

PARCEL means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

PARCEL, CORNER means the parcel at the intersection or junction of two (2) or more streets; for the purpose of this definition the street does not mean a lane.

PARCEL AREA means the total extent of the parcel.

PARCEL LINE, EXTERIOR SIDE as illustrated in Figure 3.2, or in the case of an irregular lot, as illustrated in Figure 3.3, means a side parcel line which abuts the street (excluding a lane) on a corner parcel.

PARCEL LINE, FRONT means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 3.2. Where a parcel is contiguous to the intersection of two (2) highways (streets), the front parcel line is the shortest parcel line contiguous to a highway (street) other than a lane.

PARCEL LINE, INTERIOR SIDE as illustrated in Figure 3.2, or in the case of an irregular lot, as illustrated in Figure 3.3, means a parcel boundary between two (2) or more parcels or a lane, other than a front or rear parcel line.

PARCEL LINE, REAR as illustrated in Figures 3.2 and 3.3 means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

FIGURE 3.2 ILLUSTRATION OF PARCEL LINES

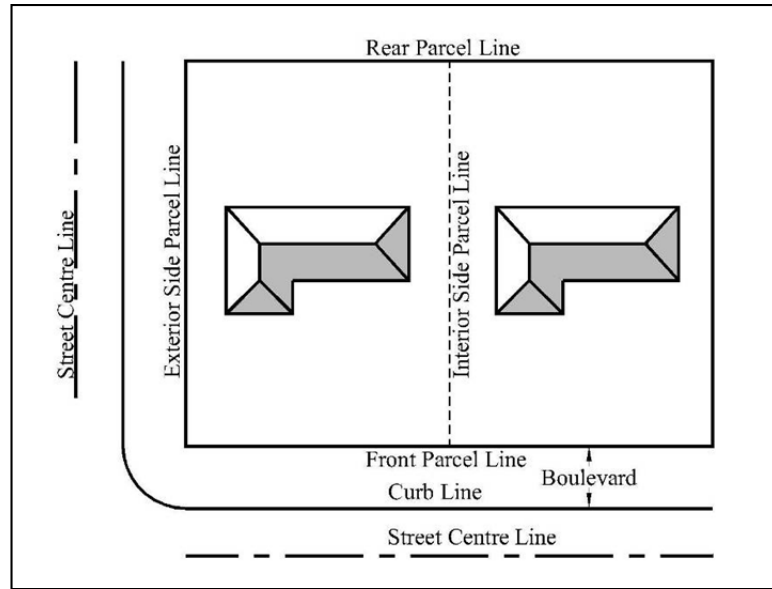
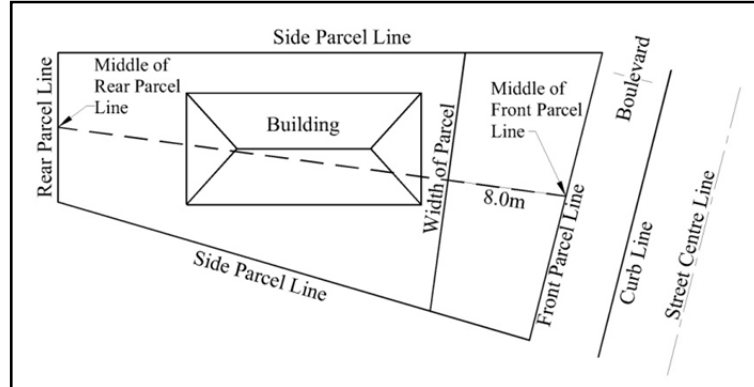


FIGURE 3.3 ILLUSTRATION OF IRREGULAR LOT



PARCEL WIDTH means the mean horizontal distance between the side parcel lines measured at right angles to the parcel depth.

PARKING SPACE means an area identified for the parking of one (1) motor vehicle and does not include aisle space.

PERSONAL SERVICE ESTABLISHMENT means a use that provides personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include, but are not limited to, barber shops, hair dressers, manicurists, tailors, dress makers shoe repair shops, but do not include health services.

PRINCIPAL USE means the main or primary use of land, buildings or structures which is provided for in the list of permitted uses in the zones of this Bylaw.



RECREATION FACILITY means a recreational facility including but not limited to golf courses, driving ranges, stadiums, arenas, rinks, tennis courts, athletic fields, and race tracks.

REGIONAL DISTRICT means the Peace River Regional District.

RELIGIOUS ASSEMBLY FACILITIES means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities which is maintained and controlled for public worship. Typical uses include, but are not limited to churches, chapels, synagogues, monasteries, temples, and convents.

RESIDENTIAL USE means the use of a building or part of a building containing one (1) or more dwelling units.

RESTAURANT includes take-out restaurants and drive-through restaurants..

RETAIL STORE means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store.

SECONDARY SUITE means a portion of a single family dwelling which is established as a separate dwelling unit from the principal part of the house, and contains a separate entrance from the exterior and a lockable door between the two parts of the house.

SERVICE STATION means and includes, but is not limited to, fuel sales, automotive repairs and servicing, car wash and detailing, travel convenience services.

SETBACK means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building structure.

SHOPPING COMPLEX is defined as a building or a group of buildings which accommodate a mixture of permitted uses of an intensive commercial nature which are accessed internally by foot from a common corridor, pedestrian street, or pedestrian court yard.

SITE COVERAGE means the percent of the parcel area covered by buildings or structures excluding parking areas, driveways and walkways.

SLEEPING UNIT means a room or set of habitable rooms used for the lodging of a person or persons when such a unit contains no cooking facilities.

SOLID WASTE MANAGEMENT FACILITY means a solid waste refuse disposal site operated and maintained by the Regional District or the District, provided that the location of the site, in respect of water courses and air pollution, has the approval of the authority having jurisdiction.

STORAGE YARD means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold, or distributed. A storage yard will not be construed to include an automobile wrecking yard, a display yard, or a junkyard.



TRAILER means any structure or vehicle used or designed to be used for working, living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self propelled.

TRAVEL CONVENIENCE SERVICE means and includes, but is not limited to, restaurants, convenience stores, retail fuel sales.

TRUCK TERMINAL means a building or property used as an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck, or which provides containerized freight handling facilities or rail truck services, and where the local pick-up, delivery and transitory storage of goods incidental to the primary function of the motor freight shipment occurs.

WATERCOURSE is any natural or manmade depression with well defined banks and a bed 0.6 m (2 ft.) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.0 km² or more upstream of the point of consideration.

WHOLESALE means the carrying on of a business of dealing in any commodity by selling such commodity to retail dealers or to other wholesale dealers or to contractors or to manufacturers for resale or for use in their business.

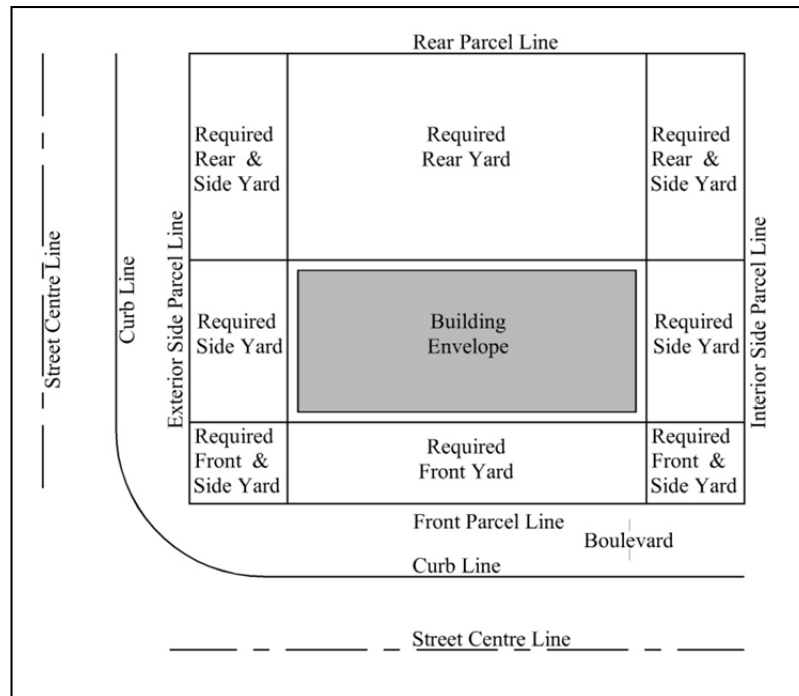
YARD, FRONT as illustrated in Figure 3.4 means the area of setback required from the front parcel line.

