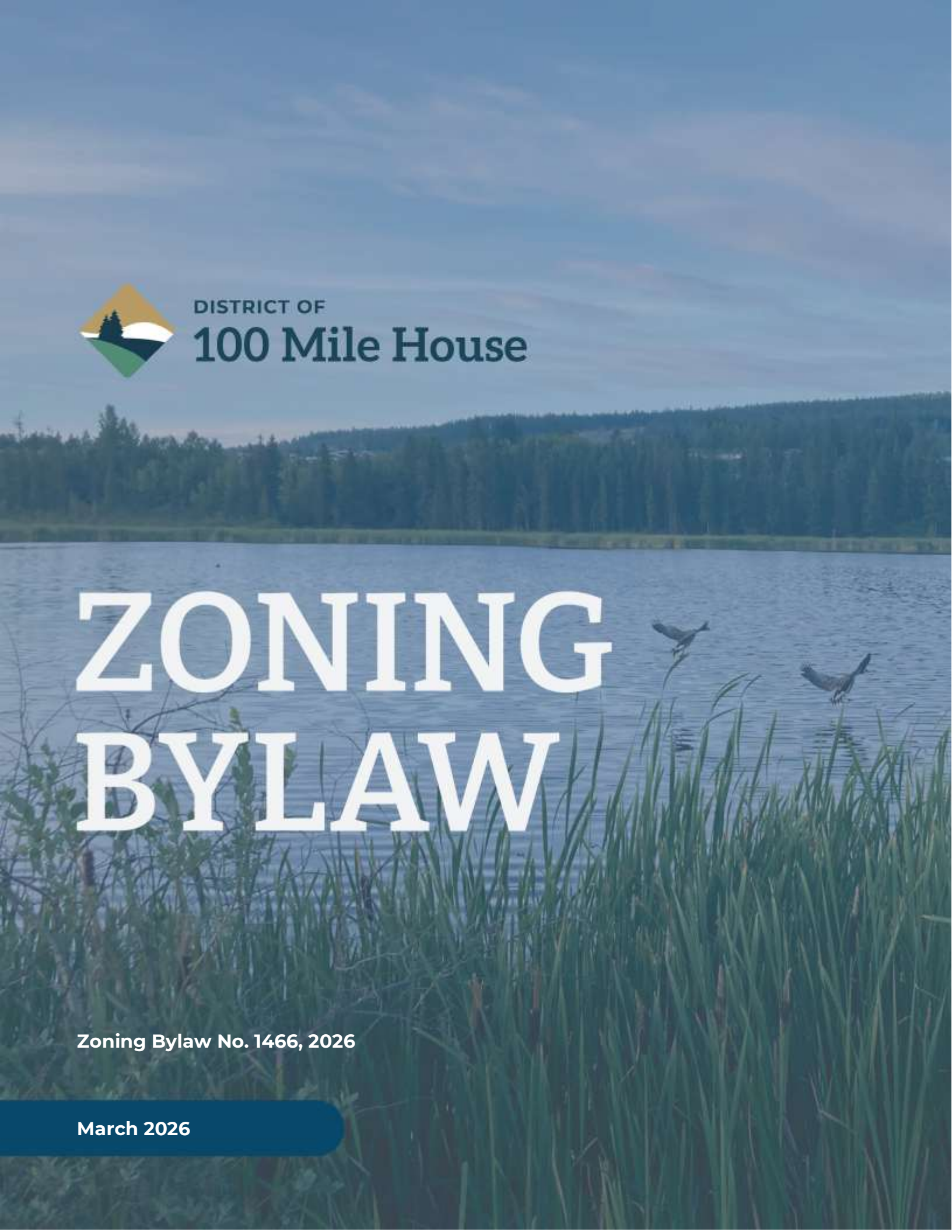
DISTRICT OF 100 MILE HOUSE

CONSOLIDATED VERSION OF

Zoning Bylaw No. 1466, 2026
AND AMENDMENTS THERETO
Including Bylaws No. 1470, 1483

(For Convenience Only)

Please refer to original Bylaws.



