

DISTRICT OF 100 MILE HOUSE

Bylaw No. 1290



A Bylaw to Establish New Zoning Regulations within the District of 100 Mile House

This bylaw may be cited for all purposes as ***“District of 100 Mile House Zoning Bylaw No. 1290, 2016.”***

The Council of the District of 100 Mile House, in open meeting assembled, enacts as follows:

- (1) That the following schedules attached hereto are hereby made part of this bylaw and adopted as the District of 100 Mile House Zoning Bylaw No. 1290, 2016:
 - a. Schedule 1: (Zoning Bylaw Text)
 - b. Schedule 2: (Zoning Bylaw Map – District Wide and Main Community Inset)
- (2) That District of 100 Mile House Zoning Bylaw No. 801, 1999, and all amendments thereto, is hereby repealed.

READ A FIRST TIME this 23rd day of February, 2016.

READ A SECOND TIME this 8th day of March, 2016.

ADVERTISEMENTS in the paper March 3^d and 10th, 2016.

PUBLIC HEARING HELD this 15th day of March, 2016.

READ A THIRD TIME this 16th day of March, 2016.

RECEIVED MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

this day of March, 2016.

Ministry of Transportation & Infrastructure

ADOPTED this 22nd day of March, 2016.

Mayor

Corporate Officer



Zoning Amendments

Bylaw #	Section	Description
1291	10.2	Add liquor store permitted use in C-2.
1292	9.2.8	Increase maximum density to 133 dwelling units per hectre-440 Cedar Avenue.
1293		Amend that portion of DL31, except various Plan numbers, and that portion of Lot 1, Plan KAP55350 situated at the SW Corner of Exeter Stn Rd & Cariboo Hwy 97 from A-1 to A-2.
1294		Amend Lot 2, Plan 22474, except Plans 25028, 30110 and 32113, DL32 – 120 Airport Rd from 1-3 to C-3.
1296	10.5.2	Section 10.5 Horse Lake Rd C-5 zone, subsection 10.5.2 principal permitted use amended to add “manufacturing, light impact.
	10.5.12	Section 10.5.12 amended to add: d) light impact manufacturing must take place entirely within an enclosed building and must not be offensive by reason of smoke, vibration, smell, toxic fumes, electrical interference, or significant noise.
	3.3	Section 3, Subsection 3.3 amended to add: “manufacturing, light impact” means the production and assembly of non-industrial consumer oriented products typically targeted toward end users. Light impact manufacturing may include associated e-commerce, retail sales and wholesale sales. Typical uses include sign shops, upholstery shops, sewing and textile fabrication like clothing or drapery, soap manufacturing, food production, and computers and consumer electronics.



Bylaw #	Section	Description	Page #
1301		Lot 1, Plan 18594, DL4847, also known As 805 Spruce Ave to be rezoned from Residential Low Density (R-1) to Residential Duplex Zone (R-2). That consequential map changes be made to Schedule 2 Zoning bylaw map District Wide and Main Community Inset.	
1304		Lot A, Plan KAP89661, DL33, 625, 4175 and 4179, be rezoned from Agricultural Zone (A-1) to Small Holdings Zone (A-2) That consequential map changes be made to Schedule 2 Zoning bylaw map District Wide and Main Community Inset.	
1311		Lot 1, Plan EPP68819, DL625 & 4179 also Known as 850 Exeter Truck Route to be Rezoned from Small Holdings Zone (A-2) To Vehicle Oriented Commercial Zone (C-3)	
	10.3.12	Section 10.3.12 specific use regulations Amended by adding: g) drive-through food service permitted as a principal use on Lot 1, Plan EPP68819 DL625 & 4179 h) despite Section 10.3.12 b), the maximum floor area for retail uses on Lot 1, Plan EPP68819, DL625 & 4179 is 3700m², not Exceeding one storey, and is limited to one Building of this size used for retail uses. That consequential map changes be made to Schedule 2 Zoning bylaw map District Wide and Main Community Inset.	92



Bylaw #	Section	Description	Page #
1315		Lot 1, Plan 7650, Except Plans 14231, 25240, 34128 and H949, DL4847, also Known as 896 Alpine Ave, be rezoned From Vehicle Oriented commercial Zone (C-3) to Mixed Use commercial Residential zone (C-6).	
	10.6.12	a) Despite Sections 10.6.3, 10.6.6 a), 10.6.10, 5.2.4 and 5.2.9 a), temporary Shelter is permitted as an accessory Use, the minimum exterior side parcel Line setback for all buildings and Structures is 5.3 metres, the number of Parking spaces shall total 20 to accommodate The proposed residential and administrative Uses only, such as 5 spaces are to be Constructed and paved in front of the building To be used for office purposes, one of which Must be a handicapped parking space. That consequential map changes be made to Schedule 2 Zoning bylaw map District Wide and Main Community Inset.	101
1316	10.2.12	b) Despite Sections 10.2.3 b), 10.2.12 d) and 10.2.6 a), one mobile home no larger than 90 square metres is permitted as an accessory Use as a caretaker residence, the total space Of any additions including but not limited to Decks, stairs, landings, or porches must not Be greater than 20% of the floor area of the Mobile home, and the minimum front parcel Line setback for the mobile home is 45 metres For Lot 1, Plan 4942, DL31, also known as 310 Cariboo Hwy 97.	90



Bylaw #	Section	Description	Page #
1318		Amended for Lot 11, Plan 15598, DL2138, Lillooet District, also known as 242 Blackstock Road, to be Rezoned from Residential Duplex Zone (R-2) to Residential Medium Density Zone (R-4); That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.	
1323	3.3	Amended to add “retail cannabis sales” definition and amend the definition of “retail store”	25
1323	4.7	Amended to add “unless otherwise specifically permitted in this bylaw, no parcel will be used for retail cannabis sales.	33
1327	5.5.1a)	Amended to read “one commercial truck or vehicle not exceeding 7,000 kilograms rated capacity;”	43
	3.3	Definitions for “restaurant” and “grade” amended	14&23
		Schedule 2 Zoning bylaw map inset amended to designate the area north of Little Bridge Creek and south of Lots 1 & 2, Plan EPP62833, DL31, Lillooet District as Parks and Open Space (P-2) Zone	
	10.4.2	Principal permitted uses is amended to add ‘liquor store’	94
	4.6	uses permitted in all residential and all zones is amended to read: Uses permitted in all zones	30
	4.15.1	Vision Clearance at intersections is amended	35
	4.18.1	Amended to add: “computer repair or other small electronic equipment”	38



Bylaw #	Section	Description	Page #
1327	4.18.2	Amended to read: A home industry does not Include salvage or storage of derelict vehicles and equipment, used building or domestic products or similar discarded or recyclable materials	38
	4.18.9	Added new section to read: The home industry must not produce a public offence or nuisance of any kind (e.g. noise, smoke, dust, toxic or noxious matter, odour, electrical interference) beyond the parcel lines of the parcel containing the home industry.	38
	4.21.1	Amended to read: a required amenity cannot be located within a setback required for that zone	39
	10.1.2	Principal permitted uses is amended to add: “care centre”	84
	10.1.13	Specific use regulations is amended to add: g) Despite section 10.1.2(t), a care centre may be located only on C-1 zoned parcels that border directly onto Cedar Avenue.	86
1328		Amended for part of Lot A, Plan KAP89661, except Plan EPP68819, DLs 33, 625, 4175 and 4179, Lillooet District, which is shown on Schedule A attached to and forming part of this bylaw and labeled as proposed Lot 1, to be rezoned from Small Holdings Zone (A-2) to Vehicle Oriented Commercial Zone (C-3) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.	
1330	4.9	Regulations for building projections amended	



Bylaw #	Section	Description
1331		Lot 14 Plan 8930, DL32 Lillooet District also known as 370 Cedar Avenue to be rezoned from Residential Duplex Zone (R-2) to Central Business District Commercial Zone (C-1)
	Schedule “2”	That map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.
	10.1	Subsection 10.1.13 Specific Use Regulations is amended to add: Despite section 10.1.16, the setbacks for all buildings and structures for Lot 14, Plan 8930, DL32 shall be 4 metres to a front parcel line, 7.5 metres to a rear parcel ine, 2 metres to an interior side parcel line, and 4.5 metres to an exterior side parcel line
1338		Amended for that part of Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, shown as Lots 14, 15, and 19 on attached Schedule A, and located on Heron Ridge Road, to be rezoned from Country Residential Zone (ER-1) to residential Medium Density Zone (R-4)
	Schedule “2”	That map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.
	8.1.1	Purpose is amended to read: The purpose of this zone is to provide large lot areas of 0.2 to 1 hectare for very low-density residential housing promoting a country atmosphere for residential housing adjacent to rural areas.
	8.1.3	Accessory Permitted Uses is amended to remove: d)coach house
	8.1.4	Minimum Parcel Area is amended to read: The minimum parcel area is 0.2 hectares (2,000 square meters)
	8.1.5	Minimum parcel width is amended to read: The minimum parcel width is 22 meters.
	8.1.7	Maximum height is amended to read: 10 meters for principal dwelling
	8.1.11	Maximum Site Coverage is amended to read: The maximum site coverage for all buildings and structures is 40% of the parcel area.



Bylaw #	Section	Description
	8.1.14	Specific Use Regulations is amended to remove: a) A couch house is permitted as an accessory residential use provided the maximum floor area does not exceed 50% of the floor area of the principal permitted use or 90 square meters, whichever is less.
1343	Schedule "A"	Amended for that part of DL2138, except Plans 11931, 15598, 17745, 22190, 29545, 32060, KAP45878, KAP77552 and EPP14192 and EPP87736 Lillooet District Shown as "subject" on the attached Schedule A to be rezoned from Horse Lake Road Commercial Zone (C-5) to Horse Lake Road Residential Zone (ER-2); and that consequential map changes be made to Schedule 2 Zoning Map District Wide and Main Community Inset.
1344	4.5	That Section 4.0 Regulations, Subsection 4.5 Principal Buildings be amended by adding: 4.5.3 Principal buildings must be oriented toward and parallel to the fronting street.
1348	3.3	Definitions: deleted "medical marihuana production facility" and "retail cannabis sales" Added: "cannabis, cannabis production, cannabis retail sales, agriculture, community garden"
	7.0	Subsection 7.1.2 Principal Permitted Uses, subsection h) medical marijuana production facility deleted and replace with h) cannabis production Subsection 7.1.12 a) Buildings and structures for a Medical Marihuana Production Facility as authorized under Federal legislation, must comply with the following: be deleted and replace with: a) Buildings and structures for cannabis production as authorized under Federal legislation, must comply with the following: Subsection 7.1.12 a) iii) Shall be located not less than 1,000 metres from the nearest point of any parcel on which another Medical Marihuana Production Facility use is



Bylaw #	Section	Description
		occurring, or on which such a use has been authorized under Federal Legislation be deleted.
	10.0	Subsection 10.1 Central Business District Commercial Zone (C-1) , Subsection 10.1.2 Principal Permitted Uses be amended to add: cannabis retail sales. Subsection 10.1.2, cannabis retail sales may be located only on C-1 zoned parcels that front directly onto Birch Avenue, between First Street and fifth Street, and located on the ground floor.
	11.0	Subsection 11.1 Light Industrial Zone (I-1), Subsection 11.1.2 Principle Permitted uses be amended to add: cannabis production. Subsection 11.2 Heavy Industrial Zone (I-2), Subsection 11.2.2 Principle Permitted Uses be amended to add: cannabis production.
1352	Schedule “A”	Amended for that part of Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, shown as Lots 15, 16, 17 and 18 on attached Schedule A, and located on Heron Ridge Road, to be rezoned from Country Residential Zone (ER-1) to Residential Low Density Zone (R-1) Amended for that part of Lot 2, Plan KAP91096, DLs 31 and 2139 Lillooet District, shown as Lots 1-13 on attached Schedule A, and located on Heron Ridge Road, to be rezoned from Residential Medium Density Zone (R-4) to Residential Small Lot Zone (R-3) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.
1355	Schedule “2”	Amended for Lot 11, Plan 8930, DLs 31 &32, Lillooet District, also known as 345 Cedar Avenue, to be rezoned from Residential Duplex Zone (R-2) to Central Business District Commercial Zone (C-1). That consequential map



Bylaw #	Section	Description
		changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset;
1357		Amended for Lot A, Plan KAP89661, Except Plans EPP68819 and EPP86721, DLs 33, 625, 4175 and 4179, Lillooet District, and located on Exeter Truck Route, to be rezoned from Small Holdings Zone (A-2) to Light Industrial Zone (I-1)
	Schedule "2"	That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.
1359		Amended for Lot 21, Plan 14723, except Plan 27954, DL31, Lillooet District, located at 355 Aspen Street to be rezoned from Residential Medium Density Zone (R-4) to Residential High Density Zone (R-5)
		That Section 9.2 Residential High Density Zone (R-5), Subsection 9.2.13 Specific Use Regulations is amended to add: a) Despite Sections 9.2.4, 9.2.5, 9.2.6 a), and 9.2.8 a) the minimum parcel area is 1090 m ² , the minimum parcel width is 29.25m, and the minimum setbacks for the principal building must be 7.4 metres from the front parcel line and 2.5 metres from the rear parcel line, and the maximum density is 46 dwelling units per hectare for Lot 21, Plan 14723, except Plan 27954, DL31, Lillooet District, located at 355 Aspen Street
	Schedule "2"	That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.
1363	Schedule "2"	That District of 100 Mile House Zoning Bylaw No. 1290, 2106 is hereby amended For Strata Lots 2 and 3, Plan EPS5367, DLs 625 and 4179, Lillooet District, Located at 810 and 820 Exeter Truck Route to be rezoned from Commercial Vehicle Oriented Zone (C-3) to Light Industrial Zone (I-1);



Bylaw #	Section	Description
		That consequential map changes be made to Schedule 2 Zoning bylaw Map District Wide and Main Community Inset.
1368	8.6.12	Specified Use Regulations is amended by adding : Despite Section 8.6.12 a) a duplex is permitted on a fee simple lot for that part of Lot 2, Plan KAP91096, Lillooet District, labelled Lots 2-13 on attached Schedule A, and located in the Heron Ridge Road area.
1369	8.6.12	Specific Use Regulations is amended by deleting: a) A duplex is only permitted as part of a bareland strata development; and
1370	4.17.1	Home Occupation is amended by adding: g) Personal service establishment, except laundry and dry cleaning services.
1371	4.16.2	Section 4.16.2 is amended to read: In residential zones, one shipping container per parcel is permitted only on a temporary basis, to a maximum of 2 years, during active construction on the property, such construction the subject of a valid Building Permit, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the permit
	4.16.7	Section 4.16.7 is deleted and replaced with the following: Shipping containers are not to be used as habitable buildings or building components, unless professional involvement is provided.
1374		That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for that part of DL 4847, Except Plans 7650, 7661, 7898, 7899, 8669, 10009, 10101, 10129, 13207, 13304, 13757, 14040, 15966, 15967, 18594, 21040, 21558, 22913, 24141, 29279, 33851, KAP56655, H123 and EPP88816, Lillooet District, and located generally west of Spruce Avenue, as follows: a) Those lots shown as Lots 1-17, 22-28, 33, 37-62, 66-74, 82-84, 87-97, and 102-114 on attached Schedule A,



- which portions are zoned Agriculture Zone (A-1), be rezoned from Agriculture Zone (A-1) to Residential Low Density Zone (R-1);
- b) Those lots shown as Lots 18-21, 29-32, 34-36, 63-65, 71-73, 81, 85-86, 98-101 on attached Schedule A, which portions are zoned Agriculture Zone (A-1) and Residential Low Density Zone (R-1), be rezoned from Agriculture Zone (A-1) and Residential Low Density Zone (R-1) to Residential Duplex Zone (R-2);
- c) Those areas shown as perimeter parkland on attached Schedule A, which portions are zoned Agriculture Zone (A-1) and Residential Low Density Zone (R-1), be rezoned from Agriculture Zone (A-1) and Residential Low Density Zone (R-1) to Parks and Open Space Zone (P-2);
- 1374 Schedule “2” That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset;**
- 1386 That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot A, Plan EPP112456, DL 2138, Lillooet District, located at 105 Forest Ridge Road to be rezoned from Horse Lake Road Residential Zone (ER-2) to Residential Small Lot Zone (R-3);**
- 1386 Schedule “2” That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.**
- 1390 That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch A on attached Schedule A, and located on Seventh Street, from Small Holdings Zone (A-2) to Residential Low Density Zone (R-1);**
- That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch B on attached Schedule A, and located on Seventh Street, from Small Holdings Zone (A-2) to Residential Small Lot Zone (R-3);**



That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch C on attached Schedule A, and located on Seventh Street, from Small Holdings Zone (A-2) to Residential Medium Density Zone (R-4);

That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch D on attached Schedule A, and located on Seventh Street, from Small Holdings Zone (A-2) to Residential Mobile Home Park Zone (R-6);

That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, Lillooet District, shown as hatch E on attached Schedule A, and located on Seventh Street, from Small Holdings Zone (A-2) to Parks and Open Space Zone (P-2);

- | | | |
|------|--------------|--|
| 1390 | Schedule "2" | That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset; |
| 1390 | 9.3.13 | a.Despite Section 9.3.4, the minimum parcel area shall be 1.21 hectares for the mobile home park development, for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, located on Seventh Street. |
| 1392 | 10.3.12 | <p>(1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016, Section 10.3.12 Specific Use Regulations, is hereby amended by adding:</p> <p>i) Veterinary services is permitted as a principal use on that portion of Lot 1, Plan 29292, DLs 31, 33 and 4175, Lillooet District, also known as 200 Exeter Station Road, shown on the attached Schedule A in heavy black outline.</p> |



- 1394** (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Parcel Z (DF K25108), Plan 12075, DL 31, Lillooet District, located at 76 Dogwood Avenue to be rezoned from Residential Medium Density Zone (R-4) to Residential High Density Zone (R-5);
- 9.2** (2) That Section 9.2 Residential High Density Zone (R-5), Subsection 9.2.13 Specific Use Regulations is amended to add:
- a) Despite Sections 9.2.4, 9.2.6 a), and 9.2.8 a), the Minimum Parcel Area is 1,362.3 m², the Minimum Setback for principal buildings is 3.8 m from the interior side parcel line, steps may project into required side yard setbacks a maximum of 1.8 m measured horizontally, and the Maximum Density is 57 dwelling units per hectare for Parcel Z (DF K25108), Plan 12075, DL 31, Lillooet District, located at 76 Dogwood Avenue.
- Schedule 2** (3) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset
- 1405** (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for Lot A, Plan KAP89661, Except Plans EPP68819 and EPP86721, DLs 33, 625, 4175 and 4179, Lillooet District, located on Exeter Truck Route at the 101 Mile to be rezoned from Light Industrial Zone (I-1) to Residential Mobile Home Park Zone (R-6);
- Schedule 2** (2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset
- 1412** (1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for part of Lot 3, Plan EPP62833, except Plan EPP117522, DL 31, Lillooet District, located on Exeter Station Road and shown in heavy black outline on attached Schedule A, to be rezoned from Small Holdings Zone (A-2) to Light Industrial Zone (I-1);
- Schedule 2**



(2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

1417

(1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 is hereby amended for SL2 and SL3, Plan EPS5367, DLs 625 and 4179, Lillooet District, located at 810 and 820 Exeter Truck Rte to be rezoned from Light Industrial Zone (I-1) to Vehicle Oriented Commercial (C-3);

Schedule 2

(2) That consequential map changes be made to Schedule 2 Zoning Bylaw Map District Wide and Main Community Inset.