YARD, REAR as illustrated in Figure 3.4 means the area of setback required from the rear parcel line.

YARD, SIDE as illustrated in Figure 3.4 means the area of setback required from the interior or exterior side parcel line.

ZONE means one of the zones into which the District is divided under the provisions of this Bylaw and the Zoning Bylaw Maps appended hereto as Schedules B, C and D.

FIGURE 3.4 ILLUSTRATION OF FRONT, SIDE & REAR YARD





4.0 ESTABLISHMENT OF ZONES

The area within the boundaries of the District of Chetwynd is divided into the zones identified in Column I and described in Column II of Table 4.1.

Table 4.1 - Zones

COLUMN I	COLUMN II
ZONES	TITLE ELABORATION
AG	Agricultural
RU1	Rural 1
RU2	Rural 2
R1	Single Family Residential
R2	Manufactured Home Subdivision
RM1	Multiple Family Residential (medium density)
RM2	Multiple Family Residential (high density)
MHP	Manufactured Home Park
C1	Town Centre Commercial
C2	Highway Commercial
C3	Neighbourhood Commercial
M1	Light Industrial
M2	Heavy Industrial
A1	Airport
P1	Parks and Recreation
P2	Public and Institutional
NC	Nature Conservation Area
UR	Urban Reserve

Zone Titles

- 4.1 The correct name of each zone provided for in this Bylaw is set out in Column I of Table 4.1 and the inclusion of the names contained in Column II of Table 4.1 is for convenience only.

Location of Zones

- 4.2 The location of each zone is established on Schedules B, C and D, the Zoning Bylaw Maps, of this Bylaw.

Zone Boundaries

- 4.3
- .1 Where a zone boundary is shown on Schedule B, C or D as following a highway or rail right-of-way or water course, the centre line of the highway or rail right-of-way or water course shall be the zone boundary.
 - .2 Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from Schedule B, C and D as applicable.



5.0 GENERAL REGULATIONS

Applicability of General Regulations

- 5.1 Except as otherwise specified in this Bylaw, this section applies to all zones established under this Bylaw.

Location and Siting of Buildings

- 5.2 .1 No principal building will be located in any required front, side or rear yard.
.2 No accessory building will be located in any required front, side or rear yard.

Setback Exceptions

- 5.3 No features will project into a required front, side or rear yard setback required by this Bylaw, except for the following:

- .1 steps, fireplaces, balconies, and awnings provided that such projections do not exceed 1.2 m (4 ft.), and are not closer than 1.5 m (5 ft.) to the parcel line;
.2 eaves, gutters, cornices, sills, belt courses, bay windows, pop outs, chimneys, or other similar features may project no more than:

- .1 1.0 m (3 ft.) into a side yard where the minimum side yard is 3.0 m (10 ft.);
.2 0.5 m (1.5 ft.) into a side yard where the minimum side yard is 1.5 m (5 ft.);
.3 1.0 m (3 ft.) into a front yard or rear yard.

Provided that:

- .4 the foundations or supports do not project into the required side yard, front yard or rear yard;
.5 the projection does not comprise more than 20% of the area of the exterior wall in which it is located; and
.6 the projection does not result in more than 3.0 m² (32 ft.²) of building floor area extending into the required side yard, front yard or rear yard.
- .3 an uncovered patio, sundeck, or terrace in any yard, subject to the fence height limitations as specified in this Bylaw and are not closer than 1.5 m (5 ft.) to the parcel line. The provision of an awning or similar temporary covering for such terrace will be permitted;
.4 arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features.
.5 an uncovered swimming pool, provided that such pool will not be constructed, sited or placed within the required front yard, or nearer than 3.0 m (10 ft.) to any side or rear parcel line;
.6 a covered swimming pool, provided that such pool will not be constructed within the required front yard, or nearer than 3.0 m (10 ft.) to any side or rear parcel line, nor nearer than 3.0 m (10 ft.) from any principal building, and provided that such covered swimming pool will be constructed so that the roof or ridge or such covered swimming pool will not be in excess of 4.0 m (13 ft.) above average grade level and provided that any other provisions of this Bylaw are met.
.7 gasoline service pumps or pump islands in a required front yard or side yards, subject to other regulations of this Bylaw; and

- .8 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.

Height Exceptions

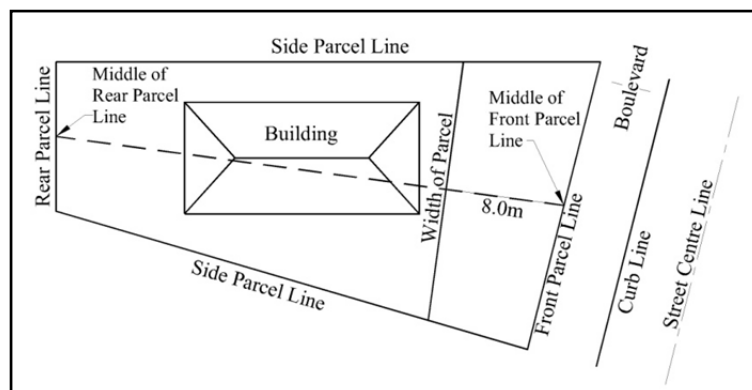
5.4 The maximum height regulations of this Bylaw do not apply to the following:

- .1 In R and RM zones:
 - .1 Chimney, smoke stack; and
 - .2 Satellite receiver
- .2 In all other zones:
 - .1 Chimney, smoke stack;
 - .2 Satellite receiver;
 - .3 Dome, cupola;
 - .4 Hose and fire alarm tower;
 - .5 Radio and television tower or antenna;
 - .6 Silo;
 - .7 Transmission towers; and
 - .8 Water tanks

Parcel Area and Width

- 5.5 .1 The parcel area and parcel width requirements of this Bylaw will not apply to any parcel which has an area or width less than that required by this Bylaw if such a parcel was described on the official records on file in the Land Registry office on or before the effective date of this Bylaw.
- .2 Unless stated otherwise in this Bylaw, irregular, or asymmetrical parcels will have a parcel frontage of not less than 8.0 m (26 ft.) in width, provided that the average parcel width complies with the required minimum parcel width as shown in Figure 5.1.

FIGURE 5.1 ILLUSTRATION OF IRREGULAR LOT



- .3 The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.



Public Utilities

- 5.6 Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants or electrical substations) are permitted in any zone in accordance with the following:
- .1 In R, C, and RU Zones:
 - .1 no exterior storage of any kind will be permitted; and,
 - .2 no facilities for the repair and maintenance of equipment will be permitted.
 - .2 In all zones there is no minimum site area for a site to be used solely for the unattended equipment necessary for the operation of a public utility facility.

Accessory Buildings and Structures

- 5.7
- .1 No accessory building, structure or use shall be permitted on any parcel unless the principal building to which the building, structure or use is an accessory has been erected or will be erected simultaneously with the accessory building, structure or use.
 - .2 Where an accessory building or structure is attached to the principal building, it will be considered part of the principal building and must comply in all respects with the requirements of the Bylaw applicable to the principal building.
 - .3 Accessory buildings must be constructed of similar exterior materials and colours as the principal building.
 - .4 For C, M, and P zones, an accessory building must have a minimum setback of 3 m (10 ft.) from the parcel line adjoining an R, RU or P zone.
 - .5 Detached accessory buildings or structures must not be located in the front yard.
 - .6 On a corner parcel, an accessory building or structure must be located no closer to the exterior side yard parcel line than the principal building, or 3.0 m (10 ft.), whichever is greater.
 - .7 Detached accessory buildings or structures must not be located any nearer to the front parcel line than the rear wall of the principal building.
 - .8 Detached accessory buildings or structures must have a minimum setback of 1.5 m (5 ft.) from the rear parcel line where no lane is provided and be located no closer than 3.0 m (10 ft.) to any building, including those on an adjoining parcel.
 - .9 Detached accessory buildings or structures must have a minimum setback of 1.0 m (3 ft.) from the rear parcel line where a lane is provided.
 - .10 Carports or garages opening onto a lane must have a minimum setback of 2.0 m (7 ft.) from the rear or side parcel line.