DISTRICT OF
100 Mile House

ZONING BYLAW

Zoning Bylaw No. 1466, 2026

March 2026

DISTRICT OF 100 MILE HOUSE

ZONING BYLAW NO. 1466, 2026

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. 1466, 2026."**

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. 1466, 2026:
   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(2) That District of 100 Mile House Zoning Bylaw No. 1290, 2016, and all amendments thereto, is hereby repealed.

READ A FIRST and SECOND TIME this 13th day of January, 2026.

SECOND READING RESCINDED this 24th day of March, 2026

NEW SECOND READING GIVEN this 24th day of March, 2026.

POSTED on WEBSITE this 2nd day of April, 2026.

DISTRIBUTED by EMAIL SUBSCRIPTION SERVICE this 6th day of April, 2026.

PUBLIC HEARING HELD this 14th day of April, 2026.

READ A THIRD TIME this 14th day of April, 2026.

RECEIVED MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL this

6th day of May, 2026. *Original Copy Signed*
Ministry of Transportation & Transit

ADOPTED this 12th day of May , 2026.

Original Copy Signed

Mayor

Corporate Officer

Record of Text Amendments to District of 100 Mile House Zoning Bylaw No. 1466, 2026

Bylaw No.	Date Adopted	Section and Description of Amendment
The District of 100 Mile House strives to keep this consolidated version current and accurate; however, this summary list is provided for convenience purposes only and may not reflect the most recent amendments or complete regulatory details. For official information, clarification, or further details, please contact the District of 100 Mile House office at 250-395-2434 or district@100milehouse.com		
1470	12-May-26	490 Cedar Avenue be rezoned from C-1 to R-1 Specific use regulation 11.1.12 d) be deleted Specific use regulation 9.3.15 be added Map Updates
1483	22-Sep-26	150 Blackstock Road be rezoned from A-1 to ER-2 Map Updates

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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. 1466, 2026.

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. 1465, 2026.

1.2.2 The District of 100 Mile House Zoning Bylaw No. 1466, 2026. 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:
d) buildings and structures; and
e) uses that are permitted on the land;
f) the location of uses on the land and within buildings and other structures;
g) the shape, dimensions and area, including the establishment of maximum and minimum sizes of all parcels of land that may be created by subdivision;
h) the provision of off-street parking and loading spaces;
i) the provision of screening or landscaping; and
j) 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. 1290, 2016, 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 guidelines 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 as described in 1.2.2.

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

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 Any person who contravenes a provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, or who refuses, omits, or neglects to fulfil, observe, carry out or perform any duty or obligation imposed in this bylaw is guilty of an offence and;

a) on summary conviction is liable to a fine of not less than $500 and not more than $10,000.00, and the costs of prosecution;

b) on conviction of a bylaw offence under the District of 100 Mile House Bylaw Notice Enforcement Bylaw No. 1429, 2026, is liable for the penalty imposed under that bylaw; and

2.5.2 Each day during which violation of this bylaw is continued shall be determined to constitute a new and separate offence.

2.5.3 A notice may be placed on the title of the property to identify work has been done without a permit under Section 57 of the *Community Charter*. This notice will be available to the public, including potential purchasers, mortgage lenders and insurance companies.

SECTION 3.0 ADMINISTRATION PROCEDURES

3.1 Development Permits

3.1.1 An owner of land that is designated as a Development Permit Area in the Official Community Plan must obtain and hold a development permit prior to:

a) constructing, adding to, or altering a building or structure except:

i. when alterations or repairs are required to the exterior of the building as a result of water damage;
ii. when alteration or repairs are required to the exterior of the building as a result of fire damage resulting in less than 75% of the building's value above its foundations, as determined by the Building Inspector;
iii. when adding to or altering an existing building or other structure, with a total value of less than $50,000, and that is compatible with the Development Permit Guidelines in the Official Community Plan; and
iv. if the building is a temporary building.

SECTION 4.0 INTERPRETATION

4.1 General

4.1.1 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.

4.1.2 The words "must" and "will" require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.

4.1.3 Words, phrases, and terms neither defined in this section nor in the *Local Government Act* will be given their usual and customary meaning.

4.2 Zone Boundaries

4.2.1 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) where in circumstances not covered above, the zone boundary will be determined by the scale of the Zoning Maps.

4.2.2 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.