1421

(1) That Section 7.3 Resource Area Zone (A-3), Subsection 7.3.3 Accessory Permitted Uses is amended by adding: *"Secondary Suite"*

(2) That Section 1.0 Administration, Subsection 1.12 Public Hearing be amended to read: 1.12.1 Unless waived or prohibited in accordance with Section 464 (2), (3), (4) of the *Local Government Act*, a public hearing must be held for any amendment to this Bylaw.

1441

(1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016, Section 10.3.12 Specific Use Regulations, is hereby amended by adding:

i) Agricultural sales and service and commercial heavy truck repair are permitted as principal uses on the properties located at Lots 13 & 14, Plan 10101, DL 4847, Lillooet District, also known as 980 & 988 Alpine Avenue.

1442

(1) That District of 100 Mile House Zoning Bylaw No. 1290, 2016 Section 10.2.12 Specific Use Regulations, is hereby amended by adding:

i) 'health care office' and 'health and fitness facility; are permitted as principal permitted uses on the property located at Lot 1, Plan EPP17451, DL 31, Lillooet District, also known as 230 Cariboo Hwy 97.



TABLE OF CONTENTS

SECTION 1.0	ADMINISTRATION	1
1.1	Title	1
1.2	Purpose.....	1
1.3	Effective Date	1
1.4	Repeal	1
1.5	Applications in Progress	2
1.6	Severability	2
1.7	Compliance with Other Legislation	2
1.8	Zoning Maps	2
1.9	Non-conforming Parcels.....	2
1.10	Non-conforming Uses.....	3
1.11	Administration of Bylaw	3
1.12	Public Hearing.....	3
SECTION 2.0	BYLAW ENFORCEMENT	4
2.1	Appointment of Enforcement Officers.....	4
2.2	Violation	4
2.3	Notice of Violation.....	4
2.4	Order.....	5
2.5	Penalties	5
SECTION 3.0	INTERPRETATION	7
3.1	General	7



3.2	Zone Boundaries.....	7
3.3	Definitions	8
SECTION 4.0 GENERAL REGULATIONS.....		28
4.1	Applicability of General Regulations	28
4.2	Subdivision.....	28
4.3	Minimum Parcel Size Exceptions.....	28
4.4	Minimum Parcel Width Exception.....	29
4.5	Principal Buildings	29
4.6	Uses Permitted in all Residential and all Zones.....	30
4.7	Prohibited Uses of Land, Buildings and Structures	30
4.8	Height Exceptions	30
4.9	Projections.....	31
4.10	Accessory Buildings and Structures.....	31
4.11	Temporary Buildings and Structures	32
4.12	Fence Heights	33
4.13	Screening and Landscaping	34
4.14	Exterior Lighting.....	34
4.15	Vision Clearance at Intersections	34
4.16	Shipping Containers.....	35
4.17	Home Occupation.....	36
4.18	Home Industry	37
4.19	Bed and Breakfast.....	38
4.20	Secondary Suites	39



4.21	Amenity Area	39
4.22	Fuel Storage and Distribution.....	39
4.23	Keeping of Livestock	39
4.24	Floodplain Regulations	40
4.25	Fire Hazard Areas.....	41
4.26	Ministry of Transportation and Infrastructure Required Setback	42
SECTION 5.0 OFF-STREET PARKING AND LOADING REQUIREMENTS		43
5.1	Parking of Vehicles on Residential Zones	43
5.2	Basic Off-Street Parking and Loading Provisions.....	43
SECTION 6.0 ESTABLISHMENT OF ZONING DISTRICTS		52
6.1	Zoning Districts	52
6.2	Zone Boundaries.....	53
6.3	Permitted Uses	53
6.4	Conditions of Use	53
SECTION 7.0 RURAL ZONES		54
7.1	Agricultural Zone (A-1)	54
7.2	Small Holdings Zone (A-2)	59
7.3	Resource Area Zone (A-3).....	61
SECTION 8.0 LOW DENSITY RESIDENTIAL ZONES.....		64
8.1	Country Residential Zone (ER-1).....	644
8.2	Horse Lake Road Residential Zone (ER-2).....	677
8.3	Residential Low Density Zone (R-1).....	70



8.4	Special Residential Charitable Use Zone (R-1 / SR)	722
8.5	Residential Duplex Zone (R-2)	74
8.6	Residential Small Lot Zone (R-3).....	76
SECTION 9.0 MULTI-UNIT RESIDENTIAL ZONES		799
9.1	Residential Medium Density Zone (R-4).....	799
9.2	Residential High Density Zone (R-5)	822
9.3	Residential Mobile Home Park Zone (R-6)	85
SECTION 10.0 COMMERCIAL ZONES		888
10.1	Central Business District Commercial Zone (C-1).....	88
10.2	Tourist Commercial Zone (C-2).....	92
10.3	Vehicle Oriented Commercial Zone (C-3).....	96
10.4	Shopping Centre Commercial Zone (C-4)	100
10.5	Horse Lake Road Commercial Zone (C-5)	102
10.6	Mixed Use Commercial-Residential Zone (C-6).....	105
SECTION 11.0 INDUSTRIAL ZONES		108
11.1	Light Industrial Zone (I-1)	1089
11.2	Heavy Industrial Zone (I-2)	112
11.3	Airport Industrial Zone (I-3).....	115
SECTION 12.0 PUBLIC USE AND INSTITUTIONAL ZONES.....		117
12.1	Institutional Zone (P-1).....	1177
12.2	Parks and Open Space Zone (P-2)	1199
12.3	Parks and Recreation Zone (P-3)	120



SECTION 13.0	COMPREHENSIVE DEVELOPMENT	122
13.1	Comprehensive Development 1 (CD-1).....	122
13.2	Comprehensive Development 2 (CD-2).....	1244

SECTION 1.0 ADMINISTRATION



1.1 Title

- 1.1.1 This Bylaw will be referred to as the District of 100 Mile House Zoning Bylaw No. 1290, 2016.

1.2 Purpose

- 1.2.1 The purpose of this Bylaw is to provide a clear and efficient system of land use regulation for the orderly, economic, beneficial, equitable and environmentally sensitive use, development, and redevelopment in the District of 100 Mile House, having regard for the provisions of the 100 Mile House Official Community Plan Bylaw No. 1288, 2016.
- 1.2.2 The District of 100 Mile House Zoning Bylaw No. 1290, 2016 contains regulations of general application and has been divided into zoning districts with regulations with respect to:
- a) the use of land, surface of water, buildings and structures;
 - b) the density of the use of land, buildings and structures;
 - c) the siting, size and dimensions of:
 - i. buildings and structures; and
 - ii. uses that are permitted on the land;
 - d) the location of uses on the land and within buildings and other structures;
 - e) the shape, dimensions and area, including the establishment of maximum and minimum sizes of all parcels of land that may be created by subdivision;
 - f) the provision of off-street parking and loading spaces;
 - g) the provision of screening or landscaping; and
 - h) floodplain management.

1.3 Effective Date

- 1.3.1 This Bylaw will come into effect on the date of adoption by Council of the District of 100 Mile House.

1.4 Repeal

- 1.4.1 District of 100 Mile House Zoning Bylaw No. 801, 1999, and all subsequent amendments are hereby repealed.



1.5 Applications in Progress

- 1.5.1 A completed application for a building permit or subdivision, which is received prior to the effective date of this Bylaw must be processed in accordance with the Local Government Act.

1.6 Severability

- 1.6.1 If any Section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion must be severed and the decision that is invalid must not affect the validity of the remainder.

1.7 Compliance with Other Legislation

- 1.7.1 In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of any other applicable District bylaws, or Provincial or Federal statutes and regulations.
- 1.7.2 Applicants are advised to check the current certificate of title and the Agricultural Land Commission Act, and its regulations, to confirm the requirements for approvals under that Act.
- 1.7.3 The provisions of the development permit system included within the District of 100 Mile House Official Community Plan apply in addition to the regulations in this Bylaw.
- 1.7.4 Where reference is made to other legislation, this means the legislation as may be amended from time to time.

1.8 Zoning Maps

- 1.8.1 The District of 100 Mile House is divided into land use zones.
- 1.8.2 The boundaries of those zones and areas, together with all explanations written on or appended, are shown on Schedule 2 (Zoning Bylaw Map – District Wide and Main Community Inset) to this Bylaw.

1.9 Non-conforming Parcels

- 1.9.1 Parcels created prior to the adoption of this Bylaw, regardless of area or dimensions, may be used for any of the permitted uses of the designation in which they fall, subject to the limitations contained therein and provided

the method by which sewage is disposed is satisfactory to the Medical Health Officer or recognized authority.



1.9.2 Where a lot is reduced in size as a result of taking for public use by the District, Provincial or Federal Government, the Board of School Trustees, or a Public Utility by dedication, expropriation, or purchase, the lot and buildings and structures thereon are deemed to conform with the provisions of this Bylaw and the lot must be considered to exist as it did prior to the taking for the purpose of further development upon the lot under its existing zoning regulations, provided such taking:

- a) is satisfactory to the Medical Health Officer or recognized authority with respect to onsite sewage disposal;
- b) does not reduce a minimum front, side or rear yard below 1.5 metres unless this Bylaw does not require such yard;
- c) the utility installation does not endanger the continuing use of the property as permitted by this Bylaw; and
- d) does not result in the parcel being rendered unsuitable for any of the uses permitted in the zone in which the lot is located.

1.10 Non-conforming Uses

1.10.1 A lawful use of premises existing at the time of adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued, subject to the provisions of the Local Government Act and where applicable, the Agricultural Land Commission Act respecting non-conforming uses.

1.11 Administration of Bylaw

1.11.1 The Administrator, Planner, Bylaw Enforcement Officer, Building Inspector or any other person appointed by Council are hereby authorized to administer this Bylaw.

1.12 Public Hearing

1.12.1 Unless waived or prohibited in accordance with Section 464 (2) (3), (4) of the *Local Government Act*, a public hearing must be held for any amendment to this Bylaw.

Bylaw No. 1421

SECTION 2.0 BYLAW ENFORCEMENT



2.1 Appointment of Enforcement Officers

2.1.1 The Planner, Bylaw Enforcement Officer and Building Inspector are appointed by the District Council as Enforcement Officers and are hereby authorized when the District's office is open during regular business hours, to enter on any property that is subject to regulation under this Bylaw, to ascertain whether the regulations or directions under this Bylaw are being observed.

2.2 Violation

2.2.1 Every person who:

- a) contravenes any provision of this Bylaw;
- b) causes or permits any act or thing to be done in contravention of any of the provisions of this Bylaw;
- c) neglects or omits to do anything required under this Bylaw;
- d) 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;
- e) fails to comply with an order, direction or notice given under this Bylaw; or
- f) prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an Enforcement Officer to enforce this Bylaw on property, will be deemed to have violated the provisions of this Bylaw.

2.3 Notice of Violation

2.3.1 Once an Enforcement Officer has found a violation of this Bylaw, the Enforcement Officer may notify the owner of the property, the person in possession of the land or development or the person responsible for the Bylaw violation or contravention, by either:

- a) delivering, in person or by ordinary mail or fax, a Warning Notice of Violation; or
- b) posting a Warning Notice of Violation in a conspicuous location on the site.



2.3.2 A Warning Notice of Violation must state:

- a) the nature of the violation of this Bylaw;
- b) the scope of the corrective measures required to comply with this Bylaw; and
- c) the time limit within which such corrective measures must be performed.

2.3.3 Pursuant to the provisions of the Local Government Act, the District Council may direct the owner of the property, the person in possession of the land or buildings, or the person responsible for the contravention to comply with the provisions of this Bylaw, by way of an Order.

2.3.4 The District Council may order any person carrying out any development or doing anything in contravention of this Bylaw to:

- a) immediately stop the development or use of the land, building, structure, or sign in whole or in part; or
- b) take such other measures as are specified in the Order so that the development or use of the land or building is in accordance with this Bylaw; and
- c) comply with the provisions of this Bylaw within the time specified by the Order.

2.4 Order

2.4.1 This Order must be delivered by registered mail or be personally served to the person identified in Section 2.3.

2.4.2 Where a person fails or refuses to comply with the Order, the Enforcement Officer must take such action as is necessary to enforce the Order.

2.4.3 Any costs or expenses incurred by the District in carrying out an Order will be placed on the tax roll as an additional tax against the property concerned, and that amount will be collected in the same manner as taxes on the land.

2.5 Penalties

2.5.1 Each person who violates any of the provisions of this Bylaw is liable on summary conviction, to a fine not exceeding \$2,000.00 and the costs of prosecution.

2.5.2 Each day's continuance of an offence under Section 2.2 constitutes a new and distinct offence.



SECTION 3.0 INTERPRETATION



3.1 General

- 3.1.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word “person” includes a corporation, firm, partnership, trust, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 3.1.2 The words “must” and “will” require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- 3.1.3 Words, phrases, and terms neither defined in this section nor in the *Local Government Act* will be given their usual and customary meaning.

3.2 Zone Boundaries

- 3.2.1 The zone boundaries on the Zoning Maps will be interpreted as follows:
 - a) where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Maps;
 - b) where a zone boundary is shown as approximately following the District of 100 Mile House boundary, it follows the Municipal boundary;
 - c) where a zone boundary is shown as approximately following the edge, shoreline, or natural boundary of a river, lake, or other water body, it follows the natural boundary;
 - d) where a zone boundary is shown as approximately following a property line, it is interpreted as following the property line;
 - e) where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
 - f) where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it will be so; and
 - g) in circumstances not covered above, the zone boundary will be determined by the scale of the Zoning Maps.



- 3.2.2 When any street or lane is closed by municipal bylaw or any utility right-of-way or easement is discharged, the said lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the centre of right-of-way or easement is the zone boundary unless the zone boundary is shown clearly following the edge of the right-of-way or easement. If the right-of-way or easement is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the right-of-way or easement.

3.3 Definitions

- 3.3.1 In this Bylaw, all words, terms and expressions contained herein must be interpreted in accordance with the following definitions unless the context otherwise requires:

A

“accessory” means ancillary, auxiliary, or subordinate to a principal use.

“abattoir and meat processing” means a premises where meat from livestock or poultry are cooked, cured, smoked, or otherwise processed or packed including custom slaughtering but does not include a stock-yard, tannery or hide processing plant, a rendering plant or an animal by-products plant;

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes a ~~medical marijuana production facility~~ **cannabis production** and the processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes intensive agricultural uses and fish hatcheries.

“agri-tourism” means a range of tourist activities associated with working farms and ranches which may involve farm tours, special promotional events related to the farm operation, and farm tourist accommodation.

“aisle” means the drive aisle used by vehicles to gain entry into an off-street parking space.

Bylaw No. 1348



“amenity area” means:

1. an area located on the same parcel as a mobile home park or bare land strata development which is required under this Bylaw to be used for landscaping or communal recreational purposes; and
2. an area, located on the same parcel as a multi-unit dwelling, which is required under this Bylaw to be used for landscaping or communal recreational purposes.

“animal hospital” means a building operated for the care, treatment and hospitalization of small domestic and farm animals, birds and exotic pets but does not include premises that shelter healthy animals.

“animal shelter” means the use of land, buildings or structures for the temporary accommodation and care of animals including abandoned animals and animals in distress under the *Prevention of Cruelty to Animals Act*.

“apartment” means a building containing multi-unit housing in which the principal access is from a shared entrance but does not include a temporary shelter.

“apiculture” means the keeping and raising of honey bees in apiaries for honey production, crop pollination, and bee stock production.

“approving officer” means an approving officer as defined in the *Land Title Act* and appointed by the District Council.

“assembly use” means a building utilized for the gathering of persons for charitable, cultural, educational, philanthropic, recreational, religious and social purposes and includes auditoriums, theatres, schools and halls but does not include overnight accommodation.

“auctioneering establishment” means the use of land, buildings or structures for the auctioning of goods, equipment and livestock, including the temporary storage of such goods, equipment and livestock.

B

“bed and breakfast” means the temporary accommodation of paying guests in a sleeping unit in which breakfast but no other meal is served to the paying guest.

“building” means any structure used or intended for supporting or sheltering any use or occupancy.



“building height” means the vertical distance from the average grade measured at the corners of the structure to the highest point of the roof.

“building width” means the lesser of the two horizontal dimensions of a buildings or structure, regardless of how the building is orientated on the parcel. In the case of a CAN/CSA a-277 Certified Home or a CAN/CSA Z-240 MH Series Certified Home, this means the width of the building regardless of how it is oriented on the parcel, and as measured at the time it is placed, before vestibules, garages, decks or other additions.

“Bylaw” means District of 100 Mile House Zoning Bylaw No. 1290, 2016 as amended.

C

“campground” means the use of land for tents, recreational vehicles or camper trailers occupied by the travelling public for temporary accommodation and may include an office for guest registration, washrooms, convenience store or specialty retail and laundry facilities. A campground does not include a mobile home park, hotel or motel.

“CAN/CSA A-277 certified home” means a dwelling which meets the B.C. Building Code and conforms to the CAN/CSA A-277 standard. See also mobile home.

“CAN/CSA Z-240 MH series certified home” means a dwelling which conforms to the CAN/CSA Z-240 MH Series standard. See also mobile home.

Bylaw No. 1348

“cannabis” means cannabis as defined in the *Controlled Drugs and Substances Act* or *Cannabis Act*, and includes any products containing cannabis.

Bylaw No. 1348

“cannabis production” means the premises where cannabis and cannabis derivatives (whether medical or non-medical) are lawfully cultivated, propagated, harvested, researched, tested, produced, stored, manufactured, prepared, packaged, distributed, destroyed, transported, shipped, or delivered, but does not include retail cannabis sales or the cultivation or cannabis by an individual for personal use and consumption.

Bylaw No. 1348

“cannabis retail sales” means the sale of cannabis or cannabis accessories as lawfully permitted and authorized under the *Provincial Cannabis Control and Licensing Act* to retail consumers for consumption off site.



“care centre” means an establishment licensed under the *Community Care and Assisted Living Act* intended to provide residential care, educational services, and supervision for children, youth or adults and may include overnight accommodation to accommodate caregivers. This use includes a group day care centre, long term residential care facility, community living facility, special needs housing, and a hospice but does not include a temporary shelter.

“cemetery” means the use of land as a place of burial of human remains or cremated remains and includes a columbarium, tombstone, monument, plaque or other marker on a grave or plot and any incidental or ancillary buildings but not a crematorium.

“child care” means in home family child care or in home multi-age child care licensed under the *Community Care and Assisted Living Act*.

“civic use” means a use provided by a local government, provincial government, the federal government, a Crown corporation, government agency or non-profit society providing a service to the general public and includes an office, hospital, library, museum, fire hall, ambulance station, art gallery, police station, court of law, jail or prisons, post office and exhibition grounds.

“club (or lodge)” means a building or structure used by an association or organization for fraternal, benevolent, non-profit, philanthropic, social or recreational purposes. Clubs or Lodges may include rooms for eating, drinking and general assembly.

“coach house” means a second dwelling unit on a parcel that is separate from and accessory to the principal dwelling unit.