Parks and Open Space Use

- 5.8 Parks and open space may be located in any zone.



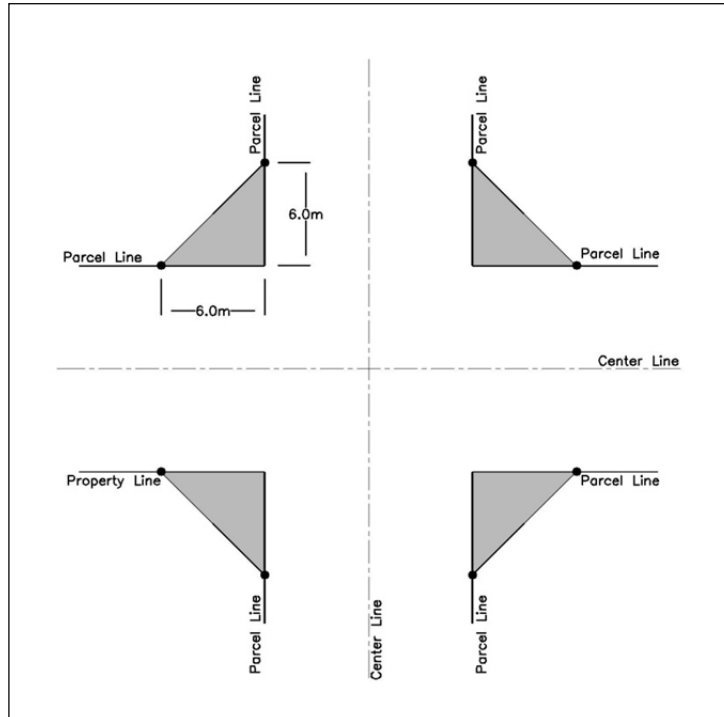
Landscaping, Screening and Fencing

- 5.9
- .1 In all zones, any part of a parcel not being used for parking facilities, loading facilities storage, building, or outdoor recreation will be landscaped and maintained.
 - .2 Massed planting is the preferred landscaping technique.
 - .3 A landscaped and maintained strip of not less than 2.0 m (7 ft.) in width must separate all parking areas, loading areas and display yards from the following:
 - .1 directly abutting parcels in R or RU zones; and
 - .2 adjoining streets, except at the points of ingress and egress.
 - .4 In C, M and RU zones, the following areas must be screened from the view of highways and adjacent properties with a landscape screen:
 - .1 outdoor garbage bins; and
 - .2 outdoor storage areas.
 - .5 Storage yards or areas will not be permitted in:
 - .1 front yards; and
 - .2 any yard abutting a parcel in a R or RU zone, or separated from such a parcel by a street.
 - .6 In all C2 and M zones, any part of a parcel used as an outside storage area for the storage of chattels of any kind whatsoever will be enclosed by screening and no such chattels will be piled to extend above such screening.
 - .7 Storage yards must be screened by either a well maintained 2.4 m (8 ft.) tight board fence or solid wall, or a compact evergreen hedge not less than 1.8 m (6 ft.) in height.
 - .8 The height of a fence or wall will be determined by a measurement from the grade level.
 - .9 A fence or wall must conform to the applicable front yard setback provisions
 - .10 Where a retaining wall has been constructed along a parcel line, the height of a fence, wall, or hedge will be determined by measuring from the surface of the ground that the retaining wall supports at the average grade level.
 - .11 In R and RU zones, no fence will exceed a height a height of 1.8 m (6 ft.) in a side or rear yard and 1.0 m (3 ft.) in a front yard.
 - .12 In R and RU zones, where the rear parcel line abuts a side parcel line of an adjoining parcel, the height of a fence on the rear parcel line will not exceed the height permitted on the side parcel line of the adjoining parcel.
 - .13 Where a parking or loading area abuts an R or RU zone, the maximum height of a fence will be 1.8 m (6 ft.). When a parking or loading area abuts a lane, the minimum height of a fence will be 1.0 m (3 ft.) for a distance of not less than 6.0 m (20 ft.) from all points of ingress and egress to and from such parking or loading areas.
 - .14 In M and AG zones, no fence will exceed a height of 2.4 m (8 ft.) in a side or rear yard.
 - .15 The height of open mesh or chain-link fences erected on cemetery, public playground, park and open space, playfield, elementary, or high school areas, and in M zones will not exceed 4.0 m (13 ft.).

Vision Clearance at Intersections

- 5.10 As illustrated in Figure 5.2, on a corner parcel within the shaded space formed by the curb lines 6.0 m (20 ft.) from the point of intersection of the curb lines, joining perpendicular to the parcel lines and joining the parcel lines, no landscaping screening, building or structure will be planted or erected to a height greater than 1 m (3 ft.) above the established grade of the street.

FIGURE 5.2 ILLUSTRATION OF SIGHT TRIANGLE



Signs

- 5.11 All signs will conform to the relevant District bylaws.

Off-Street Parking

- 5.12 .1 Off-street parking will conform to the relevant District bylaws.
.2 For developments requiring approval and/or highway access from the Ministry of Transportation and Infrastructure, the number and size of the off-street parking spaces will be in accordance with Ministry of Transportation and Infrastructure standards and specifications.

Parking and Storage in Residential Zones

- 5.13 No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobiles, boat, trailer or any other similar vehicle, craft, or equipment will be parked or stored in the open in any R or RU zones, except the following:



- .1 one unloaded truck or commercial vehicle not exceeding 12.5 m (41 ft.) in length including any trailer;
- .2 trucks, commercial vehicles, or equipment required for the construction repair, servicing or maintenance of the premises when parked during normal posted working hours;
- .3 one boat or vessel not exceeding 12.5 m (41 ft) in length; or
- .4 one trailer or motor home not exceeding 12.5 m (41 ft.) in length.

Service Stations

- 5.14 Service stations will be constructed to the following standards in all zones permitting service stations:

- .1 the height of any building or structure will not exceed 10.0 m (33 ft.);
- .2 building setbacks will be at least 7.0 m (23 ft.) from any highway and at least 3.0 m (10 ft.) from any other parcel line;
- .3 pump islands will be set back at least 4.5 m (15 ft.) from any parcel line or onsite parking area;
- .4 all repair equipment will be kept and all repair work will be done entirely within the building, repairs are limited to passenger or recreational vehicles only;
- .5 on all parcel lines separating the parcel from a residential parcel, screening will be provided 1.8 m (6 ft.) in height, consisting of a masonry or uniformly coloured tight board fence of preservative treated materials;
- .6 canopies must be at least 3.0 m (10 ft.) away from any parcel line;
- .7 above ground fuel storage tanks are not permitted, except for approved propane tanks; and
- .8 any part of a parcel not used for storage, building, parking or loading facilities or outdoor recreation will be landscaped and maintained.

Flood Control Requirements

Setback Requirements

- 5.15 .1 In accordance with provincial legislation, no landfill or structural support required to support a floor system or pad, will be constructed, reconstructed, moved, extended or located:
- .1 within 45 m (147 ft.) of the natural boundary of the Pine River;
 - .2 within 15 m (49 ft.) of the natural boundary of Centurion, Windrem, Widmark, Fernando Creeks and other water courses; or
 - .3 within 7.5 m (25 ft.) of the natural boundary of any marshes or ponds.