4.3 Definitions

4.3.1 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, customarily associated with, incidental to, 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, rearing, cultivating, harvesting, packing, storing and wholesaling of agricultural products for the purposes of providing food, horticultural, medicinal or farm products for shipment; specifically includes mushroom growing, the keeping of horses, cattle, other livestock, swine, furbearing animals, poultry, pigeons, doves, bees, rabbits, and other animals, birds and fish hatcheries; specifically excludes cannabis production.

"agricultural sales and services" means a building or structure where goods and/or services are sold, serviced, repaired or rented that are necessary to support agricultural uses and are required to be in close proximity to farm operations. These include such goods as farm machinery and equipment used for the tillage of soil, the planting, spraying, harvesting, transporting, treatment, processing and storage of grain, forage, or feed, products used for the husbandry of livestock, poultry, and fur-bearing animals, and the storage, handling and processing of milk, eggs, and manure.

"agri-tourism" means a tourist-oriented activity, service, and/or facility promoting farms and ranch operations which may involve farm tours, special promotional

events related to the farm operation, and farm tourist accommodation, limited to 10 sleeping units total, on land classified as a farm under the *B.C. Assessment Act*, as amended, and in accordance with provincial *Agricultural Land Reserve Use Regulation*, as amended, if applicable.

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

"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 shelter" means a facility which may include indoor or outdoor runs 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 which contains dwelling units, with each dwelling unit having its principal access from a common interior or exterior corridor and shall not include a temporary shelter or townhomes.

"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 cultural, educational, philanthropic, recreational, religious and social purposes and includes auditoriums, meeting rooms, theatres, halls, trade and convention centres, and group camps but does not include overnight accommodation, casinos, or commercial recreation uses.

"assisted living facility" means housing and care that may or may not be registered under the *Community Care and Assisted Living Act and the Residential Care Regulation* which provides round-the-clock personal care services. This use includes child and youth residential care, long term residential care, community living facility, acquired injury residential care, and a hospice but does not include a temporary shelter.

"assisted living facility – low density residential" means housing and care that may or may not be registered under the *Community Care and Assisted Living Act and the Residential Care Regulation* which provides round-the-clock personal care services. This use includes child and youth residential care, long term residential care, community living facility, acquired injury residential care, and a hospice that is located in Low Density Residential designated land. This use class does not include a temporary shelter.

"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 a business operation carried on by the owner of the property to provide temporary sleeping accommodation of paying guests in a sleeping unit in which breakfast but no other meal is served to the paying guest, where the maximum length of occupancy by any patron is not more than 30 days in a 12-month period.

"building" means any structure used or intended for supporting or sheltering any use or occupancy but does not include tents and recreational vehicles.

"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 before vestibules, garages, decks or other additions.

"bulk fuel storage and distribution" means the use of land, building or structure, or part thereof, for the bulk storage or wholesale distribution of gasoline, oil, petroleum products or other flammable liquids, but shall not include a Motor Vehicle Service Station or a Motor Vehicle Gas Bar.

"Bylaw" means District of 100 Mile House Zoning Bylaw No. 1466, 2026 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.

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

"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.

"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.

"caretaker residence" means the use of accommodation of one or more employees of a business conducted on the same lot.

"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 – commercial” means a use providing care for children in facilities licensed under the provincial *Child Care Licensing Regulation*.

“child care – in home” means an in-home family child care service or in home multi-age child care service, limited to no more than 8 children, licenced under the *Child Care Licensing Regulation* and personally provides care, within the licensee's personal residence.

“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 a primary or secondary school, post-secondary institutions, community centres, offices, hospitals, libraries, museums, fire halls, ambulance stations, art galleries, police stations, courts of law, jails or prisons, post offices, museums, parks, playgrounds, works yards 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 but does not include commercial recreation uses.

“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, climbing wall, dance studio, and other similar uses.

“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 cannabis production.

“congregate housing” means housing that provides separate living accommodations in rooms, typically consisting of single private rooms and some

shared common areas. It includes facilities for shared food preparation and bathroom use. This use typically includes rooming houses.

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 license 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, with a separate entrance, designed, occupied or intended for residential use where such a room or rooms together and typically contain or provide for the installation of 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.