“commercial recreation” means the use of land or a building for social or recreational purposes for gain and includes an amusement arcade, billiard and pool hall, bowling alley, cabaret, caterer, climbing wall, dance hall, night club, and other similar uses.

Bylaw No. 1348

“community garden” ~~community garden~~ means the use of land for cultivation or growing plants by a group of people for food consumption and educational purposes and may include a greenhouse but does not include a ~~medical marijuana production facility.~~ **cannabis production.**

“congregate housing” means multi-unit housing in which meal preparation, laundry services, room cleaning, transportation and recreation services may be provided but does not include a hotel, motel or temporary shelter.



D

“density” means the intensity of development on a parcel of land, and is expressed in this Bylaw as: a floor area ratio for commercial, industrial and institutional/public uses; the maximum number of dwelling units permitted to be located on one hectare of land for multi-unit housing; and the maximum number of dwelling units on a parcel or the minimum parcel size for a single detached dwelling or semi-detached housing.

“derelict vehicle” means any vehicle which is not displaying a current licence number plate, issued pursuant to the Motor Vehicle Act, and which is not enclosed within a garage or carport.

“development” means any alteration of land that involves the issuance of a Development Permit, building permit or approval of a plan of subdivision.

“design flood level” is the calculated water surface elevation of a flood, which may occur in any given year, with a 200 year recurrence interval or 0.5% annually based on a frequency analysis of unregulated historic flood records or a site specific analysis by a Qualified Professional in accordance with the Provincial Flood Hazard Land Use Management Guidelines.

“District Council” means the District of 100 Mile House elected Council.

“drive-through food service” means a development that provides for eating and drinking services in a manner that allows rapid customer service and includes attendant services; drive-through food pick-up services; or parking primarily intended for onsite consumption of food within a motor vehicle.

“duplex” means a principal building containing two dwelling units vertically or horizontally attached on a parcel, or attached at the parcel line, and with each unit having an independent exterior entrance. Note: “semi-detached” and “duplex” are sometimes used synonymously.

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



E

“educational institution” means a facility providing education or supervised learning and includes a university, college, trade school, driving school, emergency services training centre, technical school, and an elementary, middle or secondary school.

F

“farm” means an area of land, which may include more than one parcel, and its buildings, used under one management for farm products and assessed as “Farm” by the B.C. Assessment Authority.

“farm products” means commodities or goods derived from the cultivation and /or husbandry of land, plants and animals (except pets), including other similar activities such as horticulture, silviculture, aquaculture (as defined in the Fisheries Act), game farming (within the meaning of the Game Farm Act), and the raising and keeping of fur-bearing animals (within the meaning of the Fur Farm Act), that are grown, reared, raised or produced on the farm. Farm products also includes the processing, storage and sale (onsite and off-site) of those commodities or goods derived or raised.

“farmers market” means the use of a building or outdoor space for the sale of agricultural products, artisan goods and handicrafts to the public by multiple vendors and includes the sale of prepared foods and beverages for consumption on or off-site.

“feedlot” means a fenced area, building or structure where livestock, poultry or farmed game are confined for the purpose of growing or finishing, and are sustained by means other than grazing.

“fence” means a wall, barrier or railing of any material or combination of materials that encloses or provides a visual barrier for an area or areas of land.

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

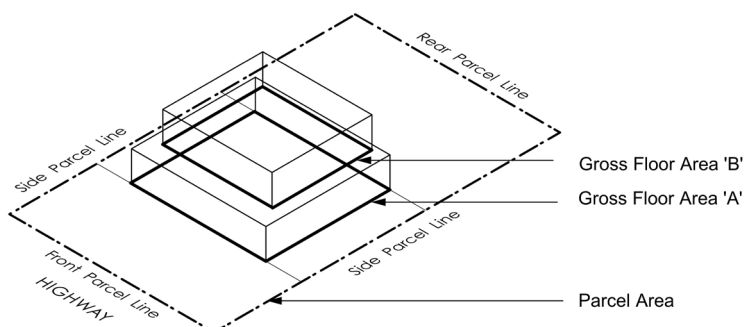
“fleet services” means a commercial operation using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include a taxi service, bus line, moving and cartage, and courier service.



“flood construction level” means the Design Flood Level plus an allowance for Freeboard to accommodate uncertainties used to establish the minimum elevation of the underside of a wooden floor system or top of a concrete slab for habitable buildings. In the case of a modular, manufactured or mobile home, the ground level or top of the concrete slab or pad on which it is located shall be equal to or higher than the Flood Construction Level.

“floodplain setback” means a horizontal distance of a building or fill from the natural boundary or other reference line (as approved by the designated official) to maintain a floodway and to allow for potential land erosion.

“floor area ratio” means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel.



$$\text{Floor Area Ratio} = \frac{\text{Gross Floor Area A} + \text{Gross Floor Area B}}{\text{Parcel Area}}$$

“forestry” means the management of forests, including harvesting, silviculture, log storage and logging camps but excludes the processing of trees and wood products.

“freeboard” means a vertical distance added to a designated flood level used to establish a flood construction level.

“funeral home” means a building, structure and the use of land for funeral services as provided for in the Cremation, Interment and Funeral Services Act but does not include a cemetery or crematorium.

G

“golf course” means an area of land operated for the purpose of playing golf and may include an eating and drinking establishment, a hall, miniature golf course, driving range, putting green or similar accessory buildings and uses.



“grade” means the average natural ground level adjoining each exterior wall of a building.

“gravel processing” means screening, sorting, crushing and storing of any earth material but excludes asphalt mixing and ready-mix concrete plants.

“gross floor area” means the total floor area of a building on a parcel measured to the outer limits of the building; excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building.

H

“habitable area” means for the purpose of the floodplain regulations, any space or room within a dwelling unit, a CAN/CSA Z-240 MH Series Certified Home, a CAN/CSA A-277 Certified Home, which is used or is capable of being used for human occupancy or a building used for industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwaters.

“health care office” means the use of a building or part of a building by

- a) a licensed professional in the fields of medicine and other health care including an acupuncturist, chiropractor, counsellor, dentist, massage therapist, naturopath, optometrist, physician, physiotherapist, psychologist; and surgeon; and
- b) diagnostic facilities, medical clinics, medical and dental laboratories.

“health and fitness facility” means the provision of athletic activities for the promotion of health, fitness, dance and relaxation including but not limited to gymnastics, yoga, aerobics, weight training, martial arts, personal training, and fitness enhancement services. Related uses may include a tanning studio, spa, weight loss centre, nutrition advice, therapeutic services such as shiatsu, reflexology, physiotherapy and massage therapy.

“highway” means a street, road, lane, bridge, viaduct or any other way open to public use for the purpose of travelling, but does not include a private right-of-way on private property.

“home industry” means an occupation or a business which is accessory and subordinate to the principal residential use of the parcel.

“home occupation” means an occupation or business which is subordinate to and wholly contained within a dwelling unit.



“hotel” means a development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor. A hotel may include accessory eating and drinking establishments, a convention facility, meeting rooms and personal service shops but not a temporary shelter.

“household repair services” means development used for the provision of repair services to goods, equipment and appliances normally found within the home.

I

“industrial storage” means the outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land and includes pipe yards, vehicle or heavy equipment storage, auto wrecking, buildings on skids or temporary foundations, storage of aggregates, building supplies, construction equipment, farm machinery, unoccupied mobile homes, and oil and gas equipment. Industrial storage does not include general industrial uses, warehouses or wholesale sales and operations, industrial vehicle and equipment sales and rentals.

“industrial uses, general” means the use of land, buildings or structures for one or more of the following:

- a) the processing of raw materials;
- b) the manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
- d) the storage or shipping of materials, goods and equipment;
- e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other sales uses defined in this Bylaw for resale to individual consumers; or
- f) the training of personnel in general industrial operations.



“industrial/utilities oriented office” means a building or part of a building where persons are employed in the management, support (i.e. forestry based consulting) and conducting of business related to a utility use or an assembly, manufacturing or processing plant, laboratory testing and analysis, a food preparation plant, a warehouse or a wholesale distribution centre where such office use may but is not required to be located on the same parcel as the related utility use, plant, warehouse or wholesale distribution centre.

J

K

“kennel” means a facility in which small domestic animals are kept for boarding, propagation, training or sale for commercial gain.

L

“lane” means a highway which provides a second access to a parcel and is less than eight metres wide.

“liquor store” means the sale of liquor for off-site consumption as well as wine making and U-Brew operations to produce liquor.

“liquor primary use” means a licenced establishment in which the primary use is the serving of liquor for consumption on the premises under a Liquor Primary Licence or Liquor Primary Club Licence issued under the *Liquor Control and Licencing Act*.

“livestock” means horses, cattle, sheep, swine, llamas, ratites and farmed game animals.

M

“manufacturing, light impact” means the production and assembly of non-industrial consumer oriented products typically targeted toward end users. Light impact manufacturing may include associated e-commerce, retail sales and wholesale sales. Typical uses include sign shops, upholstery shops, sewing and textile fabrication like clothing or drapery, soap manufacturing, food production, and computers and consumer electronics.

Bylaw No. 1296

Bylaw No. 1348



~~“medical marihuana production facility” means a facility regulated and licensed facility for the purpose of producing medical marihuana and/or including research, laboratory testing and distribution of medical marihuana.~~

“**microbrewery**” means a small scale brewery that produces less than 15,000 hectolitres of beer annually as regulated by the Liquor Control and Licensing Branch. This use does not include a brew pub, commercial recreation use, special event, liquor primary use, or restaurant.

“**minimum parcel area**” means the minimum area of a parcel of land which can be created by subdivision.

“**mobile home**” means a modular home that is CAN/CSA A-277 certified or a manufactured home that is CAN/CSA Z-240 MH series certified.

“**mobile home park**” means a parcel of land used for the purpose of providing pads for mobile or manufactured homes for residential use. A mobile home park includes accessory recreation, storage, laundry, open space facilities, landscaping, screening and buffer areas for the residents of the mobile home park.

“**motel**” means a building or buildings containing rooms with temporary sleeping accommodation or rooms where housekeeping is provided, each with an exterior entrance, designed to serve the travelling public. A motel may include a kitchen in each housekeeping and/or sleeping unit, an accessory eating and drinking establishment and personal service shops but not a temporary shelter.

“**multi-unit housing**” means one or more buildings, each containing three or more dwelling units, but does not include a temporary shelter.

N

“**natural boundary**” means the visible high watermark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.



“natural resource extraction” means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits and stripping of topsoil, but does not include further processing of raw materials on the site.

O

“office” means a building or portion of a building used primarily for transacting business, providing professional services, or undertaking the administrative functions of a business, profession, service, government or non-profit society and include printing and photography but does not include a health care office or a financial institution.

“overnight respite services” means services offered by a charitable organization that provide a facility to enable children and adults with a developmental disability to stay overnight with staff supervision and support when regular care givers are not able to provide care, but does not include permanent residence at the facility.

“owner” means a person registered in the records of the Land Title Office as the owner of land or of a charge on land, whether entitled to it in the person's own right or in a representative capacity or otherwise, and includes a registered owner.

P

“panhandle lot” means a parcel connected to a highway containing a narrow strip of land which is an integral part of the parcel of sufficient width to provide legal and vehicular access to the remainder of the parcel.

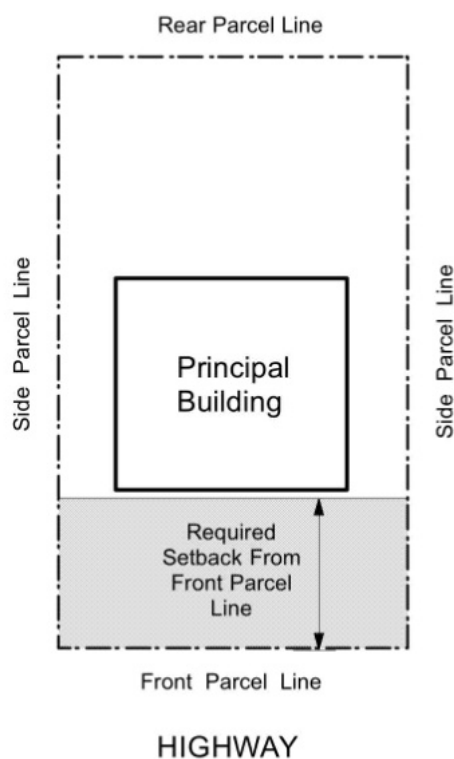
“parcel” means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

“parcel line” means any boundary line of a parcel registered under the *Land Title Act* or a bare land strata plan registered under the *Strata Property Act*.

“parcel line, exterior side” means any parcel line common to a highway, other than a lane, which is not a front parcel line.

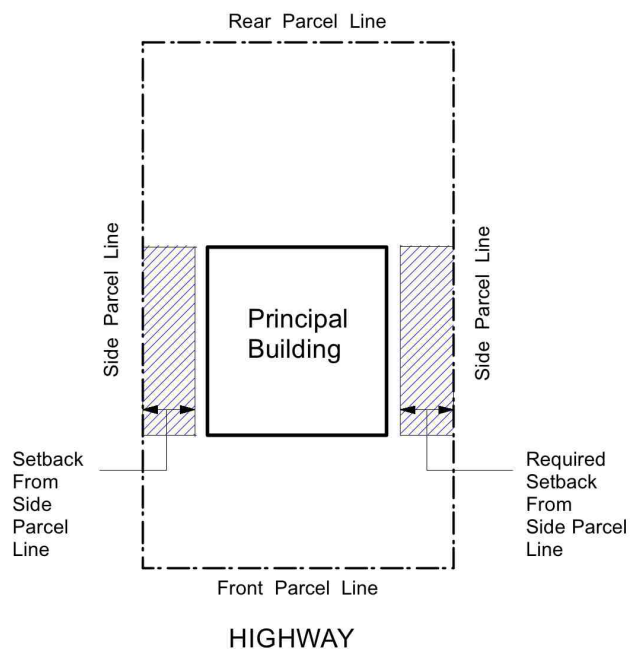


“parcel line, front” means a parcel line common to a parcel and a highway other than a lane, provided that, where a parcel is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to the highway. Where a highway bisects a parcel, both parcel lines abutting the highway are considered to be front parcel lines.

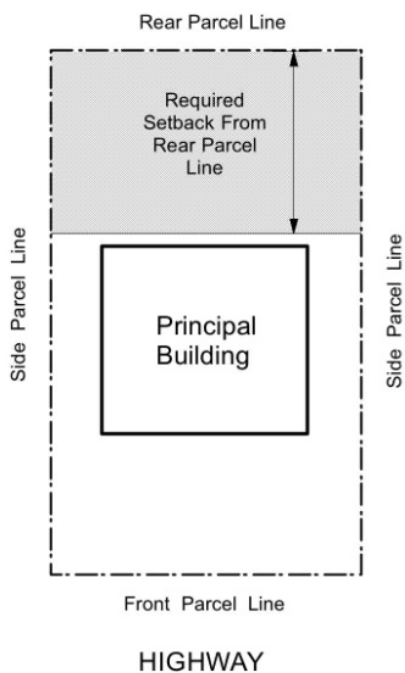




parcel line, interior side” means a parcel line between two or more parcels other than the front, rear or exterior side parcel line.



“parcel line, rear” means the boundary or boundaries of a parcel which lie opposite to the front parcel line, not including an interior or exterior side parcel line.





“parcel width” means the mean horizontal distance between the side parcel lines of a parcel.

“park” means the use of land designed for passive or active recreation purposes by the public, including tot-lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas and similar land uses including all natural and man-made landscaping, facilities, playing fields, buildings and structures.

“park model trailer” means a recreational unit designed to conform to CAN/CSA Z-240 RV Series or CAN/CSA Z-241 standard.

“personal service establishment” means a building or part of a building used by people who cater to peoples’ personal needs and, without limiting the generality of the foregoing, may include a tailor, seamstress, shoe repair, photographer, barber, beautician, hairdresser, laundry and dry cleaning facilities and may also include the sale of merchandise as an accessory use to the personal service provided.

“pet services” means the use of land or a building to provide services for domestic pets, including pet grooming and washing, obedience and agility training, dog behaviour, counselling and socializing, accessory retail sales of pet products and supplies, pet shuttle and pet taxi service, dog walking services, post-surgery recovery care for dogs, and pet photographer. Pet services do not include a kennel, animal shelter, animal impounding facility, or any overnight services.

“portable building or structure” means a factory pre-manufactured ancillary building or structure without a foundation used for seasonal purposes or other non-permanent use but does not include a park model trailer or recreational vehicle.

“principal use” means the main purpose for which the parcel, building or structure is used and may include more than one use on a parcel.

Q



R

“ratite” means a bird having small or rudimentary wings and no keel to the breastbone, and includes ostriches, emus, and rheas.

“recreational vehicle” means a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, pick-up coaches, motorized campers, motorized homes and other similar vehicles, which provide sleeping and other facilities for persons while travelling or holidaying.

“restaurant” means a development where prepared foods and beverages are offered for sale to the public for consumption within or away from the premises and includes restaurants, lounges, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants but excludes mobile catering food services, and neighbourhood pubs.

Bylaw No. 1327

Bylaw No 1323

Bylaw No. 1348

~~**“retail cannabis sales”** means a business that sells cannabis but excludes the sale of cannabis for exclusively medical purposes where that sale is made in accordance with federal medical cannabis or medical marihuana enactments and regulations.~~

Bylaw No 1323

“retail store” means the use of a building where goods are offered to the public for sale for personal consumption or household use and not for resale purposes but does not include the sale of gasoline, new or used vehicles, industrial equipment, a liquor primary use or retail cannabis sales.

S

“screen” means a fence, wall or hedge used as an enclosure and a visual barrier around all or part of a parcel.

“secondary suite” means a self-contained accessory dwelling unit located within and subordinate to a single detached dwelling, used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and with direct access to the open air without passage through any portion of the principal dwelling unit.

“semi-detached” see duplex.

“seniors housing” means a multiple family dwelling providing accommodation for elderly persons and may include a common area for meals and food preparation, communal social or recreational facilities.

“service station” means a development used for the retail sale of gasoline and other petroleum products, an electrical charging station, a gas bar, card lock facility, washing of motor vehicles and minor servicing of motor vehicles including the sale and changing of tires, lubrication, mufflers and auto accessories but does not include vehicle sales, rental and repair.



“setback” means the minimum required distance between the foundation of a building or structure and a parcel line.