Elevation Requirements

- 5.16 .1 In accordance with provincial legislation, no building, manufactured home or unit, modular home or structure or part thereof will be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by flood waters, or in the case of a manufactured home or unit the ground level or top of the asphalt pad on which it is located:



- .1 lower than 3 m (10 ft.) above the natural boundary of the Pine River and Centurion Creek; or
 - .2 lower than 1.5 m (5 ft.) above the natural boundary of Windrem, Widmark, Fernando Creeks and other water courses, marshes and ponds.
- .2 The required elevation may be achieved by structural elevation of the said habitable area, business, or storage area or by adequately compacted landfill on which any building is to be constructed or manufactured home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation will be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
 - .3 Where landfill is used to achieve the required elevation stated in Clause 5.16.1) above, no portion of the landfill slope will be closer than the distances in Clause 5.15.1) from the natural boundary, and the face of the landfill slope will be adequately protected against erosion from flood flows or other debris.
 - .4 Foundations of construction in alluvial fan areas will be designed by a Professional Engineer to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth, or fill material are armored where elevation is achieved by fill, to protect against scour, erosion and flood flows.

Other Requirements

5.17 Elevation requirements will not apply to:

- .1 a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than 25% of the floor area existing at the date of adoption of this Bylaw;
- .2 that portion of a building or structure to be used as a carport or garage;
- .3 farm buildings other than dwelling units and closed-sided livestock housing. Farm dwelling units on parcel sizes 8.0 ha (20 ac) or greater and within the Agricultural Land Reserve are exempted from the requirements of Clause 5.16.1 but, if in a floodable area, will be elevated 1 m (3 ft.) above the natural ground elevation. Closed-sided livestock housing will be elevated 1 m (3 ft.) above the natural ground elevation; or
- .4 light or heavy industrial development which is required to flood proof to the Designated Flood Level.

Regulations

5.18 Notwithstanding the minimum site area requirements stipulated by this Bylaw, where the Province, the District, or any other public authority or agency acquires a portion of a parcel of land for a right-of-way or for the widening of an existing right-of-way, the minimum site area for that parcel for the permitted use may be reduced by the area of the acquired lands up to a maximum of 10%.



Bed and Breakfast Accommodations

- 5.19 Where permitted, bed and breakfast accommodations are subject to the following requirements:
- .1 All operators of bed and breakfast accommodations must register with the District Office;
 - .2 A bed and breakfast will be carried out only in a single family dwelling in which the dwelling owner resides;
 - .3 Bed and breakfast accommodation must be carried out wholly within the dwelling unit;
 - .4 A maximum of three (3) guestrooms to accommodate a maximum of six adult guests combined will be permitted in a bed and breakfast;
 - .5 Breakfast will be the only meal permitted to be served to guests;
 - .6 The maximum length of stay for any guest will not exceed 30 consecutive days;
 - .7 A bed and breakfast must not alter the external appearance of the property;
 - .8 A bed and breakfast must clearly be secondary or incidental to the use of the dwellings unit for residential purposes;
 - .9 A paved parking space is required for every guestroom in the bed and breakfast and must be in addition to those required for the single family dwelling; and
 - .10 All signage must comply with the District's sign bylaw.

Home Based Business

- 5.20
- .1 No more than one person residing in the principle residence where the home based business is being operated shall be permitted to work on the parcel which the home based business is located.
 - .2 A home-based business within residential zones will not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference.
 - .3 A home-based business will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products.
 - .4 A home-based business will not result in any exterior alterations that are not consistent with the residential character of the buildings and property.
 - .5 A home-based business is not permitted to use materials or processes that produce flammable explosive vapours or gases.
 - .6 A home-based business that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted.
 - .7 No home-based business will be conducted between the hours of 10:00 pm and 8:00 am.
 - .8 Business visitors or customers will not exceed that normally occurring for a residence including not more than 10 visitors or customers a day.
 - .9 Home-based businesses are differentiated into either home occupations or home industries.
 - .10 A paved parking space is required in addition to those required for the single family dwelling.
 - .11 All signage must comply with the District's sign bylaw.

Home Occupations

- .12 The following home occupations and no others are permitted:
- .1 Small scale home sales (eg. Avon, Tupperware, Partylite etc.);



- .2 Artist studio for the production of arts, crafts and film arts, but not including an audio recording studio;
 - .3 Teacher or tutor, including a music or dance teacher;
 - .4 Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner;
 - .5 Dressmaker, tailor or seamstress;
 - .6 Barber, beautician, dietician, massage therapist or reflexologist;
 - .7 Pet grooming; and
 - .8 Private home daycare or pre-school for not more than 8 children
- .13 A home occupation will not generate the need for more than one additional on site parking space.
- .14 A home occupation that is located wholly within a dwelling unit will not exceed an area of more than 10% of the dwelling floor area.

Home Industries

- .15 The following home industries and no others are permitted:
- .1 Welding shop;
 - .2 Carpentry shop;
 - .3 Repair of small scale appliances, mechanical equipment, and electronic instruments;
 - .4 Metal working shop; and
 - .5 Small scale automotive repair.
- .16 A home industry that is located wholly within a dwelling unit will not exceed an area of more than 25% of the dwelling floor area.
- .17 A home industry will not generate the need for more than two (2) additional on site parking spaces.

Secondary Suites

- 5.21
- .1 Secondary suites are only permitted in single family dwellings.
 - .2 The principal single family dwelling on the parcel containing the secondary suite must be occupied by the owner of the principal building.
 - .3 No more than one (1) secondary suite is permitted per principal single family dwelling.
 - .4 One (1) parking space must be provided on the parcel for the secondary suite, in addition to the parking required for the single family dwelling.
 - .5 The secondary suite will be a minimum of 40.0 m² (430 ft.²) in size, a maximum of 75.0 m² (807 ft.²) in size, and not exceed 40% of the gross floor area of the principal dwelling unit.
 - .6 The secondary suite must meet the BC building code requirements for secondary suites.
 - .7 A secondary suite is not permitted in conjunction with the keeping of boarders or the operation of a bed and breakfast.
 - .8 A single family dwelling containing a secondary suite must maintain the appearance of a single family dwelling.
 - .9 Secondary suites are only permitted in single family dwellings.



Streamside Protection Leave Strips

- 5.22
- .1 Where a watercourse is present on any lot, leave strips may be required in accordance with Provincial best management practices.
 - .2 These leave strips requirements take precedence over any yard requirements contained in any zone for the principal and accessory buildings.
 - .3 Notwithstanding any other provision of this Bylaw, no building or part thereof will be constructed, reconstructed, altered, moved or extended, nor will any manufactured home be located within 15.0 m (49 ft.) of the natural boundary of any named watercourse, unless superseded by Provincial best management practices.



6.0 AGRICULTURAL (AG)

Permitted Uses

6.1 The following uses and no others are permitted in the AG Zone:

Principal Uses

- .1 Agricultural uses;
- .2 Single family dwellings;

Accessory Uses

- .3 Accessory buildings;
- .4 Bed & breakfasts;
- .5 Home industries; and
- .6 Secondary suites.

Regulations

6.2 On a parcel located in an area zoned AG, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	2 single detached dwellings per parcel
.2 Minimum parcel size	10.0 ha (25 ac)
.3 Minimum parcel width	18.0 m (59 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	8.0 m (26 ft.) 8.0 m (26 ft.) 8.0 m (26 ft.) 8.0 m (26 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 3.0 m (10 ft.) 3.0 m (10 ft.)
.6 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 10.0 m (32 ft.)
.7 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.8 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	450.0 m ² (4,800 ft. ²)
.9 Maximum site coverage (all buildings)	30%



Other Regulations

- 6.3 Subdivision to the minimum parcel size will only be permitted in accordance with an approval for subdivision pursuant to the *Agricultural Land Commission Act*.