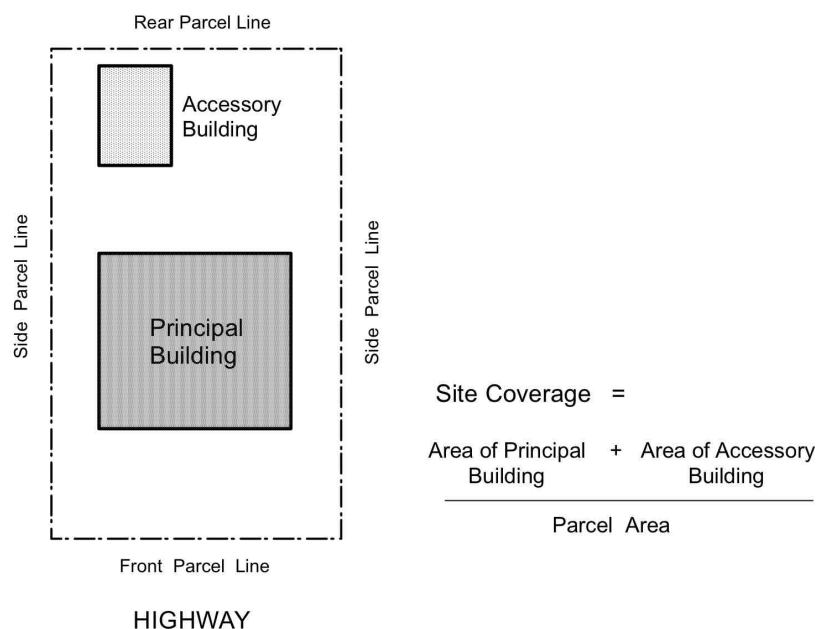
“shipping container” means a prefabricated container or box, usually metal, and normally designed, constructed, and used for the transportation of goods by rail, ship, or truck. Shipping containers include metal storage containers sometimes known as cargo containers, roll off containers, sea cans, intermodal containers, freight containers, tractor trailers, twenty-foot equivalent units (TEU) and by other names, but does not include dumpsters and recycling receptacles intended for the collection and recycling of solid waste.

“shipping container housing” means the use of a shipping container for housing purposes.

“shopping centre” means a group of commercial establishments, planned, developed, owned and managed as a unit, with parking provided on the property. A shopping centre may be enclosed with access through one or more common mall entrances or with direct access to each use and may include retail stores, department stores, food stores, professional and financial services and personal service shops.

“single detached dwelling” means a dwelling which meets the BC Building Code, is freestanding, separate and detached from other buildings or structures which contains only one dwelling unit and is attached to a permanent foundation, crawl space or basement. This excludes, but is not limited to, CAN/CSA Z-240 MH Series certified homes, recreational vehicles, park model trailers, and shipping container housing.

“site coverage” means the total horizontal area of all principal and accessory buildings and structures on a parcel measured where the foundation meets the ground, calculated as a percentage of the total parcel area.



“special needs housing” means non-market housing that may include caregivers and design modifications to help the residents live more independently in the community.

T

“temporary shelter” means a building (or portion thereof) that is used or intended to be used to provide temporary sleeping accommodation for homeless persons and other individuals in need of emergency or temporary accommodation.

“townhouse” means three or more attached dwelling units, with each dwelling unit having a separate exterior entrance and having a common party wall on one or more sides.

“trade contractor” means a building or land used to provide electrical, plumbing, heating, painting, landscaping and similar contractor services primarily to individual households but does not include manufacturing activities.



U

“utility use” means facilities for broadcast transmission and the distribution and collection of electrical, telephone, TV cable, natural gas, sewer, water and transportation services established by a government or company servicing the general public, and does not include oil or gas storage tanks; power sub-stations; offices; or public storage or maintenance and works yards.

V

“vehicle sales, rental and repair” means the use of land, buildings or structures for the sale, rental, servicing, mechanical repair and body repair of automobiles, motorcycles, snowmobiles and similar vehicles and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and automotive upholstery shops but does not include the servicing of industrial equipment, auto towing and storage, truck and mobile home sales and rental, and auto wrecking, salvage of materials and storage uses.

“veterinary services” means development used for the care and treatment of animals where the veterinary services primarily involve out-patient care but also includes an animal hospital. All animals must be kept within an enclosed building. This use does not include the boarding of household pets, pet services, a kennel, animal shelter or facility to impound animals.

W

“warehouse” means a building or the use of land for the receiving and storage of goods or personal property for compensation and includes self-service or mini-storage and the storage of goods by a distributor or supplier for retail sale at other locations but does not include retail sales.

“watercourse” means any natural depression with visible banks, or wetland with or without visible banks, which contain water at some time; and includes any lake, river, stream, creek, spring, swamp, gulch or surface source of water whether containing fish or not. This also includes intermittent streams and surface drainage works that are inhabited by, or provide habitat for fish.

“wholesale sales” means the resale of new merchandise to retailers, to professional business users, or to other wholesalers, and includes acting as an agent or broker in buying merchandise for, or selling merchandise to, such persons or companies. Wholesalers typically assemble, sort goods in large lots, break bulk, repackage and redistribute in smaller lots.

X

Y

Z



SECTION 4.0 GENERAL REGULATIONS



4.1 Applicability of General Regulations

- 4.1.1 Except as otherwise specified in this Bylaw, the provisions of Sections 4.0 apply to all zones established under this Bylaw.

4.2 Subdivision

- 4.2.1 All subdivisions must comply with relevant sections of the *Strata Property Act*, *Public Health Act*, *Land Title Act*, *Local Government Act*, *Environmental Management Act*, *Transportation Act* and the District's Works and Services Bylaw.
- 4.2.2 The approval of a subdivision adjacent to a Controlled Access Highway will require the prior approval of the Provincial Approving Officer under Section 80 of the *Land Title Act*.
- 4.2.3 All subdivisions must also comply with Other Regulations, including but not limited to:
- a) Applications for subdivision will be reviewed for compliance with the requirements of this Bylaw, the Works and Services Bylaw and Provincial legislation. Nothing contained in this Bylaw will relieve the owner of a subdivision from the responsibility to seek out and comply with legislation applicable to this undertaking; and
 - b) Except where a setback of a building or structure in respect to a highway is concerned, no subdivision will be approved which would cause any existing building or structure, sewage disposal installation or used source of potable water to contravene any Bylaw or other regulation in force.

4.3 Minimum Parcel Size Exceptions

- 4.3.1 The minimum parcel size for subdivision requirements of this Bylaw do not apply to:
- a) The consolidation of existing parcels or the addition of closed streets to an existing parcel;
 - b) The alteration of lot lines between two or more parcels where:



- i. no additional parcels are created upon completion of the alteration;
 - ii. the altered lot line does not infringe on the required setbacks for an existing building or structure located on a parcel; and
 - iii. the alteration does not reduce the site area of the parcels involved to a size less than that of the smallest parcel that existed prior to the alteration.
- c) An existing parcel that meets the present minimum parcel size requirements of this Bylaw must not, upon completion of a lot line alteration, have a parcel size less than that required within the respective zoning district.

4.4 Minimum Parcel Width Exception

4.4.1 A panhandle lot may be permitted provided that:

- a) A panhandle lot in a residential zone shall have a minimum width of six metres and should accommodate a safe driveway of not less than 3.5 metres in width;
- b) A panhandle lot in any other zone shall have a minimum width of nine metres and should accommodate a safe driveway of not less than seven metres in width;
- c) The area occupied by a panhandle shall not be included in the lot area used to determine compliance with the minimum area requirements under this bylaw;
- d) The length of the panhandle shall not exceed 40 metres;
- e) A subdivision is not permitted with more than two abutting panhandle lots; and
- f) Panhandle lots shall not be permitted where the primary or sole access is from a Provincial highway or major collector road as shown on Schedule E: Transportation Network of the Official Community Plan.

4.5 Principal Buildings

4.5.1 No more than one principal building is permitted in the R-1, R-2, R-3, ER-1 and ER-2 zones.



- 4.5.2 More than one principal building is permitted in the Commercial, Industrial, Public Use & Institutional, and Multi-unit Residential zones subject to the provision of the applicable zoning district.

Bylaw No. 1344

- 4.5.3 Principal buildings must be oriented toward and parallel to the fronting street.

Bylaw No. 1327

4.6 Uses Permitted in all Zones

- 4.6.1 The following uses are permitted in every zone and are not subject to the minimum parcel area of any zone:

- a) parks, playfields and open space;
- b) utility uses; and
- c) roads and lanes.

- 4.6.2 The following uses are permitted in all residential zones:

- a) Residential care of not more than two persons not related by blood or marriage and where a licence under the *Community Care and Assisted Living Act* is not required.

4.7 Prohibited Uses of Land, Buildings and Structures

- 4.7.1 The use of a tent, trailer or motor home or other recreational vehicle as a permanent residence is prohibited.

- 4.7.2 Unless otherwise specifically permitted in this Bylaw, no parcel will be used for the wrecking, salvage or storage of more than one derelict vehicle or as a salvage operation.

Bylaw No. 1323

- 4.7.3 Unless otherwise specifically permitted in this Bylaw, no parcel will be used for retail cannabis sales.

4.8 Height Exceptions

- 4.8.1 Any of the following may exceed the height limitations specified for each zone of this Bylaw, and must not occupy greater than 10 percent of the roof area of the building, if applicable:

- a) flag pole;
- b) water tower;
- c) fire and hose tower;



- d) antenna or mast for the transmission or reception of radio and television signals;
- e) chimney;
- f) church spire, belfry;
- g) mechanical appurtenance located on a rooftop;
- h) mast or aerial; or
- i) transmission tower.

4.9 Projections

4.9.1 Except as otherwise provided for in particular zones, the following regulations apply to building projections:

Bylaw No. 1330, 2018

- a) Steps, gutters, eaves, sunlight control devices, cornices, sills, **chimneys, bay windows** and belt courses may project into required setbacks to a maximum of 0.6 metres measured horizontally;
- b) Unenclosed ramps or other structures intended to provide access for physically disabled persons may project fully into required setbacks;
- c) In no case may a projection cross a parcel line.

4.9.2 Except for a permitted projection as provided for in Section 4.9.1, where a building above the ground level extends closer to a parcel line than the setback at the foundation level, the required setback shall be calculated based on the closest distance to the parcel line along a horizontal plane.

4.10 Accessory Buildings and Structures

4.10.1 All accessory buildings or structures attached to a principal building are deemed to be a portion of the principal building.

4.10.2 When not attached, all buildings must be separated from each other by a minimum horizontal distance of two metres from ground to sky.

4.10.3 No accessory building or structure may be erected on any parcel unless the principal building to which the accessory building or structure is an ancillary use has been erected or is in the process of being erected.

4.10.4 No accessory building or structure may be used as a principal dwelling.



4.10.5 An accessory building or structure shall not be located within a required setback from a front parcel line.

4.10.6 A portable building or structure:

- a) Cannot be located in a required front parcel setback area; and
- b) Cannot exceed an area of 20 square metres.

4.11 Temporary Buildings and Structures

4.11.1 Temporary buildings and structures which are erected for the purpose of providing temporary office space, shelter and accommodation for construction crews or storage of materials for the construction of any public utility or service, or building or structure for which a required building permit has been obtained may be permitted in all zones provided:

- a) Application has been made in writing to the Building Inspector for a permit to erect a temporary building or structure. The application must state clearly the proposed location of the building or structure, the nature and purpose, and the length of time it is intended to maintain the building or structure;
- b) The proposed temporary building or structure must not constitute or cause a public hazard, nor obstruct unnecessarily and public right-of-way. The Building Inspector must require a bond or other security to be posted; and
- c) Within 30 days of the completion of the utility service, building or structure, such temporary building or structure must be removed and the site thereof restored as nearly as possible to its condition prior to the erection of the building or structure.

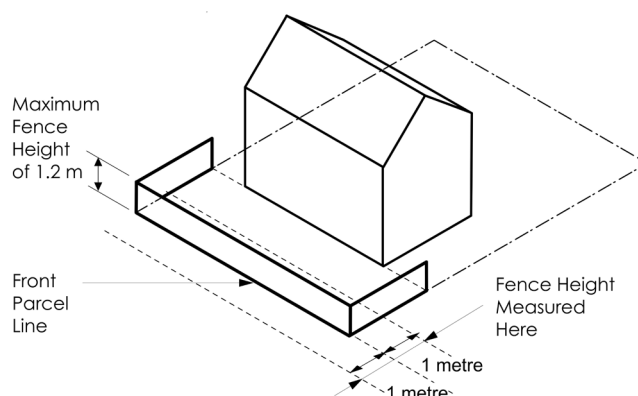
4.11.2 A temporary residential dwelling unit may be permitted in an A-1 or A-2 zone provided:

- a) Application must be made to the Building Inspector for a permit to erect a temporary dwelling;
- b) The application to the Building Inspector must state clearly the proposed location of the temporary dwelling, the nature and purpose, and the length of time it is intended to maintain the temporary dwelling unit; and
- c) If the temporary dwelling:



- i. Meets all the requirements of the zone in which it is situated;
- ii. The proposed temporary dwelling would not constitute or cause a public hazard;
- iii. The Building Inspector shall require a bond or other security to be posted to ensure removal of the temporary building in the case of non-compliance. Such permit may be renewed once, upon written application for a period not to exceed 12 months; and
- iv. The temporary dwelling must be removed within 30 days of the completion of the permanent dwelling unit, and the site thereof restored as nearly as possible to its condition prior to the erection of the temporary dwelling.

4.12 Fence Heights



4.12.1 The height of a fence, wall or hedge will be measured from the average grade one metre from both sides of the said fence, wall or hedge.

4.12.2 In all zones, fences other than required screening, subject to Section 4.15, must not exceed:

- a) 1.2 metres in height between the front parcel line and the building or use on the parcel; and
- b) 2.0 metres in height elsewhere on the parcel except for agricultural and industrial zones in which the height must not exceed 3.0 metres.

- 4.12.3 Despite the regulations contained in this section, open mesh or chain link type fences may be erected in an agricultural, industrial or institutional/public use zone to a maximum height of 4.0 metres.



4.13 Screening and Landscaping

- 4.13.1 Any part of a parcel not used for storage, building, parking, or loading facilities or outdoor recreation must be landscaped except in the A1, A-2 and A-3 zones.

4.13.2 Storage Yards:

- a) Except in the I-1 and I-2 zones, no storage yard or area shall be permitted in a required front yard; or in any required yard which is across a street from or abutting a parcel in a residential zone; and
- b) Except in the I-1 and I-2 zones, storage yards must be screened with a solid fence or wall 2.4 metres in height, or a compact evergreen hedge not less than 1.5 metres in height.

4.14 Exterior Lighting

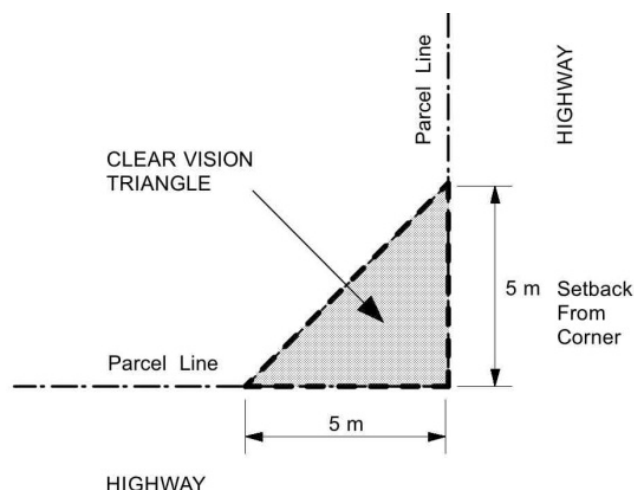
- 4.14.1 All exterior floodlighting or spotlighting must be deflected away from adjacent properties.

4.15 Vision Clearance at Intersections

Bylaw No. 1327

- 4.15.1 No person being the owner, occupier or lessee of a parcel in any zone except C-1 shall place or permit to be placed any landscaping, building or structure exceeding 1 metre in height other than a chain link fence, above the established grade of the intersecting highway or street within a triangular plane 5 metres along the lot lines from the intersecting highway or streets.

Please see the illustration on the following page.



- 4.15.2 In the C-1 Zone no structure or vegetation except a supporting column or pillar or a sign, pylon/pole, or a tree trunk will be erected or permitted to grow between the heights of 1 metre and 3 metres above the highway grade that abuts the lot line adjacent to the highway line for a distance of 3 metres from their point of intersection.

4.16 Shipping Containers

- 4.16.1 Shipping containers are permitted in all zones subject to the following regulations.
- 4.16.2 In residential zones, one shipping container per parcel is permitted only on a temporary basis, **to a maximum of 2 years, during** active construction on the property, such construction the subject of a valid Building Permit, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the permit.
- 4.16.3 In all other zones, shipping containers are permitted on either a temporary or permanent basis.
- 4.16.4 Shipping containers may not comprise the sole use of the property; they must be ancillary to an existing principal permitted use.
- 4.16.5 Placement of shipping containers is subject to all zoning regulations, including setbacks, site coverage, maximum height.
- 4.16.6 Shipping containers which are placed permanently must be screened from a highway or roadway, and the container must not be visible above the screening. This applies to all zones except industrial zones, where screening is only required if visible from Cariboo Highway 97.

Bylaw No.
1371,2020



4.16.7 ~~Shipping containers are not permitted to be used as components of buildings. This includes, among other things, that roofs are prohibited unless the roof is self-supporting, and completely independent of the shipping container.~~

Shipping containers are not to be used as habitable buildings or building components, unless professional involvement is provided.

4.16.8 Shipping containers are not permitted to be used as fencing, screening, principal purpose of advertising, or as a commercial storage facility.

4.16.9 A maximum of 1 shipping container per parcel is permitted except where parcels are larger than 0.4 hectare in area, one additional shipping container shall be permitted.

4.16.10 Where multiple shipping containers are permitted, no more than two shipping containers may be stacked on top of one another.

4.17 Home Occupation

4.17.1 Home occupation is permitted that meets all the provisions of this section and may include the following uses:

- a) business office;
- b) art or music studio;
- c) tutoring;
- d) homecraft;
- e) internet based business; and
- f) child care use with not more than 8 pre-school and/or school-aged children.
- g) **Personal service establishment, except for laundry and dry cleaning services.**

4.17.2 No more than 30 square metres or 50% of the floor area of the principal dwelling unit, whichever is less, may be used in connection with the home occupation.

4.17.3 Any home occupation must be carried out within the dwelling unit or in an accessory building (where permitted in the particular zone), with no external storage of materials, containers or finished products.

4.17.4 A home occupation is not permitted to have any commercial vehicle, exceeding a 1 tonne truck, to be located outside of an unenclosed building.



- 4.17.5 Only the occupants of the principal dwelling unit may carry on the home occupation located on the same parcel.
- 4.17.6 The home occupation must not generate traffic that exceeds the level prevailing in the neighbourhood or creates a demand for parking that cannot be contained within the parcel containing the home occupation.
- 4.17.7 The home occupation must not produce a public offence or nuisance of any kind (e.g. noise, smoke, dust, toxic or noxious matter, odour, electrical interference) beyond the parcel lines of the parcel containing the home occupation.
- 4.17.8 The home occupation must not use materials or that produce flammable or explosive vapours or gasses.
- 4.17.9 No retail sales are permitted on the premises except the sale of goods directly associated with the home occupation.
- 4.17.10 The home occupation must be carried out with no change to the parcel or external change to the principal dwelling including outdoor storage, display of materials, floodlighting or signs except as permitted in the Sign Bylaw.

4.18 Home Industry

4.18.1 A home industry may include the following uses:

- a) enclosed maintenance, storage and repair of vehicles and machinery owned or operated by the resident;
- b) small-scale processing of food, the assembly or repair of wood, repair of small engines, electronic devices, electrical components, home craft or hobby and similar products;
- c) printing shops; and
- d) contractors' offices
- e) computer repair or other small electronic equipment

Bylaw No. 1327

Bylaw No. 1327

4.18.2 A home industry does not include salvage or storage of derelict vehicles and equipment, used building or domestic products and similar discarded or recyclable materials.