Waste Disposal

- 6.4 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 6.5 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



7.0 RURAL 1 (RU1)

Permitted Uses

7.1 The following uses and no others are permitted in the RU1 Zone:

Principal Uses

- .1 Agricultural, horticultural, silvicultural, poultry raising, animal and stock raising (excluding feed lots), fur farming, and bee keeping or any and all of such uses;
- .2 Duplex dwellings;
- .3 Extraction of raw materials from the land;
- .4 Forestry and logging;
- .5 Outdoor recreation (excluding buildings of a commercial nature);
- .6 Single family dwellings;
- .7 Solid waste management facilities;

Accessory Uses

- .8 Accessory buildings;
- .9 Bed and breakfast accommodations;
- .10 Home industries;
- .11 Home occupations;
- .12 Sale of produce grown on the premises; and
- .13 Secondary suites.

Regulations

7.2 On a parcel located in an area zoned RU1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	2 single detached dwellings per parcel or 1 duplex dwelling per parcel
.2 Maximum number of accessory buildings	5 per parcel
.3 Minimum parcel size	8.0 ha (20 ac)
.4 Minimum parcel width	30.0 m (100 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	8.0 m (26 ft.) 8.0 m (26 ft.) 8.0 m (26 ft.) 8.0 m (26 ft.)



.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 3.0 m (10 ft.) 3.0 m (10 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 10.0 m (32 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	500.0 m ² (5,380 ft. ²)
.11 Maximum site coverage (all buildings)	5%

Waste Disposal

- 7.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 7.4
- .1 The extraction of raw materials from the land includes the preliminary grading, cutting or crushing of materials. Further processing on site is prohibited, unless the product is regulated by the *Mines Regulations Act*, or is to be used solely on the premises or to supplement farm income.
 - .2 Forestry and logging includes portable wood manufacturing plants, provided such a plant is set back at least 150.0 m (492 ft.) from any parcel line. All other types of manufacturing on site are prohibited.
 - .3 The sale area for produce grown on the premises must not exceed 50m² (538 ft.²).
 - .4 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



8.0 RURAL 2 (RU2)

Permitted Uses

8.1 The following uses and no others are permitted in the RU2 Zone:

Principal Uses

- .1 Animal hospitals;
- .2 Campgrounds;
- .3 Hobby farms;
- .4 Horticultural, greenhouses, nurseries;
- .5 Kennels, the keeping of bees, horses, pigeons, poultry, sheep, or fur bearing animals for domestic purposes;
- .6 Livestock grazing (excluding feed lots);
- .7 Outdoor recreational facilities (excluding buildings of a commercial nature);
- .8 Single family dwellings;

Accessory Uses

- .9 Accessory buildings;
- .10 Bed and breakfast accommodations;
- .11 Home industries;
- .12 Home occupations;
- .13 Sale of produce grown on the premises; and
- .14 Secondary suites.

Regulations

8.2 On a parcel located in an area zoned RU2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	2 single detached dwellings per parcel or 1 duplex dwelling per parcel
.2 Maximum number of accessory buildings	3 per parcel
.3 Minimum parcel size	1.0 ha (2.5 ac)
.4 Minimum parcel width	20.0 m (65 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	<ul style="list-style-type: none">8.0 m (26 ft.)8.0 m (26 ft.)8.0 m (26 ft.)8.0 m (26 ft.)



.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 3.0 m (10 ft.) 3.0 m (10 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 6.0 m (20 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	232.0 m ² (2,500 ft. ²)
.11 Maximum site coverage (all buildings)	35%

Waste Disposal

- 8.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 8.4
- .1 All buildings and structures used for kennels, the keeping of bees, horses, pigeons, poultry, sheep, or fur bearing animals for domestic purposes must be set back at least 25.0 m (82 ft.) from any parcel line and at least 10.0 m (33 ft.) from any dwelling.
 - .2 The sale area for produce grown on the premises must not exceed 50m² (538 ft.²).
 - .3 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



9.0 SINGLE FAMILY RESIDENTIAL (R1)

Permitted Uses

9.1 The following uses and no others are permitted in the R1 Zone:

Principal Uses

- .1 Single family dwellings;
- .2 Duplex dwellings;

Accessory Uses

- .3 Accessory buildings;
- .4 Bed and breakfast accommodations;
- .5 Day care centers;
- .6 Home based occupations; and
- .7 Secondary suites.

Regulations

9.2 On a parcel located in an area zoned R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density <ul style="list-style-type: none">• Single-detached dwellings• Duplex dwellings	1 single detached dwelling per parcel 1 duplex dwelling per parcel
.2 Maximum number of accessory buildings	3 per parcel
.3 Minimum parcel size <ul style="list-style-type: none">• Single-detached dwellings• Duplex dwellings which is situated on one parcel• Duplex dwellings which is divided into two separate parcels with a common interior wall	464.0 m ² (4,994 ft. ²) 700.0 m ² (7,535 ft. ²) 350.0 m ² (3,767 ft. ²) per parcel
.4 Minimum parcel width <ul style="list-style-type: none">• Single-detached dwellings• Duplex dwellings which is situated on one parcel• Duplex dwellings which is divided into two separate parcels with a common interior wall	15.0 m (49 ft.) 18.0 m (59 ft.) 9.0 m (30 ft) per parcel
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line<ul style="list-style-type: none">- Where a duplex dwelling is divided into two separate parcels, the side parcel line setback shall not apply where there is a common wall shared between the dwelling units• Rear parcel line	7.0 m (23 ft.) 3.0 m (10 ft.) 2.0 m (7 ft.) 0.0 m (0 ft.) 9.0 m (30 ft.)



.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined<ul style="list-style-type: none">- for parcels under 700 m²- for parcels over 700 m²	70.0 m ² (753 ft. ²) 90.0 m ² (970 ft. ²)
.11 Maximum site coverage (all buildings)	35%

Conditions of Use

9.3 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



10.0 MANUFACTURED HOME SUBDIVISION (R2)

Permitted Uses

10.1 The following uses and no others are permitted in the R2 Zone:

Principal Uses

- .1 Single family dwellings;
- .2 Manufactured homes (single wide and double wide);

Accessory Uses

- .3 Accessory buildings;
- .4 Day care centers; and
- .5 Home occupations.

Regulations

10.2 On a parcel located in an area zoned R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 single detached dwelling or manufactured home per parcel
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size <ul style="list-style-type: none">• Single-detached dwellings	464.0 m ² (4,994 ft. ²)
.4 Minimum parcel width <ul style="list-style-type: none">• Single-detached dwellings	15.0 m (49 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	6.0 m (20 ft.) 3.0 m (10 ft.) 1.5 m (5 ft.) 3.0 m (10 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	5.0 m (16 ft.) 4.0 m (13 ft.)
.8 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)



.9 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	70.0 m ² (753 ft. ²)
.10 Maximum site coverage (all buildings)	35%

Conditions of Use

- 10.3 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



11.0 MULTIPLE FAMILY RESIDENTIAL – LOW DENSITY (RM1)

Permitted Uses

11.1 The following uses and no others are permitted in the RM1 Zone:

Principal Uses

- .1 Multiple family dwellings; and

Accessory Uses

- .2 Accessory buildings.

Regulations

11.2 On a parcel located in an area zoned RM1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	30 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	1,000.0 m ² (10,764 ft. ²)
.4 Minimum parcel width	30.0 m (98 ft)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	8.0 m (26 ft.) 3.0 m (10 ft.) 2.0 m (7 ft.) 9.0 m (30 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	232.0 m ² (2,500 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	90.0 m ² (970 ft. ²)
.11 Maximum site coverage (all buildings)	35%



Other Regulations

- 11.3 On each parcel, open space will be provided at a minimum of 6.0 m² (64 ft.²) per dwelling unit. The maximum slope for this open space is 10%.

Conditions of Use

- 11.4 All development must comply with all relevant District bylaws.

****See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



12.0 MULTIPLE FAMILY RESIDENTIAL – HIGH DENSITY (RM2)

Permitted Uses

12.1 The following uses and no others are permitted in the RM2 Zone:

Principal Uses

- .1 Multiple family dwellings; and

Accessory Uses

- .2 Accessory buildings.