4.18.3 Any home industry must be carried on in the principal dwelling unit and/or in an accessory building.



- 4.18.4 No more than 55 square metres or 50% of the gross floor area of the principal dwelling unit whichever is less may be used for a home industry.
- 4.18.5 No retail sales are permitted on the premises except the sale of goods directly associated with the home industry
- 4.18.6 The storage of materials, commodities or finished products associated with a home industry is permitted provided that such storage is enclosed within a building and the building does not exceed 200 square metres in area.
- 4.18.7 Only the inhabitants of the principal dwelling unit may be employed to carry on the home industry located on the site.
- 4.18.8 A home industry must not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- 4.18.9 The home industry must not produce a public offence or nuisance of any kind (e.g. noise, smoke, dust, toxic or noxious matter, odour, electrical interference) beyond the parcel lines of the parcel containing the home industry.

Bylaw No. 1327

4.19 Bed and Breakfast

- 4.19.1 A bed and breakfast operation is permitted as an accessory use within a single detached dwelling in all zones subject to the following:
- a) the operation is located within the principal dwelling unit on the parcel;
 - b) no more than four patrons are accommodated within the dwelling unit at one time;
 - c) no more than two bedrooms are used for the bed and breakfast operation;
 - d) one onsite parking space is provided;
 - e) no cooking facilities or other facilities for the keeping of food are provided for within the bedrooms intended for the said operation; and
 - f) no patron may stay within the same dwelling for more than thirty days in a calendar year.



4.20 Secondary Suites

- 4.20.1 A secondary suite, where permitted within this Bylaw, is permitted only as an accessory use within a single detached dwelling.
- 4.20.2 No more than one secondary suite will be permitted in a single detached dwelling. A secondary suite will not be permitted in conjunction with a bed and breakfast use.
- 4.20.3 A secondary suite will not be permitted if a coach house has been constructed on the same parcel.
- 4.20.4 A secondary suite must provide one onsite parking space.
- 4.20.5 No secondary suite shall be permitted without a municipal sanitary sewer connection.
- 4.20.6 The maximum floor area of a secondary suite must not exceed the lesser of 90 square metres or 40% of the total floor area of the single detached dwelling.
- 4.20.7 A secondary suite must comply with all relevant District Bylaws, and the B.C. Building Code, as amended from time to time.
- 4.20.8 Strata titling of a secondary suite will not be permitted.

4.21 Amenity Area

Bylaw No. 1327

- 4.21.1 A required amenity cannot be located within a setback required for that zone.

4.22 Fuel Storage and Distribution

- 4.22.1 All above ground fuel distribution pumps, storage tanks or devices must be located a minimum of 15 metres from any parcel line.

4.23 Keeping of Livestock

In this Bylaw, where agriculture is a permitted use, the keeping of livestock is also permitted in accordance with the following:

4.23.1 Any parcel two hectares or less in area must not exceed one agricultural unit consisting of live farm animal weight of 455 kilograms per unit of livestock, poultry or farmed game for each 0.4 hectare of parcel area.



4.23.2 Despite Section 4.23.1, livestock are not permitted on any parcel 0.4 hectares or less in area.

4.24 Floodplain Regulations

4.24.1 Floodplain regulations are required in accordance with Provincial Flood Hazard Area Land Use Management Guidelines.

4.24.2 The minimum flood construction level is 3.0 metres above the natural boundary of Bridge Creek or 1.5 metres above the natural boundary of any other watercourse, lake, swamp or pond. No person must construct, reconstruct, move or extend a floor system or pad which supports a habitable area, such that the underside of the floor system or the top of the pad or the ground surface on which it is located, is lower than the flood construction level except as provided in Sections 4.24.5 and 4.24.6.

4.24.3 Land within the following is designated as a floodplain setback area:

- a) 15 metres from the natural boundary of Exeter Lake; 100 Mile Marsh and Mud Lake;
- b) 30 metres from the natural boundary of Bridge Creek; and
- c) 15 metres from the natural boundary of Little Bridge Creek and its tributaries.

4.24.4 No person shall place any structural support for a habitable area or fill on land within a floodplain setback area.

4.24.5 Despite the regulations specified in Sections 4.24.2 and 4.24.3, the following floodplain management regulations apply in the A-1, A-2 and A-3 zones:

- a) For Farm Dwelling Units:

Farm dwelling units must be located with the underside of a floor system, or the top of the pad of any habitable area, or the ground surface on which it is located, no lower than 1 metre above the natural ground elevation taken at any point on the perimeter of the building.

- b) For Closed-Sided Livestock Housing Units and Farm Buildings Storing Pollutants:



Closed-sided livestock housing or farm buildings used for the storage of pollutants such as fuel, fertilizer, herbicides and pesticides that are not behind standard dykes must be located with the underside of a floor system, or the top of the pad of any habitable area, or the ground surface on which it is located, no lower than 1 metre above the natural ground elevation, taken at any point on the perimeter of the building.

- 4.24.6 The flood construction levels specified in Section 4.24.2 may be achieved by structural elevation of the habitable area, or by placing adequately compacted fill on which any habitable area is to be constructed or located, or by a combination of both structural elevation and fill.
- 4.24.7 Where fill is used to meet the floodplain management regulations specified in Section 4.24, the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards.
- 4.24.8 The following developments and uses are excluded from the requirements of the floodplain management regulations specified in Section 4.24:
- a) renovations to existing buildings or structures that do not involve additions;
 - b) additions to buildings or structures that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw;
 - c) that portion of a building or structure to be used as a carport or garage; and
 - d) farm buildings, other than dwelling units.

4.25 Fire Hazard Areas

- 4.25.1 Where a principal use is proposed on a site with a high or extreme wildfire hazard rating in the District of 100 Mile House Community Wildfire Protection Plan, the applicant must provide a wildfire hazard assessment and mitigation strategy prepared by a member of the Association of BC Forest Professionals to ensure the wildfire hazard is mitigated prior to

approval of a rezoning bylaw, building permit or subdivision application, as may be applicable.



4.26 Ministry of Transportation and Infrastructure Required Setback

- 4.26.1 Any sign or structure on a parcel adjacent to a Controlled Access Highway must be set back a minimum of 4.5 metres from the edge of the right of way.

SECTION 5.0 OFF-STREET PARKING AND LOADING REQUIREMENTS



5.1 Parking of Vehicles on Residential Zones

5.1.1 No commercial vehicle, truck, bus contractor's equipment, dismantled or wrecked automobile, boat, or trailer or any similar vehicle, craft, or equipment shall be parked or stored in any residential zone except that the following may be parked or stored in a rear or side yard:

Bylaw No. 1327

- a) one commercial truck or vehicle not exceeding 7,000 kilograms rated capacity;
- b) any derelict vehicle for no more than 30 days in a 60 day period;
- c) one boat or vessel not exceeding 10 metres in length; and
- d) one trailer, camper, or motor home not exceeding 10 metres in length.

5.2 Basic Off-Street Parking and Loading Provisions

5.2.1 Space for all off-street parking and loading of motor vehicles in respect of a use permitted under this Bylaw must be provided and maintained in accordance with the regulations of this section.

5.2.2 Development within 800 metres of an intersection with a controlled access highway falls under the joint jurisdiction of the Ministry of Transportation and Infrastructure and the District of 100 Mile House. Accordingly such developments must also comply with the requirements of the Ministry pursuant to the Transportation Act.

5.2.3 The regulations contained in this section do not apply to buildings, structures and uses existing as of the date of adoption of this Bylaw except:

- a) any alteration or addition to an existing building, structure or use is governed by the *Local Government Act*; and
- b) the number of off-street parking or loading spaces provided prior to the date of adoption of this Bylaw must not be reduced below the applicable off-street or loading space requirements of this section.

5.2.4 The number of required off-street parking and loading spaces must be calculated as follows:



- a) the number of off-street parking spaces required for a building or parcel shall be calculated according to Tables 1, 2 and 3 of this Bylaw;
- b) where the calculation of the required off-street parking spaces or loading spaces results in a fraction, one parking or loading space must be provided in respect of that fraction;
- c) where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating arrangements, each one half metre of width of such seating must be deemed to be one seat;
- d) where the number of employees are used to determine the required parking spaces, the calculation must use the maximum number of employees anticipated on the site at any time;
- e) in the case of mixed uses, the total requirements for the off-street parking facility must be the sum of the requirements for the various uses computed separately;
- f) in respect of a use of building or land permitted under this Bylaw which is not specifically referred to in Tables 1, 2 or 3, the number of off-street parking spaces shall be calculated on the basis of the requirements for a similar use of building or land that is listed in Tables 1, 2 or 3;
- g) where off-street parking is required by this Bylaw, and where access for a person with disabilities is required, parking space(s) will be provided in accordance with the *B.C. Building Code*; and
- h) the number of off-street loading spaces for motor vehicles required for a use of building or land shall be calculated according to Table 4 of this Bylaw.

Table 1 -Required off-street parking spaces for residential use



Use	Required Off-Street Spaces
Bed and Breakfast	1 space per guest room not including off-street parking required for the principal dwelling
Coach House	1 space not including off-street parking required for the principal dwelling
Home Occupation	1 space, not including off-street parking required for the principal dwelling
Home Industry	1 space, not including off-street parking required for the principal dwelling
Mobile Home Park	2 per dwelling unit, plus 1 space per 7 dwelling units for visitor parking
Multi-Unit Residential	1 per bachelor unit, 1.25 per 1 bedroom unit, 1.5 per 2 or more bedroom unit plus 1 per 7 dwelling units for visitor parking
Multi-Unit Residential in Commercial and Institutional Uses	1.5 per dwelling unit
Secondary suite	1 space not including off-street parking required for the principal dwelling
Single Detached Dwelling and Duplex Dwelling	1 per dwelling unit plus 1 per 7 dwellings for visitor parking for bareland strata developments

Table 2 - Required off-street parking spaces for commercial and industrial use



Use	Required Off-Street Spaces
Commercial Recreation	2.5 per 100 square metres of gross floor area
Commercial Recreation – Bowling Alley	3 per lane
Animal Hospital, Veterinary Services, Kennel,	1 per 100 square metres of gross floor area, minimum of 2 off-street spaces
Auctioneering Establishment	1 per 10 square metres of auction floor
Vehicle sales, Rental & Repair	1 per 70 square meters of gross floor area, plus 2 per service bay
Building Supplies	2 per 100 square metres of gross leasable floor area
Campground	1 per camping site, plus 2 spaces for operator
Car Wash	3 per bay (storage)
Liquor Store	1 per 25 square metres of gross floor area
Restaurant	1 per 4 seats
Equipment, Machinery, Tool and Appliance Sales Rental and Repair	1 per 100 square metres gross floor area plus 1 per 20 square metres retail or display area
Service Station	2per service bay or one per pump, whichever is greater
Golf Course	4 per hole
Health and Fitness Facility	1 per 20 square metres gross floor area
Hotel and Motel	1 per sleeping or kitchen unit
Laundromat	1 per 28 square metres of public washing gross floor area
Dry Cleaner	1 per 50 square metres of gross floor area
Livestock Auction, Stockyard Abattoir	1 per 100 square metres gross floor area plus 1 per 15 square metres of gross floor area intended for public assembly



Use	Required Off-Street Spaces
Liquor Primary use	1 per 4 seats
Manufacturing; Industrial; Laboratories; Servicing, Rental and Repair; Printing and Publishing	1 per 100 square metres
Miniature Golf	1 per hole
Nursery and Greenhouse	4 per 100 square metres of gross floor area of retail sales building
Health Care Office	1 per 20 square metres of gross floor area
Offices, all other and Financial Institution	1 per 30 square metres of gross floor area
Personal Service Shop	1 per 20 square metres of gross floor area
Drive-through Food Service	2.5 per 100 square metres of gross floor area with a 6 space minimum
Retail Sales - Convenience Store	1 per 15 square metres of retail area or 4, whichever is greater
Retail Sales, including shopping centres	1 per 25 square metres of gross floor area
Trade Contractor Office and Storage	1 per 100 square metres of gross floor area
Transportation Depot	1 per 15 square metres of waiting room area
Warehouse use, Wholesale sales	1 per 200 square metres

Table 3 - Required off-street parking spaces for institutional use



Use	Required Off-street Spaces
Assembly Use (Club or Lodge, Church, Community Hall, and Theatre)	1 per 5 seats or 10 per 100 square metres of public assembly area, whichever is greater
Care Centre, Hospital, Congregate Housing	1 per 3 beds
Care Centre	2 per 10 beds
Civic Use (Government, museum, art gallery, library)	1 per 30 square metres of gross floor area
Child Care	2 spaces for residential based care of up to 8 children
Dormitory	1 per 5 beds
Recreation Use (Arena, Curling Rink)	4 per curling sheet or 1 per 10 square metres of ice rink surface or recreation floor space, plus 1 per 20 spectator seats
School: kindergarten and elementary	1 per classroom
School: high	2 per classroom
School: college and post-secondary	5 per classroom or 1 per 35 square metres of gross floor area, whichever is greater.

Table 4 - Required Loading Spaces for Commercial and Industrial uses



Uses	Required Loading Spaces
Commercial and Industrial uses	
Buildings having less than 100 square metres of gross floor area	Not Required
Buildings having more than 100 square metres and less than 500 square metres of gross floor area	1
Buildings having more than 500 square metres and less than 2,500 square metres of gross floor area	2
Buildings having more than 2,500 square metres of gross floor	3
Institutional Uses (excluding Religious Assembly and Child Care)	
Buildings having less than 1,000 square metres of gross floor area	Not Required
Buildings having more than 1,000 and less than 2,800 square metres of gross floor area	1
Buildings having 2,800 square metres or more gross floor area	2

5.2.5 Location of Parking and Loading Spaces:

- a) In all residential zones, required off-street parking spaces shall be located on the same parcel as the use or building they serve;
- b) In commercial, industrial and institutional zones, off-street parking spaces may be located on a site within 180 metres of the parcel containing the building or use for which the parking spaces are intended, provided that the owner enters into a covenant with the District of 100 Mile House under Section 219 of the *Land Title Act* restricting the use of the site for parking in conjunction with the parcel containing the building use; and

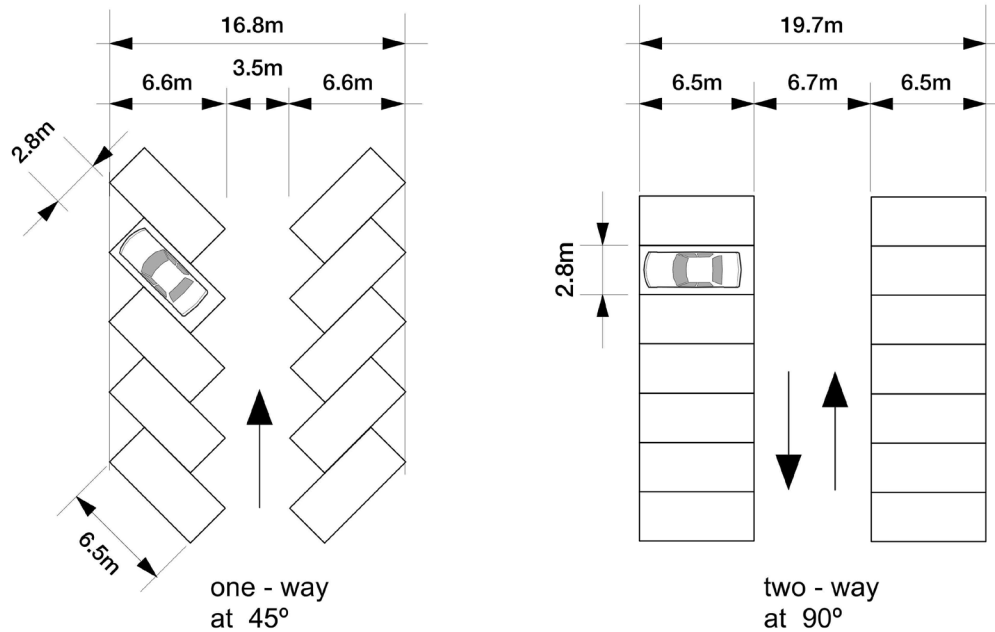
- c) Required off-street loading spaces must be located on the same parcel as the use or building they serve.



5.2.6 Minimum Parking Facility Dimensions:

- Where off-street parking is provided at a 90 degree angle to the manoeuvring aisle, each off-street parking space shall have a width of 2.8 metres and a depth of 6.5 metres;
- Where an off-street parking space abuts a wall or barrier more than 0.3 metres in height, the width of the parking space shall be increased by 0.3 metres;
- Each manoeuvring aisle shall have minimum width of 3.6 metres for a one way aisle and 6.7 metres for a two way aisle; and
- Where angle parking is provided, the off-street parking spaces shall comply with the following dimensions.

Minimum off street parking dimensions





5.2.7 Access to Highways:

- a) A minimum width of 6.0 metres is required for vehicular access to a highway for off-street parking and loading purposes;
- b) Where more than 10 off-street parking spaces are provided, access to a manoeuvring aisle must be provided instead of direct access on to a highway; and
- c) A Controlled Access Permit is required by the Ministry of Transportation and Infrastructure for any parcel requiring direct access to and from Cariboo Highway 97.

5.2.8 Dimensions of Loading Spaces:

- a) Each off-street loading space required by this Bylaw must have a minimum width of 3.7 metres, a minimum length of 9 metres and have a vertical clearance not less than 3.7 metres.

5.2.9 Surfacing of Off-Street Parking and Loading Spaces:

- a) All off-street parking spaces, loading spaces and access aisles on parcels other than those located in the A-1, A-2, A-3 ER-1, ER-2, I-1 and I-2 zones must be surfaced with asphalt, concrete or pavers and must be graded and drained to properly dispose of surface water.

5.2.10 Delineation and Lighting of Off-Street Parking and Loading Spaces:

- a) Where more than two off-street parking and loading spaces are provided, each space must be clearly delineated by painted lines; and
- b) All off-street parking spaces, loading spaces and access aisles located on parcels other than in the Agricultural, Low Density Residential, P-2 and P-3 zones must be illuminated with lighting conforming to generally accepted engineering standards.

SECTION 6.0 ESTABLISHMENT OF ZONING DISTRICTS



6.1 Zoning Districts

For the purposes of this Bylaw, the District is divided into the following zones and their abbreviations.

Zoning District Title	Abbreviation
RURAL ZONES	
Agricultural	A-1
Small Holdings	A-2
Resource Area	A-3
LOW DENSITY RESIDENTIAL ZONES	
Residential Low Density	R-1
Special Residential Charitable Use	R-1/SR
Residential Duplex	R-2
Residential Small Lot	R-3
Country Residential	ER-1
Horse Lake Road Residential	ER-2
MULTI-UNIT RESIDENTIAL ZONES	
Residential Medium Density	R-4
Residential High Density	R-5
Residential Mobile Home Park	R-6
COMMERCIAL ZONES	
Central Business District Commercial	C-1
Tourist Commercial	C-2
Vehicle Oriented Commercial	C-3
Shopping Centre Commercial	C-4
Horse Lake Road Commercial	C-5
Mixed Use Commercial-Residential Zone	C-6
INDUSTRIAL ZONES	
Light Industrial	I-1
Heavy Industrial	I-2
Airport Industrial	I-3
PUBLIC USE and INSTITUTIONAL	
Institutional	P-1
Parks and Open Space	P-2
Park and Recreation	P-3



COMPREHENSIVE DEVELOPMENT	
Emissaries' Lands Gifted to District	CD-1
Findlay Meats	CD-2

6.2 Zone Boundaries

6.1.1 The boundaries of each area are defined by the maps in Schedule 2.

6.2 Permitted Uses

In each zone created under Section 6.1 of this Bylaw:

6.2.1 The only uses permitted are those listed in respect of each zone under the headings "Principal Permitted Uses" and "Accessory Permitted Uses" in Sections 7.0 to 13.0 of this Bylaw.

6.2.2 Uses not listed in respect of a particular zone are prohibited.

6.3 Conditions of Use

6.3.1 For each zoning district created in Section 6.0 of this Bylaw, the conditions of use are provided in Sections 7.0 to 13.0 of this Bylaw.

SECTION 7.0 RURAL ZONES



7.1 Agricultural Zone (A-1)

7.1.1 Purpose:

The purpose of this zone is to protect lands, which are best suited for agriculture and designated as Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act*, and provide for a range of related complimentary uses.

7.1.2 Principal Permitted Uses:

- a) abattoir and meat processing;
- b) agriculture;
- c) community garden;
- d) feedlot;
- e) forestry;
- f) gravel processing;
- g) kennel;
- h) ~~medical marijuana production facility;~~ **cannabis production;**
- i) natural resource extraction;
- j) recreational facilities;
- k) single detached dwelling; and
- l) veterinary services.

Bylaw No. 1348

7.1.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) agri-tourism, accessory to an agricultural use;
- c) bed and breakfast, accessory to a single detached dwelling;
- d) child care;



- e) home industry;
- f) home occupation;
- g) processing of farm products, accessory to an agricultural use on the parcel;
- h) retail sales, accessory to an agricultural use on the parcel
- i) secondary suite.

7.1.4 Minimum Parcel Area for Subdivision:

The minimum parcel area for subdivision is 20 hectares.

7.1.5 Minimum Parcel Width:

No minimum parcel width is required.

7.1.6 Minimum Setbacks:

- a) Residential buildings and structures must be setback a minimum of 7.5 metres from any parcel line; and
- b) Farm buildings and structures must be set back in accordance with Tables 5 and 6.

Table 5 - Required setbacks for principal farm buildings & structures



	TYPE OF AGRICULTURE				
Minimum Required Setback:	Apiculture	Greenhouse Nursery & Turf	Livestock, Game & Fur, Poultry, Stables & Kennels	Mushroom Growing	Tree, Vine, Field & Forage Crop
From Existing Residential Use Zones:	15 m	15 m for buildings with boilers & exhaust fans, otherwise 7.5 m	60 m	30 m	15 m for buildings with boilers & exhaust fans otherwise 7.5 m
From Parcel Lines:					
Front & Exterior Side	7.5 m	7.5 m	30 m	15 m	7.5 m
Rear & Interior Side	4.5 m	4.5 m	30 m	15 m	4.5 m
Any parcel line	n/a	15 m for buildings with boilers & exhaust fans	n/a	15 m for buildings with boilers & exhaust fans	15 m for buildings with boilers & exhaust fans
From Water:					
Domestic Water Supplies	6 m	6 m	30 m	30 m	6 m
Water Courses and Ditches	4.5 m	4.5 m	30 m	15 m	4.5 m

Note: For Table 5 “exhaust fans” refers only to fans on an exterior wall which face the parcel line.

Table 6 Required Setbacks for Accessory Farm Buildings & Structures

Type of Facility or Use	Minimum Required Setback from any Parcel Line
Feedlot	60 m
Incinerator	30 m
Silo	30 m
Chemical Storage Structure	15 m when abutting a residential use zone
Generator Shed	15 m
Soilless Medium Storage Structure	7.5 m when abutting a residential use zone
On-Farm Processing Building	7.5 m



7.1.7 Maximum Height:

- a) The maximum height is 15 metres for all principal and accessory buildings and structures; and
- b) Despite Section 7.1.7(a), the maximum height of silos is 34 metres.

7.1.8 Maximum Density:

The maximum density is one principal dwelling per 20 hectares.

7.1.9 Maximum Site Coverage:

- a) 60% for green houses; and
- b) 25% for all other buildings and structures.

7.1.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

7.1.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

7.1.12 Specific Use Regulations:

Bylaw No. 1348

- a) Buildings and structures for a ~~Medical Marihuana Production Facility~~ **cannabis production** as authorized under Federal legislation, must comply with the following:
 - i. Shall be sited not less than:
 - I. 60 metre setback from any parcel line;
 - II. 30 metres from any riparian area or well;
 - III. Maximum height of 15m; and
 - IV. Maximum lot coverage of 35%.



- ii. Shall be located not less than 200 metres from any area zoned for park, school, commercial, or residential use.
- ~~iii. Shall be located not less than 1,000 metres from the nearest point of any parcel on which another Medical Marihuana Production Facility use is occurring, or on which such a use has been authorized under Federal legislation.~~
- iv. A minimum 3-metre wide landscape berm or buffer must be provided adjacent to any parcel zoned for residential use and not in the ALR.



7.2 Small Holdings Zone (A-2)

7.2.1 Purpose:

The purpose of this zone is to provide rural residential parcels outside of Agricultural Reserve Lands and urban development areas.

7.2.2 Principal Permitted Uses:

- a) agriculture;
- b) kennel;
- c) single detached dwelling; and
- d) veterinary services.

7.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) child care;
- c) home industry;
- d) home occupation; and
- e) secondary suite.

7.2.4 Minimum Parcel Area for Subdivision:

The minimum parcel area for subdivision is 2 hectares.

7.2.5 Minimum Parcel Width:

The minimum parcel width is 50 metres.

7.2.6 Minimum Setbacks:

- a) The principal dwelling must be setback a minimum of 7.5 metres from any parcel line;
- b) Accessory buildings and structures must be setback a minimum of 5.0 metres from any rear or side parcel line, and 7.5 metres from the front parcel line; and

- c) Farm buildings and structures must be setback in accordance with Tables 5 and 6 in Section 7.1.



7.2.7 Maximum Building Height:

The maximum height is 10 metres for the principal building and 15 metres for all other buildings and structures.

7.2.8 Maximum Density:

No more than one single detached dwelling is permitted on a parcel.

7.2.9 Minimum Floor Area:

The minimum floor area for a single detached dwelling is 85 square metres.

7.2.10 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 15% of the parcel area.

7.2.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

7.2.12 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

7.2.13 Specific Use Regulations:

- a) Agriculture uses exclude intensive agriculture uses as specified in Section 555 of the *Local Government Act*.

7.3 Resource Area Zone (A-3)



7.3.1 Purpose:

The purpose of this zone is to protect areas, which are generally Crown lands, or Provincial Forests, for natural resource extraction, forestry, agriculture, and complementary uses suitable in a resource area setting.

7.3.2 Principal Permitted Uses:

- a) agriculture;
- b) animal shelter;
- c) campground;
- d) cemetery;
- e) community garden;
- f) forestry;
- g) gravel processing;
- h) natural resource extraction;
- i) recreational facilities; and
- j) single detached dwelling.

7.3.3 Accessory Permitted Uses:

- a) accessory dwelling to an animal hospital, campground, or recreational facility;
- b) accessory buildings and structures;
- c) agri-tourism, accessory to an agricultural use;
- d) home industry; and
- e) home occupation.
- f) **Secondary Suite**

Bylaw No. 1421



7.3.4 Minimum Parcel Area:

The minimum parcel area is 65 hectares.

7.3.5 Minimum Parcel Width:

No minimum parcel width is required.

7.3.6 Minimum Setbacks:

- a) The minimum setback for all buildings or structures is 7.5 metres from any parcel line; and
- b) Farm buildings and structures must be setback in accordance with Tables 5 and 6 in Section 7.1.

7.3.7 Maximum Height:

- a) The maximum height is 15 metres for all buildings and structures.

7.3.8 Maximum Density:

No more than one single detached dwelling is permitted on a parcel.

7.3.9 Maximum Site Coverage:

- a) 10% for all buildings and structures except agricultural uses;
- b) 25% for buildings and structures used for agricultural purposes except greenhouses; and
- c) 60% for green houses.

7.3.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

7.3.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

7.3.12 Specific Use Regulations:

- a) Agriculture uses exclude intensive agriculture uses as specified in Section 555 of the *Local Government Act*.





SECTION 8.0 LOW DENSITY RESIDENTIAL ZONES

8.1 Country Residential Zone (ER-1)

8.1.1 Purpose:

Bylaw No. 1338

The purpose of this zone is to provide large lot areas of ~~0.2 to 1~~ **0.2 to 1** hectare for very low density residential housing promoting a country atmosphere for residential housing adjacent to rural areas.

8.1.2 Principal Permitted Use:

- a) single detached dwelling.

8.1.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) bed and breakfast;
- c) child care;
- d) ~~coach house;~~
- e) home industry;
- f) home occupation; and
- g) secondary suite.

Bylaw No. 1338

8.1.4 Minimum Parcel Area:

Bylaw No. 1338

The minimum parcel area is ~~0.2 hectares (2,000 square meters)~~ **0.2 hectares (2,000 square meters)**.

8.1.5 Minimum Parcel Width:

Bylaw No. 1338

The minimum parcel width is ~~22 meters. 30 metres.~~ **22 meters.**

8.1.6 Minimum Setbacks:

- a) The principal dwelling must be 6 metres from a front parcel line; 6 metres from a rear parcel line; 2 metres from an interior side line; 4.5 metres from an exterior side parcel line; and 30 metres

to a property line which abuts lands used for agricultural purposes; and



- b) The minimum setbacks for accessory buildings or structures are 6 metres from a front parcel line; 6 metres from a rear parcel line; 2 metres from an interior side line; 4.5 metres from an exterior side parcel line; and 30 metres to a property line which abuts lands used for agricultural purposes.

8.1.7 Maximum Height:

Bylaw No. 1338

- a) ~~10~~ 8 metres for the principal dwelling; and
- b) 8 metres for accessory buildings or structures.

8.1.8 Maximum Floor Area:

The maximum floor area for a principal dwelling is 600 square metres.

8.1.9 Minimum Floor Area:

The minimum floor area for a principal dwelling is 130 square metres.

8.1.10 Minimum Building Width for a principal dwelling:

The minimum building width for a principal dwelling is 8 metres.

8.1.11 Maximum Site Coverage:

Bylaw No. 1338

The maximum site coverage for all buildings and structures is ~~40%~~ 15% of the parcel area.

8.1.12 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

8.1.13 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

8.1.14 Specific Use Regulations:

Bylaw No. 1338

- a) ~~A coach house is permitted as an accessory residential use provided the maximum floor area does not exceed 50% of the floor area of the principal permitted use or 90 square metres, whichever is less.~~





8.2 Horse Lake Road Residential Zone (ER-2)

8.2.1 Purpose:

The purpose of this zone is to provide for a very low density residential neighbourhood of differing lot sizes within a varying terrain.

8.2.2 Principal Permitted Use:

- a) single detached dwelling.

8.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) bed and breakfast;
- c) child care;
- d) coach house;
- e) home industry;
- f) home occupation; and
- g) secondary suite.

8.2.4 Minimum Parcel Area:

The minimum parcel area is 0.2 hectares (2,000 square metres).

8.2.5 Minimum Parcel Width:

The minimum parcel width is 16 metres.

8.2.6 Minimum Setbacks:

- a) The principal dwelling must be 6 metres from a front parcel line; 6 metres from a rear parcel line; 2 metres from an interior side parcel line; and 4.5 metres from an exterior side parcel line; and
- b) Accessory buildings or structures must be 6 metres from a front parcel line; 2 metres from a rear parcel line; 1.5 metres from an interior side parcel line; and 3.0 metres from an exterior side parcel line.



8.2.7 Maximum Height:

- a) 10 metres for principal dwellings; and
- b) 6 metres for accessory buildings and structures.

8.2.8 Maximum Floor Area:

The maximum floor area for a principal dwelling is 500 square metres.

8.2.9 Minimum Floor Area:

The minimum floor area for a principal dwelling is 93 square metres.

8.2.10 Minimum Building Width:

The minimum building width for a principal dwelling is 6 metres.

8.2.11 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 20% of parcel area.

8.2.12 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

8.2.13 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

8.2.14 Specific Use Regulations:

- a) Despite Section 8.2.4, the minimum parcel area for that portion of District Lot 2138, except Plans 11931, 15598, 17748, 22190, 29545, 32060, KAP45878 and KAP77552, Lillooet District; and Lots 12-18, Plan EPP14192, DL 2138, Lillooet District, with a known civic address of: 331, 327, 323, 319, 315, 311 and 307 Blackstock Road, shall be 0.15 hectares (1,500 square metres); and

- b) A coach house is permitted as an accessory residential use provided the maximum floor area does not exceed 50% of the floor area of the principal permitted use or 90 square metres, whichever is less.





8.3 Residential Low Density Zone (R-1)

8.3.1 Purpose:

The purpose of this zone is to provide areas for low density residential housing.

8.3.2 Principal Permitted Use:

- a) single detached dwelling.

8.3.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) bed and breakfast;
- c) child care;
- d) home occupation; and
- e) secondary suite.

8.3.4 Minimum Parcel Area:

The minimum parcel area is 600 square metres.

8.3.5 Minimum Parcel Width:

The minimum parcel width is 16 metres.

8.3.6 Minimum setbacks:

- a) The principal dwelling must be 6 metres from a front parcel line; 7.5 metres from a rear parcel line; 2 metres from an interior side line; and 3.0 metres to an exterior side parcel line; and
- b) Accessory buildings or structures must be 6 metres from a front parcel line; 1.5 metres from an interior side parcel line; 1.0 metre from the rear parcel line; and 3.0 metres from an exterior side parcel line.

8.3.7 Maximum Height:

- a) 10 metres for the principal dwelling; and



b) 5 metres for accessory buildings or structures.

8.3.8 Minimum Floor Area:

The minimum floor area for the principal dwelling is 85 square metres.

8.3.9 Minimum Building Width for a principal dwelling:

The minimum building width for a principal dwelling is 6 metres.

8.3.10 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 40% of the parcel area.

8.3.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

8.3.12 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

8.3.13 Specific Use Regulations:

Not Applicable.



8.4 Special Residential Charitable Use Zone (R-1 / SR)

8.4.1 Purpose:

The purpose of this zone is to provide for a variety of charitable uses related to the provision of a care centre use.

8.4.2 Principal Permitted Uses:

- a) care centre;
- b) single detached dwelling; and
- c) duplex dwelling.

8.4.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) staff residence accessory to a care centre use;
- c) philanthropic and charitable use;
- d) provision of overnight respite services to children and adults with developmental disabilities;
- e) provision of life skills programs for children and adults with developmental disabilities; and
- f) provision of administrative support to programs.

8.4.4 Minimum Parcel Area:

The minimum parcel area is 2,500 square metres.

8.4.5 Minimum Parcel Width:

The minimum parcel width is 50 metres.

8.4.6 Minimum Setbacks:

- a) The minimum setbacks for all principal buildings and structures are 6 metres from the front parcel line; 7.5 metres from the rear parcel line, 2 metres from the interior side parcel line and 3.0 metres from the exterior side parcel line; and



- b) The minimum setbacks for all accessory buildings and structures are 6 metres from the front parcel line; 1.0 metre from the rear parcel line, 1.5 metres from the interior side parcel line and 3.0 metres from the exterior side parcel line.

8.4.7 Maximum Height:

- a) The maximum height is 10 metres for principal buildings; and
- b) 5 metres for accessory buildings and structures.

8.4.8 Maximum Density:

- a) The maximum density for a care centre is a floor area ratio of 0.2; and
- b) A maximum of two principal buildings are permitted on a parcel.

8.4.9 Maximum Site Coverage:

The maximum site coverage by all buildings and structures is 40% of parcel area.

8.4.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

8.4.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

8.4.12 Specific Use Regulations:

Not Applicable.



8.5 Residential Duplex Zone (R-2)

8.5.1 Purpose:

The purpose of this zone is to provide low density residential housing in the form of single family or duplex dwellings.

8.5.2 Principal Permitted Uses:

- a) duplex; and
- b) single detached dwelling.

8.5.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) child care;
- c) home occupation;
- d) secondary suite, accessory to a single detached dwelling.

8.5.4 Minimum Parcel Area:

- a) The minimum parcel area is 825 square metres for a duplex; and
- b) 450 square metres where one unit of a duplex dwelling is on a single parcel or for a single detached dwelling.

8.5.5 Minimum Parcel Width:

- a) The minimum parcel width for a duplex is 20 metres;
- b) The minimum parcel width for a single detached dwelling on an interior parcel is 11 metres; and
- c) The minimum parcel width for a single detached dwelling on a corner parcel is 12 metres.

8.5.6 Minimum Setbacks:

- a) The principal dwelling must be 6 metres from a front parcel line; 7.5 metres from a rear parcel line; 1.5 metres from an interior side parcel, unless attached at the property line to other half of a

duplex in which case no setback is required; and 3.0 metres from an exterior side parcel line; and



- b) Accessory buildings or structures must be 6 metres from a front parcel line; 1.5 metres from an interior side parcel line; 1 metre from the rear parcel line; and 3.0 metres from an exterior side parcel line.

8.5.7 Maximum Height:

- a) The maximum height is 10 metres for the principal dwelling; and
- b) 5 metres for accessory buildings and structures.

8.5.8 Minimum Floor Area:

The minimum floor area for a single detached dwelling is 85 square metres and 70 square metres for each unit of a duplex.

8.5.9 Minimum Building Width:

The minimum building width for a principal dwelling is 6 metres.

8.5.10 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 40% of the parcel area.

8.5.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

8.5.12 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

8.5.13 Specific Use Regulations:

Not Applicable.



8.6 Residential Small Lot Zone (R-3)

8.6.1 Purpose:

The purpose of this zone is to provide low density residential housing on smaller lots on a traditional “fee simple” parcel or as part of comprehensively planned bareland strata development.

8.6.2 Principal Permitted Uses:

- a) single detached dwelling; and
- b) one side or unit of a duplex.

8.6.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) child care; and
- c) home occupation.

8.6.4 Minimum Parcel Area:

The minimum parcel area is 360 square metres for a fee simple parcel or strata lot.

8.6.5 Minimum Parcel Width:

The minimum parcel width is 11 metres for an individual interior parcel or strata lot and 12 metres for a corner parcel or strata lot. The minimum parcel width for a bareland strata development is 40 metres.

8.6.6 Minimum Setbacks:

- a) The principal dwelling must be 4 metres from a front parcel line or bareland strata lot line; 6 metres from a rear parcel line or bareland strata lot line; 1.5 metres from the interior side parcel line or bareland strata lot line; 3.0 metres from an exterior side parcel line or bareland strata lot line; and 0 metres to the interior side parcel line or strata lot line where one unit of the duplex is located on each parcel or strata lot;



- b) Accessory buildings or structures must be 6 metres from a front parcel line or bareland strata lot line; 1.5 metres from an interior side parcel line or bareland strata lot line; 1 metre from the rear parcel line or bareland strata lot line; and 3.0 metres from an exterior side parcel line or bareland strata lot line; and
- c) Despite the above setback provisions, detached and semi-detached dwellings in a bareland land strata subdivision must be 4.5 metres from any exterior parcel line, abutting another zone.