Regulations

12.2 On a parcel located in an area zoned RM2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	60 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	928.0 m ² (9,989 ft. ²)
.4 Minimum parcel width	30.0 m (98 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	8.0 m (26 ft.) 4.0 m (13 ft.) 3.0 m (10 ft.) 9.0 m (30 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	15.0 m (49 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	370.0 m ² (3,900 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	90.0 m ² (970 ft. ²)
.11 Maximum site coverage (all buildings)	50%



Conditions of Use

- 12.3 .1 Access to every dwelling unit in an apartment building will be provided from a public hall or walk and will be located and maintained to avoid the necessity of passage within 3.0 m (10 ft.) of a window of a habitable room of any other dwelling unit unless it is an entry walk as close as practicable to right angles to the building and is effectively screened. The use of continuous balconies for access to dwelling units is prohibited.
- .2 The maximum floor space ratio permitted will be 0.70.
- .3 On each parcel, open space will be provided at a minimum of 6.0 m² (64 ft.²) per dwelling unit. The maximum slope for this open space is 10%.
- .4 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions.



13.0 MANUFACTURED HOME PARK (MHP)

Permitted Uses

- 13.1 The following uses and no others are permitted in the MHP Zone:

Principal Uses

- .1 Manufactured home park;

Accessory Uses

- .2 Accessory buildings; and
.3 Home occupations.

Regulations

- 13.2 On a parcel located in an area zoned MHP, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	20 dwelling units per ha
.2 Minimum parcel size	2.0 ha (5 ac)
.3 Maximum site coverage (all buildings)	35%

Other Regulations

- 13.3 A maximum of three (3) accessory building will be permitted for the residence of the park manager or caretaker.

Conditions of Use

- 13.4 All development must comply with relevant District bylaws, and in particular with the District's *Mobile Home Park Regulation Bylaw*.

***See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



14.0 TOWN CENTRE COMMERCIAL (C1)

Permitted Uses

14.1 The following uses and no others are permitted in the C1 Zone:

Principal Uses

- .1 Commercial lodging;
- .2 Convenience stores;
- .3 Entertainment services;
- .4 Financial institutions;
- .5 Offices – other;
- .6 Offices – professional;
- .7 Off-street parking;
- .8 Personal service establishments;
- .9 Restaurants;
- .10 Retail stores;

Accessory Uses

- .11 Accessory buildings; and
- .12 Dwelling units (in conjunction with a permitted principal commercial use).

Regulations

14.2 On a parcel located in an area zoned C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	20 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	465.0 m ² (5,000 ft. ²)
.4 Minimum parcel width	15.0 m (49 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	0.0 m (0 ft.) 0.0 m (0 ft.) 0.0 m (0 ft.) 0.0 m (0 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 1.5 m (5 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)



.8 Maximum building and structure height <ul style="list-style-type: none">Principal building and structuresAccessory building	15.0 m (49 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">Principal building	232.0 m ² (2,500 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">All accessory buildings combined	90.0 m ² (970 ft. ²)
.11 Maximum site coverage (all buildings)	100%

Other Regulations

- 14.3 .1 Off-street parking requirements will conform to all relevant District bylaws.

Conditions of Use

- 14.4 .1 Where a parcel is used for combined commercial and residential use, the residential use will
- .1 be contained in the same building;
 - .2 be located over or behind the other use;
 - .3 have a separate entrance from outside; and
 - .4 not exceed a density of 40 units/ha.
- .2 Where a residential use is in place prior to this Bylaw coming into effect, the residential use shall be considered a permitted use for the purpose of this Bylaw.
- .3 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



15.0 HIGHWAY COMMERCIAL (C2)

Permitted Uses

15.1 The following uses and no others are permitted in the C2 Zone:

Principal Uses

- .1 Automotive and recreation vehicle sales and servicing;
- .2 Building supply stores;
- .3 Campgrounds and RV parks;
- .4 Clubs and lodges;
- .5 Commercial lodging;
- .6 Convenience store;
- .7 General sales and services;
- .8 Glass shops;
- .9 Laundromats and dry cleaners;
- .10 Off-street parking;
- .11 Offices – other;
- .12 Offices – professional;
- .13 Restaurants;
- .14 Service stations;

Accessory Uses

- .15 Accessory buildings; and
- .16 Dwelling units (in conjunction with a permitted principal commercial use).

Regulations

15.2 On a parcel located in an area zoned C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 dwelling unit per parcel
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	465.0 m ² (5,000 ft. ²)
.4 Minimum parcel width	18.0 m (59 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	6.0 m (20 ft.) 3.0 m (10 ft.) 2.0 m (7 ft.) 7.0 m (23 ft.)



.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	12.0 m (39 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	200.0 m ² (2,150 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	90.0 m ² (970 ft. ²)
.11 Maximum site coverage (all buildings)	75%

Other Regulations

- 15.3 .1 No front yard is permitted except for service stations as stipulated in this Bylaw.
- .2 No side yard is required except that where a parcel abuts a parcel in an R or RU Zone or is separated by a street or lane therefrom, a side yard will be provided of a width of not less than the required side yard of the abutting parcel but need not exceed 3.0 m (10 ft.) in width; except for service stations as stipulated in this Bylaw.
- .3 No rear yard is required, except where a parcel abuts another parcel in an R or RU Zone; such rear yard will not be less than 6.0 m (20 ft.); except for services stations as stipulated in this Bylaw.

Material Storage

- 15.4 No storage of materials is permitted in any side or front yard. Storage of materials in rear yards is permitted where materials are screened in accordance with the provisions of this Bylaw.

Conditions of Use

- 15.5 .1 One dwelling unit in conjunction with Service-Commercial permitted uses for the accommodation of the owner, operator, or an employee of the establishment is permitted. Such dwelling unit will have a minimum of two (2) bedrooms and be contained within the same building as the principal use.
- .2 Where a residential use is in place prior to this Bylaw coming into effect, the residential use shall be considered a permitted use for the purpose of this Bylaw.
- .3 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



16.0 NEIGHBOURHOOD COMMERCIAL (C3)

Permitted Uses

16.1 The following uses and no others are permitted in the C3 Zone:

Principal Uses

- .1 Convenience stores;
- .2 Neighbourhood pubs;

Accessory Uses

- .3 Accessory buildings; and
- .4 Dwelling units (in conjunction with a permitted principal commercial use).

Regulations

16.2 On a parcel located in an area zoned C3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 dwelling unit per parcel
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	464.0 m ² (4,994 ft. ²)
.4 Minimum parcel width	15.0 m (49 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	6.0 m (20 ft.) 3.0 m (10 ft.) 3.0 m (10 ft.) 6.0 m (20 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	70.0 m ² (753 ft. ²)
.11 Maximum site coverage (all buildings)	50%



Conditions of Use

- 16.3
- .1 Where a residential use is in place prior to this Bylaw coming into effect, the residential use shall be considered a permitted use for the purpose of this Bylaw.
 - .2 Where a parcel is used for combined commercial and residential use, the residential use will:
 - .1 be contained in the same building;
 - .2 be located over or behind the other use;
 - .3 have a separate entrance from outside; and
 - .4 not exceed a density of 40 units/ha.
 - .3 All development must comply with all relevant District bylaws.

****See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



17.0 LIGHT INDUSTRIAL (M1)

Permitted Uses

17.1 The following uses and no others are permitted in the M1 Zone:

Principal Uses

- .1 Animal hospital and animal beauty parlors;
- .2 Automotive and equipment sales and service (both new and reconditioned parts);
- .3 Building supply and lumber yards;
- .4 Cartage, delivery and express facilities (including truck terminals and packing and crating facilities);
- .5 Garage and off street parking for the storage of motor vehicles, recreation vehicles and equipment;
- .6 Laundromats and dry cleaning;
- .7 Maintenance yards;
- .8 Manufacturing – general;
- .9 Offices – other;
- .10 Printing, publishing and other reproduction processes;
- .11 Recreation vehicle sales and service (both new and reconditioned parts);
- .12 Restaurants;
- .13 Vehicle and equipment storage (excluding auto wreckers and junk yards);
- .14 Warehousing and wholesale establishments;
- .15 Food products manufacturing, processing and packaging; and

Accessory Uses

- .16 Dwelling units (in conjunction with a permitted principal use).

Regulations

17.2 On a parcel located in an area zoned M1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 dwelling unit per parcel
.2 Minimum parcel size	930.0 m ² (10,010 ft. ²)
.3 Minimum parcel width	30.0 m (95 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	<ul style="list-style-type: none">6.0 m (20 ft.)6.0 m (20 ft.)6.0 m (20 ft.)6.0 m (20 ft.)



.5 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.6 Minimum principal building width	7.0 m (23 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	12.0 m (39 ft.) 5.0 m (16 ft.)
.8 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.9 Maximum site coverage (all buildings)	60%

Waste Disposal

- 17.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 17.4 .1 One (1) dwelling unit is permitted in conjunction with an industrial use for the accommodation of the owner, operator, or an employee of the establishment.
.2 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



18.0 HEAVY INDUSTRIAL (M2)

Permitted Uses

18.1 The following uses and no others are permitted in the M2 Zone:

Principal Uses

- .1 Auto wrecking and junkyards;
- .2 Brewer and distillery operations;
- .3 Cold storage plants;
- .4 Feed and seed storage;
- .5 Fuel storage and wholesale distribution;
- .6 Key-lock or card-lock fuel installation facilities (including truck wash facilities, trailer manufacturing, repairs, sales and display yards);
- .7 Manufacturing – industrial;
- .8 Natural resource extraction;
- .9 Solid waste management facilities;
- .10 Storage of explosives; and

Accessory Uses

- .11 Dwelling unit (in conjunction with a permitted principal use).

Regulations

18.2 On a parcel located in an area zoned M2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 dwelling unit per parcel
.2 Minimum parcel size	930.0 m ² (10,010 ft. ²)
.3 Minimum parcel width	30.0 m (98 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	6.0 m (20 ft.) 6.0 m (20 ft.) 6.0 m (20 ft.) 6.0 m (20 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.6 Minimum principal building width	7.0 m (23 ft.)



.7 Maximum building and structure height	• Principal building and structures	12.0 m (39 ft.)
	• Accessory building	5.0 m (16 ft.)
.8 Minimum building area for:	• Principal building	93.0 m ² (1,001 ft. ²)
.9 Maximum site coverage (all buildings)		60%

Waste Disposal

- 18.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 18.4
- .1 Auto wrecking and junkyards must be set back at least 30.0 m (98 ft.) from any residential zone and must be completely enclosed by a tight board fence or solid wall between 2.5 m (8 ft.) and 3.5 m (11 ft.) high. No material shall be piled to a height greater than the surrounding fence or wall.
 - .2 One (1) dwelling unit is permitted in conjunction with an industrial use for the accommodation of the owner, operator, or an employee of the establishment.
 - .3 All development must comply with all relevant District bylaws.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***



19.0 AIRPORT (A1)

Permitted Uses

19.1 The following uses and no others are permitted in the A1Zone:

Principal Uses

- .1 Aircraft sales and service;
- .2 Car rental agency and storage;
- .3 Government offices and facilities;
- .4 Municipal works yard and facilities; and

Accessory Uses

- .5 Accessory buildings.

Regulations

19.2 On a parcel located in an area zoned A1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum number of accessory buildings	1 per parcel
.2 Minimum parcel size	930.0 m ² (10,010 ft. ²)
.3 Minimum parcel width	18.0 m (59 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	6.0 m (20 ft.) 6.0 m (20 ft.) 6.0 m (20 ft.) 6.0 m (20 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.6 Minimum principal building width	7.0 m (23 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 5.0 m (16 ft.)
.8 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.9 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• One (1) accessory building	55 m ² (590 ft. ²)
.10 Maximum site coverage (all buildings)	60%



Waste Disposal

- 19.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 19.4 All development must comply with all relevant District bylaws.

**** See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



20.0 PARKS & RECREATION (P1)

Permitted Uses

20.1 The following uses and no others are permitted in the P1 Zone:

Principal Uses

- .1 Cemeteries;
- .2 Community uses;
- .3 Cross country hiking and skiing trails;
- .4 Fair grounds;
- .5 Museums;
- .6 Recreation facilities;

Accessory Uses

- .7 Accessory buildings; and
- .8 Single family dwelling, permitted only as the residence of a caretaker of a principal use on the same site.

Regulations

20.2 On a parcel located in an area zoned P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 dwelling per parcel
.2 Minimum parcel size	500.0 m ² (5,380 ft. ²)
.3 Minimum parcel width	15.0 m (49 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	0.0 m (0 ft.) 6.0 m (20 ft.) 6.0 m (20 ft.) 6.0 m (20 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.6 Minimum principal building width	7.0 m (23 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 5.0 m (16 ft.)
.8 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.9 Maximum site coverage (all buildings)	50%



Waste Disposal

- 20.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 20.4 All development must comply with all relevant District bylaws.

**** See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



21.0 PUBLIC AND INSTITUTIONAL (P2)

Permitted Uses

21.1 The following uses and no others are permitted in the P2 Zone:

Principal Uses

- .1 Education facilities;
- .2 Emergency services facilities;
- .3 Government offices;
- .4 Health services;
- .5 Libraries;
- .6 Municipal offices;
- .7 Recreation facilities;
- .8 Religious assembly facilities;
- .9 Public utility facilities;
- .10 Travel information centers; and

Accessory

- .11 Accessory buildings.

Regulations

21.2 On a parcel located in an area zoned P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum number of accessory buildings	2 per parcel
.2 Minimum parcel size	1,000.0 m ² (10,764 ft. ²)
.3 Minimum parcel width	30.0 m (98 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	6.0 m (20 ft.) 3.0 m (10 ft.) 3.0 m (10 ft.) 6.0 m (20 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.6 Minimum principal building width	7.0 m (23 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	15.0 m (49 ft.) 5.0 m (16 ft.)



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.8 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.9 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	90.0 m ² (970 ft. ²)
.10 Maximum site coverage (all buildings)	50%

Conditions of Use

21.3 All development must comply with all relevant District bylaws.

****See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



22.0 NATURE CONSERVATION (NC)

Permitted uses

- 22.1 The following uses and no others are permitted in the NC Zone:

Principal Uses

- .1 Archaeological or historic sites;
- .2 Educational activities;
- .3 Outdoor recreation support facilities and activities; and
- .4 Scenic outdoor trails or bike paths.

Regulations

- 22.2
- .1 No subdivision is permitted.
 - .2 All development is prohibited except that which is necessary to support passive recreation uses and resource management activities for educational purposes.
 - .3 Specific development proposals must be evaluated on the basis of an environmental assessment.
 - .4 New development will demonstrate environmental sensitivity and respect for the natural character and quality of landscaping.
 - .5 Limited interpretive and directional signage may be provided.
 - .6 Any disturbed areas will be re-vegetated to their original condition.

Conditions of Use

- 22.3 All development must comply with all relevant District bylaws.

**** See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



23.0 URBAN RESERVE (UR)

Permitted uses

23.1 The following uses and no others are permitted in the UR Zone:

Principal Uses

- .1 Single family dwellings;

Accessory Uses

- .1 Accessory buildings;
- .2 Bed & breakfasts;
- .3 Home industries; and
- .4 Secondary suites.