8.6.7 Maximum Height:

- a) The maximum height is 10 metres for the principal dwelling; and
- b) 5 metres for accessory buildings or structures.

8.6.8 Minimum floor Area:

The minimum floor area for the principal dwelling is 85 square metres.

8.6.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 50% of the parcel area.

8.6.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

8.6.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

8.6.12 Specific Use Regulations:

Bylaw No.
1369,2020

- a) ~~A duplex is only permitted as part of a bareland strata development; and~~
- b) An amenity area not less than 10% of the site area must be provided for a bareland strata development.

- c) Despite Section 8.6.12 a) a duplex is permitted on a fee simple Lot 2, Plan KAP91096, DLs 31 and 2139, Lillooet District, labelled Lots 2-13 on attached Schedule A, and located in the Heron Ridge Road area.



SECTION 9.0 MULTI-UNIT RESIDENTIAL ZONES



9.1 Residential Medium Density Zone (R-4)

9.1.1 Purpose:

The purpose of this zone is to provide medium density multi-unit housing.

9.1.2 Principal Permitted Uses:

- a) care centre;
- b) congregate housing;
- c) duplex;
- d) seniors housing;
- e) single detached dwelling; and
- f) townhouse.

9.1.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) amenity area;
- c) child care; and
- d) home occupation.

9.1.4 Minimum Parcel Area:

The minimum parcel area is 1,400 square metres.

9.1.5 Minimum Parcel Width:

The minimum parcel width is 22 metres for interior parcels and 24 metres for corner parcels.

9.1.6 Minimum Setbacks:

- a) The principal building(s) must be 7.5 metres from a front parcel line; 7.5 metres from a rear parcel line; 2 metres from an interior

side parcel line; and 3.0 metres from an exterior side parcel line; and



- b) Accessory buildings or structures must be 7.5 metres from a front parcel line; 1.5 metres from an interior side parcel line; 1.5 metres from the rear parcel line; and 3.0 metres from an exterior side parcel line.

9.1.7 Maximum Height:

- a) 10 metres for principal buildings; and
- b) 5 metres for accessory buildings and structures.

9.1.8 Maximum Density:

- a) The maximum density is 30 dwelling units per hectare; and
- b) Despite 9.1.8(a), where a care centre is provided the density may be increased to 35 dwelling units per hectare.

9.1.9 Minimum Floor Area:

- a) In the case of a townhouse, 70 square metres for a one bedroom unit, plus 11 square metres for each additional bedroom in the unit.

9.1.10 Minimum Building Width:

The minimum building width is 6 metres for a principal building.

9.1.11 Maximum Site Coverage:

The maximum building site coverage is 40%, and the maximum site coverage of all buildings, driveways, and parking areas is 50%.

9.1.12 Off-Street parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

9.1.13 General Regulations:

- a) General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

9.1.14 Specific Use Regulations:



- a) A townhouse development shall provide a minimum amenity area of 7 square metres per bachelor unit; 12 square metres per one bedroom unit; and 18 square metres per each two or more bedroom unit.



9.2 Residential High Density Zone (R-5)

9.2.1 Purpose:

The purpose of this zone is to provide high density multi-unit housing adjacent to the downtown and in other locations with good pedestrian connectivity and collector road access.

9.2.2 Principal Permitted Uses:

- a) apartment;
- b) care centre;
- c) congregate housing;
- d) seniors housing; and
- e) townhouses.

9.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) amenity area;
- c) child care; and
- d) home occupation.

9.2.4 Minimum Parcel Area:

The minimum parcel area is 1,600 square metres.

9.2.5 Minimum Parcel Width:

The minimum parcel width is 30 metres.

9.2.6 Minimum Setbacks:

- a) The principal building(s) must be 7.5 metres from the front and exterior side parcel line; 7.5 metres from the rear parcel line; and 4.5 metres from an interior side parcel line; and
- b) Accessory buildings or structures must be 7.5 metres from a front parcel line; 1.5 metres from an interior side parcel line; 1.5 metres

from the rear parcel line; and 3.0 metres from an exterior side parcel line.



9.2.7 Maximum Height:

- a) 13 metres for principal buildings; and
- b) 5 metres for accessory buildings and structures.

9.2.8 Maximum Density:

- a) The maximum density is 75 dwelling units per hectare; and
- b) Despite 9.2.8, where a care centre is provided, this density may be increased to 85 dwelling units per hectare.
- c) Despite 9.2.8 a), the maximum density is 133 dwelling units per hectare for SL1-33, Plan KAS2033, DL32, Lillooet District, also known as 440 Cedar Avenue.

Bylaw No. 1292

9.2.9 Minimum Floor Area:

- a) The minimum floor area for a dwelling unit in an apartment is 50 square metres for a bachelor unit, plus 11 square metres for each bedroom in the unit; and
- b) In the case of a townhouse, 70 square metres for a one bedroom unit, plus 11 square metres for each additional bedroom in the unit.

9.2.10 Maximum Site Coverage:

The maximum building site coverage is 40%, and the maximum site coverage for all buildings, driveways, and parking areas is 60%.

9.2.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

9.2.12 General Regulations:

- a) General regulations, where applicable must be followed in accordance with the provisions of Section 4.0 of this Bylaw; and

- b) Despite the general regulations, townhouses and apartments require a minimum amenity area of 7 square metres per bachelor unit; 12 square metres per one bedroom unit; and 18 square metres per each two or more bedroom unit.



9.2.13 Specific Use Regulations:

Bylaw No. 1359

a) Despite Sections 9.2.4, 9.2.5, 9.2.6 a), and 9.2.8 a) the Minimum Parcel Area is 1090 m², the Minimum Parcel Width is 29.25m and the Minimum Setbacks for the principal building must be 7.4 metres from the front parcel line and 2.5 metres from the rear parcel line, and the maximum density is 46 dwelling units per hectare for Lot 21, Plan 14723, except Plan 27954, DL31, Lillooet District, located at 355 Aspen Street.

b) Despite Sections 9.2.4, 9.2.6 a), and 9.2.8 a), the Minimum Parcel Area is 1,362.3 m², the Minimum Setback for principal buildings is 3.8 m from the interior side parcel line, steps may project into required side yard setbacks a maximum of 1.8 m measured horizontally, and the Maximum Density is 57 dwelling units per hectare for Parcel Z (DF K25108), Plan 12075, DL 31, Lillooet District, located at 76 Dogwood Avenue.



9.3 Residential Mobile Home Park Zone (R-6)

9.3.1 Purpose:

The purpose of this zone is to provide areas for mobile home use within a rental or strata park development.

9.3.2 Principal Permitted Use:

- a) mobile home park.

9.3.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) amenity area;
- c) home occupation;
- d) recreational vehicle storage; and
- e) retail store.

9.3.4 Minimum Site and Parcel Area:

The minimum mobile home site area is 370 square metres or 2 hectares for the mobile home park development.

9.3.5 Minimum Site and Parcel Width:

The minimum mobile home site width is 12 metres, except in the case of a mobile home site abutting a cul-de-sac or a panhandle site, in which case the minimum width must be 6 metres. The minimum parcel width for the mobile home park development is 40 metres.

9.3.6 Minimum Setbacks:

- a) No mobile home shall be located within 6 metres of another mobile home; and
- b) No mobile home or any addition shall be located within 1.8 metres of an internal access road, right-of-way or common parking area; or within 1.5 metres of rear and side mobile home site area lines.



9.3.7 Maximum Height:

- a) 8 metres for the principal dwelling; and
- b) 5 metres for accessory buildings and structures.

9.3.8 Maximum Density:

The maximum density for a mobile home park shall be 20 units per hectare.

9.3.9 Minimum Floor Area:

The minimum floor area for a principal dwelling is 70 square metres.

9.3.10 Maximum Site Coverage:

The maximum site coverage is 45% for all buildings and structures on an individual mobile home site; and any addition, excluding a carport, must not be greater than 20% of the floor area of the mobile home.

9.3.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provision of Section 5.0 of this Bylaw.

9.3.12 General Regulations:

General regulations, where applicable must be followed in accordance with the provision of Section 4.0 of this Bylaw.

9.3.13 Specific Use Regulations:

- a) All residential uses within a mobile home park must consist of mobile homes;
- b) An amenity area not less than 10% of the site area must be provided;
- c) A retail store shall not occupy a floor space of more than 100 square metres;
- d) Where recreational vehicle storage is provided, screening must be provided to a minimum height of 2.0 metres; and



- e) A mobile home park permitted within the R-6 Zone is subject to the provisions of the District of 100 Mile House *Residential Mobile Home Parks Bylaw*, and any amendments thereto. Where there is a conflict between the regulations of the R-6 Zone and the *Residential Mobile Home Parks Bylaw*, the regulations of the R-6 Zone apply.

Bylaw No. 1390

- f) Despite Section 9.3.4, the minimum parcel area shall be 1.21 hectares for the mobile home park development, for Lot D, Plan EPP9054, except Plan EPP21199, DL 2139, located on Seventh Street.

SECTION 10.0 COMMERCIAL ZONES



10.1 Central Business District Commercial Zone (C-1)

10.1.1 Purpose:

The purpose of this zone is to accommodate the commercial core of the District of 100 Mile House within a defined area.

10.1.2 Principal Permitted Uses:

- a) apartment;
- b) assembly use;
- c) cannabis retail sales;
- d) care centre;
- e) civic use;
- f) club or lodge;
- g) commercial recreation;
- h) educational institution;
- i) farmers market;
- j) financial institution;
- k) funeral home;
- l) health care office;
- m) health and fitness facility;
- n) household repair services;
- o) liquor store;
- p) office;
- q) parking lot;
- r) personal service establishment;

Bylaw No. 1348

Bylaw No.1 327



- s) pet services;
- t) restaurant; and
- u) retail sales.

10.1.3 Accessory Permitted Uses:

- a) accessory buildings and structures; and
- b) home occupation, accessory to an apartment use.

10.1.4 Minimum Parcel Area:

The minimum parcel area is 465 square metres.

10.1.5 Minimum Parcel Width:

The minimum parcel width is 15 metres.

10.1.6 Minimum Setbacks:

- a) All buildings in this zone may have a zero setback to the parcel line; and
- b) Despite Section 10.1.6(a), where a development is adjacent a low density residential zone, a setback of 3 metres or one half the height of the building to a maximum of 6 metres to the side parcel line, whichever is greater, must be provided.

10.1.7 Maximum Height:

The maximum height is 12 metres for all buildings and structures.

10.1.8 Maximum Density:

The maximum density is a floor area ratio of 2.0.

10.1.9 Minimum Floor Area:

The minimum floor area for a dwelling unit in an apartment is 50 square metres for a bachelor unit, plus 11 square metres for each additional bedroom in the unit.

10.1.10 Maximum Site Coverage:

The maximum site coverage is 80% of the parcel area for all buildings and structures.



10.1.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

10.1.12 General Regulations:

General regulations, where applicable must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

10.1.13 Specific Use Regulations:

- a) An apartment must be located above a ground floor commercial retail, office, service, restaurant, assembly, civic, educational, club or lodge use;
- b) Apartment units must provide 7 square metres per bachelor unit; 12 square metres per one bedroom unit; and 18 square metres per each two or more bedroom units of amenity area;
- c) Apartment units must provide access to the street from a separate access from the commercial or other permitted uses;
- d) A liquor primary use is permitted in conjunction with a commercial recreation use;
- e) Despite Section 10.1.6, the setbacks for Lot 7, Plan 12074, District Lot 32, Lillooet District shall be 6 metres to a front parcel line, 5.8 metres to a rear parcel line, 2 metres to an interior side parcel line and 4.5 metres to an exterior side parcel line; and
- f) Despite Section 10.1.13(a), one 84 m² apartment may be located on the ground floor for Lot 1, Plan 13141, District Lot 32, Lillooet District, with a known civic address of 355 Birch Avenue.
- g) **Despite section 10.1.2 (t), a care centre may be located only on C-1 zoned parcels that border directly onto Cedar Avenue.**

Bylaw No. 1327

Bylaw No. 1331

h) Despite section 10.1.6, the setbacks for all buildings and structures for Lot 14, Plan 8930, District Lot 32, Lillooet District shall be: 4 metres to a front parcel line, 7.5 metres to a rear parcel line, 2 metres to an interior side parcel line, and 4.5 metres to an exterior side parcel line.



Bylaw No. 1348

i) Despite section 10.1.2, cannabis retail sales may be located only on C-1 zoned parcels that front directly onto Birch Avenue, between First Street and Fifth Street, and located on the ground floor.



10.2 Tourist Commercial Zone (C-2)

10.2.1 Purpose:

The purpose of this zone is to designate sites along Cariboo Highway 97 for the development of business areas intended to serve tourists and the travelling public.

10.2.2 Principal Permitted Uses:

- a) club or lodge;
- b) commercial recreation;
- c) drive-through food service;
- d) hotel;
- e) liquor store;
- f) motel;
- g) office;
- h) restaurant;
- i) retail sales; and
- j) service station.

Bylaw No. 1291

10.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures; and
- b) accessory residential dwelling above a ground floor principal use.

10.2.4 Minimal Parcel Area:

- a) The minimum parcel area is 1,000 square metres except for a motel or hotel; and
- b) A motel or hotel must have a minimum parcel area of 1,800 square metres.

10.2.5 Minimum Parcel Width:

- a) The minimum parcel width is 20 metres; and

- b) Despite Section 10.2.5(a), a hotel and motel must have a minimum parcel width of 30 metres.



10.2.6 Minimum Setbacks:

- a) The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres; the rear and interior side parcel line is 3.0 metres; and
- b) Despite Section 10.2.6(a), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

10.2.7 Maximum Height:

The maximum height for all buildings and structures is 12 metres.

10.2.8 Maximum Density:

- a) The maximum density is a floor area ratio of 0.5 except for a hotel development; and
- b) The maximum density for a hotel development is a floor area ratio of 1.0.

10.2.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 55% of the parcel area.

10.2.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

10.2.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

10.2.12 Specific Use Regulations:

- a) The maximum floor area for office uses on a parcel is 300 square metres and not exceeding two stories;



- b) The maximum floor area for retail uses on a parcel is 300 square metres and not exceeded one storey;
- c) The minimum floor area for an accessory residential dwelling is 50 square metres;
- d) No more than one accessory residential dwelling is permitted on a parcel;
- e) A liquor primary use is permitted in conjunction with a commercial recreation use;
- f) A microbrewery is permitted as a principal permitted use on Lot 1, Plan 13445, except Plan 38708, District Lot 31, Lillooet District with a known civic address of 175 Cariboo Highway 97. The maximum brewing and packaging area is 500 square metres. A microbrewery may include accessory uses of wholesaling, tastings, tours, and retail sales of beer produced on site and related products, as regulated by the Liquor Control and Licensing Branch. The microbrewery must not create a nuisance for adjacent lands and premises by reason of sound, dust, sight, or smell; and
- g) Despite Sections 10.2.4, 10.2.5 and 10.2.6, a minimum parcel area of 950 square metres, minimum parcel width of 15.8 metres, minimum front parcel line setback of 5.0 metres, minimum rear parcel setback of 3.0 metres and no interior side parcel setback for principal and accessory buildings are required for Lot B, Plan 24725, District Lot 31, Lillooet District also known at 230 Cariboo Highway 97.
- h) Despite Section 10.2.3 b), 10.2.12 d), and 10.2.6 a), one mobile home no larger than 90 square metres is permitted as an accessory use as a caretaker residence, the total space of any additions including but not limited to decks, stairs, landings, or porches must not be greater than 20% of the floor area of the mobile home, and the minimum front parcel line setback for the mobile home is 45 metres for Lot 1, Plan 4942, DL31, Lillooet District, also known as 310 Cariboo Highway 97.

Bylaw No. 1316, 2017

Bylaw No. 1441

i) Agricultural sales and service and commercial heavy truck repair are permitted as principal uses on the properties located at Lots 13 & 14, Plan 10101, DL4847, Lillooet District, also known as 980 & 988 Alpine Ave.





10.3 Vehicle Oriented Commercial Zone (C-3)

10.3.1 Purpose:

The purpose of this zone is to designate sites for the development of business areas intended to serve vehicular traffic.

10.3.2 Principal Permitted Uses:

- a) assembly use;
- b) club or lodge;
- c) commercial recreation;
- d) fleet services;
- e) health and fitness facility;
- f) hotel;
- g) motel;
- h) office;
- i) restaurant;
- j) retail sales;
- k) service station; and
- l) vehicle sales, rental and repair.

10.3.3 Accessory Permitted Uses:

- a) accessory buildings and structures; and
- b) accessory residential dwelling above a ground floor principal use.

10.3.4 Minimum Parcel Area:

- a) The minimum parcel area is 1,000 square metres; and
- b) Despite Section 10.3.4(a), a hotel or motel must have a minimum parcel area of 1,800 square metres.



10.3.5 Minimum Parcel Width:

- a) The minimum parcel width is 20 metres; and
- b) Despite Section 10.3.5(a), a hotel and motel must have a minimum parcel width of 30 metres.

10.3.6 Minimum Setbacks:

- a) The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres; the rear and interior side parcel line is 0 (zero) metres except where adjacent to a residential zone in which case the setback is 4.5 metres; and
- b) Despite Section 10.3.6(a), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

10.3.7 Maximum Height:

- a) The maximum height for all buildings and structures is 12 metres.

10.3.8 Maximum Density:

- a) The maximum density is a floor area ratio of 0.5; and
- b) Despite 10.3.8(a), the maximum density for hotel developments is a floor area ratio of 1.0.

10.3.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 55% of the parcel area.

10.3.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0.

10.3.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.



10.3.12 Specific Use Regulations:

- a) The maximum floor area for office uses on a parcel is 500 square metres and not exceeding two stories;
- b) The maximum floor area for retail uses on a parcel is 500 square metres and not exceeding one storey;
- c) The minimum floor area for an accessory residential dwelling is 50 square metres;
- d) No more than one accessory residential dwelling is permitted on a parcel;
- e) Fleet services and warehouse uses are permitted as principal uses on District Lot 2139, Lillooet District, except Plans 20083, 22474, 22604, 25848, 27418, 30110, 32659, 37379, and H949 as shown on Schedule A of Bylaw 1107 and Lot 1, Plan 32868, District Lots 2139 and 4847, Lillooet District with a civic address or 201 Seventh Street; and
- f) A civic use is permitted as a principal use on Lot A, District Lot 2139, Plan 29125 Lillooet District with a civic address of 199 Seventh Street;

Bylaw No. 1311

- g) Drive-through food service is permitted as a principal use on Lot 1, Plan EPP68819, District Lots 625 and 4179, Lillooet District, also known as 850 Exeter Truck Route;
- h) Despite Section 10.3.12 b), the maximum floor area for retail uses on Lot 1, Plan EPP68819, District Lots 625 and 4179, Lillooet District, also known as 850 Exeter Truck Route is 3700m², not exceeding one storey, and is limited to one building of this size used for retail uses.

Bylaw No. 1392

- i) Veterinary services is permitted as a principal use on that portion of Lot 1, Plan 29292, DLs 31, 33 and 4175, Lillooet District, also known as 200 Exeter Station Road, shown on the attached Schedule A in heavy black outline.

Bylaw No. 1442

j) 'health care office' and 'health and fitness facility' are permitted as principal uses on the property located at Lot 1, Plan EPP17451, DL 31, Lillooet District, also known as 230 Cariboo Highway 97.





10.4 Shopping Centre Commercial Zone (C-4)

10.4.1 Purpose:

The purpose of this zone is to designate land for shopping centres, which service both the community and its trade area. Such sites contain multiple commercial tenancies and other complimentary uses. They have direct access to Cariboo Highway 97 or a collector highway in order to minimize the intrusion of vehicular traffic into residential areas.

10.4.2 Principal Permitted Uses:

- a) assembly use;
- b) civic use;
- c) club or lodge;
- d) drive-through food service;
- e) farmer's market;
- f) financial institution;
- g) health and fitness facility;
- h) health care office;
- i) household repair services;
- j) **liquor store;**
- k) office;
- l) personal service establishment;
- m) pet services;
- n) restaurant;
- o) retail sales; and
- p) service station.

Bylaw No. 1327

10.4.3 Accessory Permitted Uses:

- a) accessory buildings and structures; and

- b) child care, accessory to a civic use, club or lodge, office, health care office, personal service establishment, and retail sales use.



10.4.4 Minimum and Maximum Parcel Area:

- a) The minimum parcel area is 0.8 hectares; and
- b) The maximum parcel area is 4 hectares.

10.4.5 Minimum Parcel Width:

The minimum parcel width is 30 metres.

10.4.6 Minimum Setbacks:

The minimum setback from all parcel lines must be 6 metres.

10.4.7 Maximum Height:

The maximum height for all buildings and structures is 12 metres.

10.4.8 Maximum Density:

The maximum density is a floor area ratio of 0.5.

10.4.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 50%.

10.4.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 6.0.

10.4.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

10.4.12 Specific Use Regulations:

Not Applicable.

10.5 Horse Lake Road Commercial Zone (C-5)



10.5.1 Purpose:

The purpose of this zone is to designate large parcel multi-use sites for the development of business areas intended to serve local vehicular traffic.

10.5.2 Principal Permitted Uses:

- a) assembly use;
- b) club or lodge;
- c) drive-through food service;
- d) educational institution;
- e) farmers market;
- f) fleet services;
- g) funeral home;
- h) greenhouse and plant nursery;
- i) health and fitness facility;
- j) health care office;
- k) household repair services;
- l) liquor store;
- m) **manufacturing, light impact;**
- n) motel;
- o) office;
- p) pet services;
- q) personal service establishment;
- r) restaurant;
- s) retail sales;
- t) service station;

Bylaw No. 1296



- u) trade contractor; and
- v) veterinary services.

10.5.3 Accessory Permitted Uses:

- a) accessory buildings and structures; and
- b) assembly use, accessory to a motel use.

10.5.4 Minimum Parcel Area:

The minimum parcel area is 2,000 square metres.

10.5.5 Minimum Parcel Width:

- a) The minimum parcel width is 20 metres; and
- b) Despite Section 10.5.5(a), a motel must have a minimum parcel width of 30 metres.

10.5.6 Minimum Setbacks:

- a) The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres;
- b) No rear and interior side parcel line setback is required except where it is adjacent to a residential zone in which case the setback is 4.5 metres; and
- c) Despite Sections 10.5.6(a) and (b), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

10.5.7 Maximum Height:

- a) The maximum height for all buildings and structures is 12 metres.

10.5.8 Maximum Density:

The maximum density is a floor area ratio of 0.5.

10.5.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 55% of the parcel area.



10.5.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

10.5.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

10.5.12 Specific Use Regulations:

- a) The repair of equipment and any storage for any vehicle sales, rental and minor repair use must take place within an enclosed building;
- b) Despite Section 10.5.4, the minimum parcel area for District Lot 2138, Lillooet District, except Plans, 11931, 15598, 17748, 22190, 29545, 32060, KAP45878 and KAP77552 with a known civic address of 105 Forest Range Road is 0.5 hectares; and
- c) All materials and equipment for a trade contractor use must be kept within an enclosed building.
- d) Light impact manufacturing must take place entirely within an enclosed building, and must not be offensive by reason of smoke, vibration, smell, toxic fumes, electrical interference, or significant noise.

Bylaw No. 1296



10.6 Mixed Use Commercial-Residential Zone (C-6)

10.6.1 Purpose:

The purpose of this zone is to provide for mixed use development in close proximity to residential neighbourhoods.

10.6.2 Principal Permitted Uses:

- a) care centre;
- b) educational institution;
- c) health care office;
- d) hotel;
- e) motel;
- f) office;
- g) restaurant;
- h) retail sales; and
- i) townhouse development.

10.6.3 Accessory Permitted Use:

- a) accessory buildings and structures.

10.6.4 Minimum Parcel Area:

- a) The minimum parcel area is 1,000 square metres; and
- b) Despite Section 11.6.4(a), a hotel or motel must have a minimum parcel area of 1,800 square metres.

10.6.5 Minimum Parcel Width:

- a) The minimum parcel width is 30 metres; and
- b) Despite Section 11.6.5(a) a hotel and motel must have a minimum parcel width of 40 metres.



10.6.6 Minimum Setbacks:

- a) The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres; and
- b) The minimum rear and interior side parcel line setback is 3.0 metres, zero metres where the interior side parcel line abuts a commercial zone and 1.5 metres where the rear parcel line abuts a commercial zone.

10.6.7 Maximum Height:

- a) The maximum height for all buildings and structures is 12 metres.

10.6.8 Maximum Density:

- a) The maximum density is a floor area ratio of 1.0; and
- b) Despite 10.6.8(a), the maximum density for a townhouse development is 40 dwelling units per hectare.

10.6.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 55% of the parcel area.

10.6.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

10.6.11 General Regulations:

- a) General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

10.6.12 Specific Use Regulations:

Bylaw No. 1315

- a) Despite Sections 10.6.3, 10.6.6 a), 10.6.10, 5.2.4 and 5.2.9 a), temporary shelter is permitted as an accessory use, the minimum exterior side parcel line

setback for all buildings and structures is 5.3 metres, the number of parking spaces shall total 20 to accommodate the proposed residential and administrative uses only, such that 5 spaces are to be constructed and paved in front of the building to be used for office purposes, one of which must be a handicapped parking space, for Lot 1, Plan 7650, except Plans 14231, 25249, 34128 and H949, District Lot 4847, Lillooet district, also known as 896 Alpine Avenue.



SECTION 11.0 INDUSTRIAL ZONES



11.1 Light Industrial Zone (I-1)

11.1.1 Purpose:

The purpose of this zone is to designate sites for the manufacturing, processing, assembly, distribution, service and repair of industrial businesses including uses required to support such industry.

11.1.2 Principal Permitted Uses:

- a) agricultural sales and service;
- b) auctioneering establishment;
- c) auto towing and storage;
- d) auto wrecking, salvage of materials and storage;
- e) building supplies;
- f) bulk fuel storage and distribution;
- g) cannabis production;
- h) educational institution;
- i) equipment sales and service;
- j) fleet services;
- k) greenhouse and plant nursery;
- l) health and fitness facility;
- m) household repair services;
- n) industrial/utilities oriented office;
- o) industrial uses, general;
- p) industrial storage;
- q) kennel;

Bylaw No. 1348



- r) recycling depot;
- s) restaurant;
- t) service station;
- u) trade contractor;
- v) truck and mobile home sales and rental;
- w) veterinary services;
- x) vehicle sales, rental and repair;
- y) warehouse; and
- z) wholesale sales.

11.1.3 Accessory Permitted Uses:

- a) caretaker residence;
- b) accessory buildings and structures; and
- c) accessory office to a principal use.

11.1.4 Minimum Parcel Area:

The minimum parcel area is 925 square metres.

11.1.5 Minimum Parcel Width:

The minimum parcel width is 30 metres.

11.1.6 Minimum Setbacks:

- a) The minimum setback for principal buildings is 7.5 metres to the front parcel line; 3 metres to the interior side parcel line; 4.5 metres to the exterior parcel line; and 6 metres to a rear parcel line;
- b) The minimum setback for accessory buildings and structures is 7.5 metres to the front parcel line; 1.5 metres to the interior side and rear parcel lines; and 4.5 metres to the exterior parcel line;



- c) Despite Sections 11.1.6(a) and (b), the minimum setback for all buildings and structures abutting a residential zone is 7.5 metres to the residential parcel line; and
- d) Despite Sections 11.1.6(a) and (b), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

11.1.7 Maximum Height:

The maximum height for all buildings and structures is 15.5 metres, not exceeding 2 storeys.

11.1.8 Maximum Density:

The maximum density is a floor area ratio of 1.2.

11.1.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 60% of the parcel area.

11.1.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

11.1.11 General Regulations:

- a) General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

11.1.12 Specific Use Regulations:

- a) An auto towing and storage is not permitted east of the Exeter Truck Route;
- b) An auto wrecking, salvage of materials and storage use is not permitted east of the Exeter Truck Route;
- c) The outdoor storage of motor vehicles, recreation vehicles, boats and related equipment is permitted in association with a warehouse; equipment sales and service; truck and mobile home sales and rental; and vehicle sales, rental and repair uses;

- d) All materials and equipment for a trade contractor use must be kept within an enclosed building;
- e) No more than one caretaker residence to a maximum area of 90 square metres is permitted on a site; and
- f) A caretaker residence may be located in a mobile home or within a principal building.





11.2 Heavy Industrial Zone (I-2)

11.2.1 Purpose:

The purpose of this zone is to designate sites for the industrial businesses that involve manufacturing, primary processing, resource extraction and the outside storage of materials and products that are not generally compatible with non-industrial uses.

11.2.2 Principal Permitted Uses:

- a) abattoir and meat processing;
- b) agricultural sales and services;
- c) asphalt, concrete and cement manufacturing and storage;
- d) auctioneering establishment;
- e) auto towing and storage;
- f) auto wrecking, salvage of materials, and storage;
- g) bulk fuel storage and distribution;
- h) cannabis production;
- i) equipment sales and service;
- j) fleet services;
- k) gravel processing;
- l) greenhouse and plant nursery;
- m) industrial uses, general;
- n) industrial storage;
- o) industrial/utilities oriented office;
- p) recycling depot; and
- q) warehouse.

Bylaw No. 1348



11.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) accessory office to a principal use;
- c) accessory restaurant to a principal use; and
- d) caretaker residence.

11.2.4 Minimum Parcel Area:

The minimum parcel area is 0.8 hectares.

11.2.5 Minimum Parcel Width:

The minimum parcel width is 40 metres.

11.2.6 Minimum Setbacks:

The minimum setback for all buildings and structures is 7.5 metres from all parcel lines.

11.2.7 Maximum Height:

The maximum height for all buildings and structures is 18 metres, not exceeding 2 storeys.

11.2.8 Maximum Density:

The maximum density is a floor area ratio of 0.75.

11.2.9 Maximum Site Coverage:

The maximum site coverage for all buildings and structure is 40% of the parcel area.

11.2.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

11.2.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.



11.2.12 Specific Use Regulations:

- a) No more than one caretaker residence to a maximum area of 90 square metres is permitted on a site; and
- b) A caretaker residence may be located in a mobile home or within a principal building.



11.3 Airport Industrial Zone (I-3)

11.3.1 Purpose:

The purpose of this zone is to designate land for the orderly operation of an airport and related uses.

11.3.2 Principal Permitted Uses:

- a) airport;
- b) club or lodge;
- c) fleet services; and
- d) warehouse use.

11.3.3 Accessory Permitted Uses:

- a) accessory buildings and structures that are airport related;
- b) accessory office that is airport related; and
- c) service station that includes the sale of aviation fuel.

11.3.4 Minimum Parcel Area:

No minimum parcel area.

11.3.5 Minimum Parcel Width:

No minimum parcel width.

11.3.6 Minimum Setback:

The minimum setback for all buildings and structures is 7.5 metres to all parcel lines.

11.3.7 Maximum Height:

- a) The maximum height for principal buildings and structures is 10 metres;
- b) The maximum height for accessory buildings and structures is 23 metres; and

- c) The maximum height is subject to other federal or provincial regulations.



11.3.8 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

11.3.9 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

11.3.10 Specific Use Regulations:

- a) A club or lodge, fleet services or warehouse use must include airport related services.

SECTION 12.0 PUBLIC USE and INSTITUTIONAL ZONES



12.1 Institutional Zone (P-1)

12.1.1 Purpose:

The purpose of this zone is to provide for a variety of public and institutional uses for charitable, cultural, educational, philanthropic, recreational, religious and social purposes including schools, medical services, hospitals, libraries, museums, fire halls, ambulance stations, art galleries, community halls, and police stations.

12.1.2 Principal Permitted Uses:

- a) assembly use;
- b) care centre;
- c) child care;
- d) civic use;
- e) club or lodge;
- f) congregate housing;
- g) educational institution;
- h) exhibition grounds;
- i) farmers' market;
- j) funeral services;
- k) seniors housing; and
- l) temporary shelter.

12.1.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) restaurant, accessory to assembly, exhibition grounds, civic use, and club & lodge uses; and

- c) staff residence or dormitory, accessory to assembly use, care centre, civic use, and temporary shelter.



12.1.4 Minimum Parcel Area:

The minimum parcel area is 550 square metres.

12.1.5 Minimum Parcel Width:

The minimum parcel width is 15 metres.

12.1.6 Minimum Setbacks:

The minimum setback for all buildings and structures is 6 metres from the front parcel line; 3 metres from the interior side and rear parcel line; and 4.5 metres from the exterior side parcel line.

12.1.7 Maximum Height:

The maximum height is 13 metres for all buildings and structures, not exceeding 3 storeys.

12.1.8 Maximum Density:

The maximum density is a floor area ratio of 2.0.

12.1.9 Maximum Site Coverage:

The maximum site coverage by all buildings and structures is 50% of the parcel area.

12.1.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

12.1.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

12.1.12 Specific Use Regulations

Not applicable



12.2 Parks and Open Space Zone (P-2)

12.2.1 Purpose:

The purpose of this zone is to provide for the preservation and enhancement of lands for park and open space uses and for environmental protection.

12.2.2 Principal Permitted Uses:

- a) park; and
- b) wildlife preserve and interpretive centre.

12.2.3 Accessory Permitted Use:

- a) accessory buildings and structures.

12.2.4 Minimum Parcel Area:

The minimum parcel area is 0.6 hectares.

12.2.5 Minimum Parcel Width:

The minimum parcel width is 20 metres.

12.2.6 Minimum Setbacks:

The minimum setback for all buildings and structures is 6 metres from the front parcel line; 3 metres from the interior side and rear parcel line; and 4.5 metres from the exterior side parcel line.

12.2.7 Maximum Height:

The maximum height is 12 metres for all buildings and structures.

12.2.8 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

12.2.9 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.



12.3 Parks and Recreation Zone (P-3)

12.3.1 Purpose:

The purpose of this zone is to provide for the use and enhancement of lands for park and recreation uses.

12.3.2 Principal Permitted Uses:

- a) assembly use;
- b) campground;
- c) cemetery;
- d) civic use;
- e) educational institution;
- f) golf course; and
- g) park.

12.3.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) caretaker residence, accessory to a campground and golf course;
- c) clubhouse, accessory to a golf course;
- d) restaurant, accessory to a golf course, assembly use and civic use;
- e) health and fitness facility, accessory to a golf course and civic use; and
- f) office, accessory to an assembly, campground, civic, cemetery and golf course use;

12.3.4 Minimum Parcel Area:

The minimum parcel area is 0.6 hectares.

12.3.5 Minimum Parcel Width:

The minimum parcel width is 20 metres.



12.3.6 Minimum Setbacks:

The minimum setback for all buildings and structures is 6 metres from the front parcel line; 3 metres from the interior side and rear parcel line; and 4.5 metres from the exterior side parcel line.

12.3.7 Maximum Height:

The maximum height is 12 metres for all buildings and structures.

12.3.8 Maximum Site Coverage:

The maximum site coverage by all buildings and structures is 10% of the parcel area.

12.3.9 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

12.3.10 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

12.3.11 Specific Use Regulations:

Not applicable.

SECTION 13.0 COMPREHENSIVE DEVELOPMENT



13.1 Comprehensive Development 1 (CD-1)

13.1.1 Purpose:

The purpose of this zone is to provide for a variety of institutional public uses allowing for the legacies of Martin Exeter and the Emissaries of Divine Light to be preserved in the community.

13.1.2 Principal Permitted Uses:

- a) civic use;
- b) club or lodge;
- c) convention facility, including the provision of rooms or suites for temporary sleeping accommodation; and
- d) educational institution.

13.1.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) caretaker residence;
- c) health and fitness facility;
- d) restaurant; and
- e) retail sales.

13.1.4 Application

This zone applies to Lot 1, KAP87068, DL 31, Lillooet District (98 Cecil Place).

13.1.5 Minimum Parcel Area:

The minimum parcel area is 0.7 hectares (7,000 square metres).

13.1.6 Minimum Parcel Width:

The minimum parcel width is 15 metres.



13.1.7 Minimum Setbacks:

- a) The minimum setbacks for all buildings and structures is 6.0 metres to the front parcel line; 3 metres to the interior side and rear parcel line; and 6.0 metres to the exterior side parcel line; and
- b) Despite Section 12.6(a), any buildings housing infrastructure servicing must be a minimum of 0.4 metres from an interior side parcel line.

13.1.8 Maximum Height:

The maximum height is 12 metres for all buildings and structures.

13.1.9 Maximum Site Coverage:

The maximum site coverage by all buildings and structures is 50% of the parcel area.

13.1.10 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0 of this Bylaw.

13.1.11 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

13.1.12 Specific Use Regulations:

- a) A restaurant is permitted as an accessory use as a coffee shop, concession stand, confectionary shop, bakery and catering facility to a maximum gross floor area of 60 square metres.



13.2 Comprehensive Development 2 (CD-2)

13.2.1 Purpose:

The purpose of this zone is to accommodate the Findlay Meats site located on Horse Lake Road.

13.2.2 Principal Permitted Uses:

- a) abattoir and meat processing; and
- b) single detached dwelling.

13.2.3 Accessory Permitted Uses:

- a) accessory buildings and structures;
- b) accessory residential dwelling;
- c) home occupation, accessory to a single detached dwelling; and
- d) retail sales, accessory to an abattoir and meat processing use.

13.2.4 Application

This zone applies to Lot A, Plan KAP45878, District Lot 2138, Lillooet District also known as 590 Horse Lake Road (Findlay Meats).

13.2.5 Minimum Parcel Area:

The minimum parcel area is 1,000 square metres.

13.2.6 Minimum Parcel Width:

The minimum parcel width is 20 metres.

13.2.7 Minimum Setbacks:

The minimum front and exterior side parcel line setback for all buildings and structures is 6 metres; the rear and interior side parcel line is 3 metres except where adjacent to a residential zone, in which case the setback is 4.5 metres.



13.2.8 Maximum Height:

The maximum height for all buildings and structures is 12 metres.

13.2.9 Maximum Density:

The maximum density is a floor area ratio of 0.3.

13.2.10 Maximum Site Coverage:

The maximum site coverage for all buildings and structures is 30% of the parcel area.

13.2.11 Off-Street Parking and Loading:

Off-street parking and loading must be in accordance with the provisions of Section 5.0.

13.2.12 General Regulations:

General regulations, where applicable, must be followed in accordance with the provisions of Section 4.0 of this Bylaw.

13.2.13 Specific Use Regulations:

Not applicable.