Regulations

23.2 On a parcel located in an area zoned UR, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	1 dwelling unit per parcel
.2 Maximum number of accessory buildings	3 per parcel
.3 Minimum parcel size	4.0 ha (9.8 ac)
.4 Minimum parcel width	30.0 m (98 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	8.0 m (26 ft.) 8.0 m (26 ft.) 8.0 m (26 ft.) 8.0 m (26 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none">• Front parcel line• Exterior side parcel line• Interior side parcel line• Rear parcel line	no closer than rear of building envelop 3.0 m (10 ft.) 1.5 m (5 ft.) 1.5 m (5 ft.)
.7 Minimum principal building width	7.0 m (23 ft.)
.8 Maximum building and structure height <ul style="list-style-type: none">• Principal building and structures• Accessory building	10.0 m (32 ft.) 5.0 m (16 ft.)
.9 Minimum building area for: <ul style="list-style-type: none">• Principal building	93.0 m ² (1,001 ft. ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none">• All accessory buildings combined	90.0 m ² (970 ft. ²)
.11 Maximum site coverage (all buildings)	35%



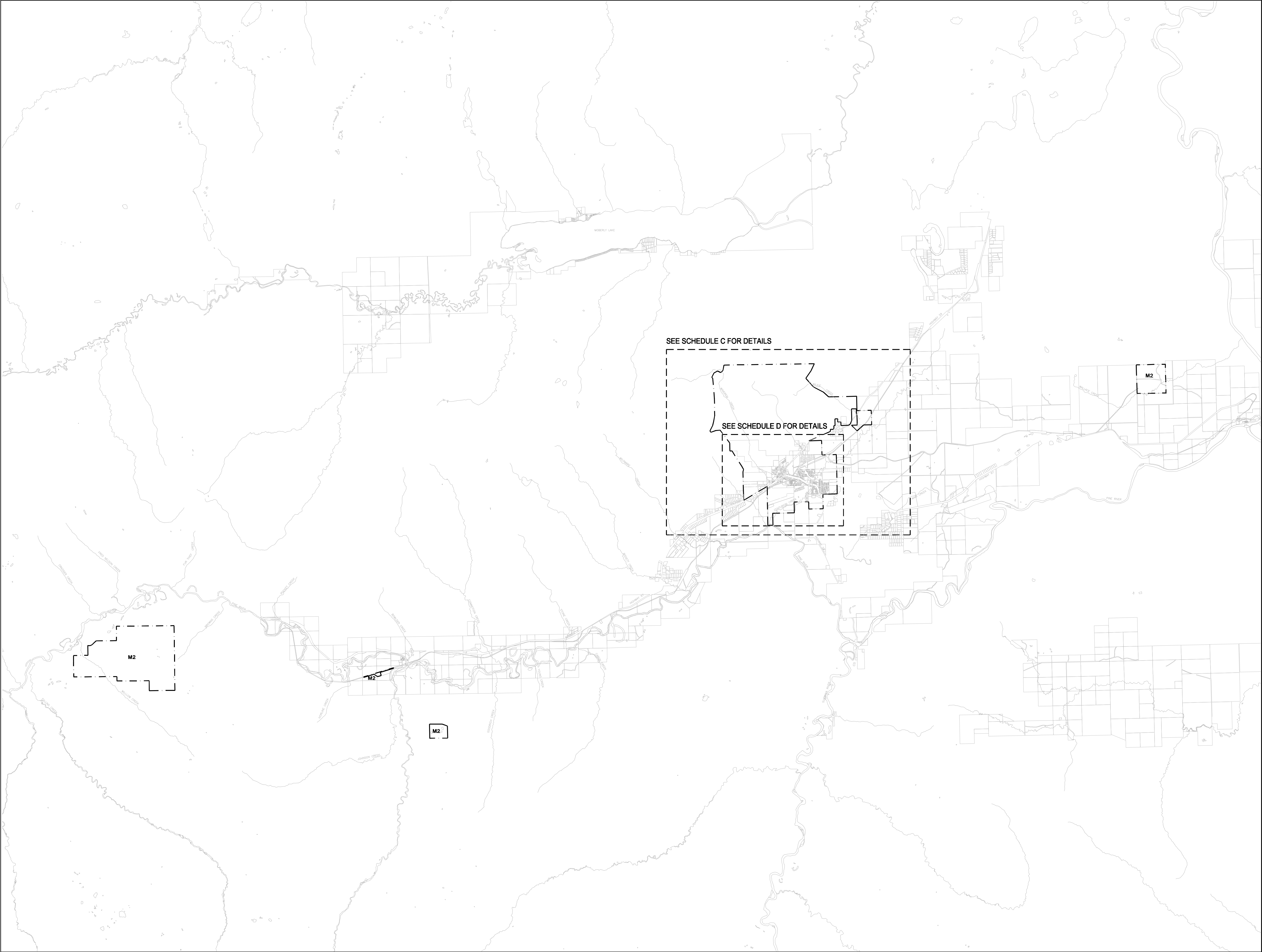
Waste Disposal

- 23.3 Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of the Northern Health Authority.

Conditions of Use

- 23.4 All development must comply with all relevant District bylaws.

**** See the General Regulations (Section 5.0) for additional regulations and exceptions. ****



**ZONING BYLAW MAP
BYLAW 932, 2010**

SCHEDULE B

**ZONING BYLAW MAP
DISTRICT WIDE**

RESIDENTIAL

- R1 SINGLE FAMILY RESIDENTIAL
- RM1 MULTIPLE FAMILY RESIDENTIAL (LOW DENSITY)
- RM2 MULTIPLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R2 MANUFACTURED HOME SUBDIVISION
- MHP MANUFACTURED HOME PARK

RURAL

- RU1 RURAL 1
- RU2 RURAL 2
- AG AGRICULTURAL

COMMERCIAL

- C1 TOWN CENTRE COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL

INDUSTRIAL

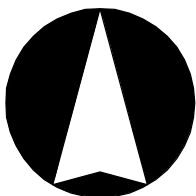
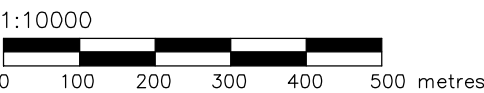
- M1 LIGHT INDUSTRIAL
- M2 HEAVY INDUSTRIAL
- A1 AIRPORT

SPECIAL

- UR URBAN RESERVE
- P1 PARKS AND RECREATION
- P2 PUBLIC AND INSTITUTIONAL
- NC NATURE CONSERVATION AREA

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION





DISTRICT OF
CHETWYND

**ZONING BYLAW MAP
BYLAW 932, 2010**

SCHEDULE C

**ZONING BYLAW MAP
MIDDLE TOWN SITE**

RESIDENTIAL

- R1 SINGLE FAMILY RESIDENTIAL
- RM1 MULTIPLE FAMILY RESIDENTIAL (LOW DENSITY)
- RM2 MULTIPLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R2 MANUFACTURED HOME SUBDIVISION
- MHP MANUFACTURED HOME PARK

RURAL

- RU1 RURAL 1
- RU2 RURAL 2
- AG AGRICULTURAL

COMMERCIAL

- C1 TOWN CENTRE COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL

INDUSTRIAL

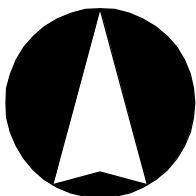
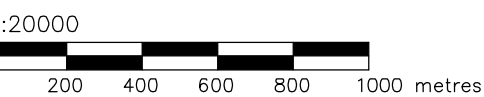
- M1 LIGHT INDUSTRIAL
- M2 HEAVY INDUSTRIAL
- A1 AIRPORT

SPECIAL

- UR URBAN RESERVE
- P1 PARKS AND RECREATION
- P2 PUBLIC AND INSTITUTIONAL
- NC NATURE CONSERVATION AREA

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION





DISTRICT OF
CHETWYND

ZONING BYLAW MAP
BYLAW 932, 2010

SCHEDULE D

ZONING BYLAW MAP
CENTRAL BUSINESS
DISTRICT

RESIDENTIAL

- R1 SINGLE FAMILY RESIDENTIAL
- RM1 MULTIPLE FAMILY RESIDENTIAL (LOW DENSITY)
- RM2 MULTIPLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R2 MANUFACTURED HOME SUBDIVISION
- MHP MANUFACTURED HOME PARK

RURAL

- RU1 RURAL 1
- RU2 RURAL 2
- AG AGRICULTURAL

COMMERCIAL

- C1 TOWN CENTRE COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL

INDUSTRIAL

- M1 LIGHT INDUSTRIAL
- M2 HEAVY INDUSTRIAL
- A1 AIRPORT

SPECIAL

- UR URBAN RESERVE
- P1 PARKS AND RECREATION
- P2 PUBLIC AND INSTITUTIONAL
- NC NATURE CONSERVATION AREA

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