"equipment sales and service" means the use of land, building, or structures for the retail sale, servicing, rental, and repair of small motorized equipment such as chainsaws, landscaping equipment, lawnmowers, and recreational equipment such as snowmobiles, all-terrain vehicles and similar uses.

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 *Federal Fisheries Act*), game farming (within the meaning of the provincial *Game Farm Act*), and the raising and keeping of fur-bearing animals (within the meaning of the provincial *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.

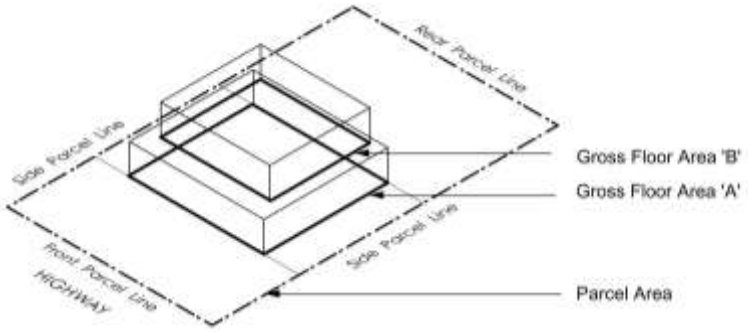
"financial institution" means a bank, credit union, trust company, mortgage company and similar establishments and includes, without limiting the generality of the foregoing, automated teller and electronic banking machines.

"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.

"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.

"greenhouse and plant nursery" means a facility used for the growing, and sale of flowers, vegetables, shrubs and trees**.**

"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, or mobile 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 and fitness facility" means the provision of athletic activities for the promotion of health, fitness, 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, and certain complementary health care office uses such as physiotherapy and massage therapy.

"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.

"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 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 warehousing, storage, transportation, distribution, or shipping of materials, goods and equipment;
e) railway facilities, bus terminals, truck refueling facilities, truck parking facilities, and the sales and service of vehicles of 7,000 kg gross vehicle weight;

f) the wholesaling of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to general retail stores or other wholesales uses defined in this Bylaw for resale to individual consumers;
g) the processing of agricultural products and food;
h) the wrecking, recycling or salvaging of goods; or
i) the training of personnel in general industrial operations.

"industrial/ utilities oriented office" means the accessory use of a building or part of a building where persons are employed in the management, support and conducting of business related to an industrial or utility use where such office use may but is not required to be located on the same parcel as the related primary industrial or utility use.

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" means a licensed establishment in which the primary use is the serving of liquor for consumption on the premises under a Liquor Primary License or Liquor Primary Club License issued by the provincial *Liquor and Cannabis Control Regulation Branch.* This use includes bars, neighbourhood pubs, and night clubs. The liquor primary use does not include social halls or other businesses that are licensed to serve alcohol on an occasional or accessory basis.

"livestock" means any ungulate including, horses, cattle, sheep, swine, goats, mules, llamas, ratites, including 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.

"**microbrewery**" means a small-scale brewery that produces less than 15,000 hectolitres of beer annually as regulated by the provincial *Liquor and Cannabis Control Regulation 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 factory built dwelling unit certified prior to placement on the lot as having been built as a manufactured home that is CAN/CSA Z-240 MH series certified, arriving at the lot ready for occupancy apart from incidental operations and connections.

"mobile home park" means a parcel of land used for the purpose of providing mobile home pads for residential use and includes all common property.

"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

"occupation" means a job or profession.

"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

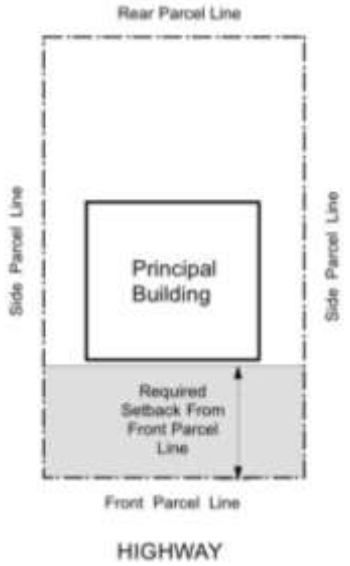
"panhandle lot" means a parcel connected to a highway containing a narrow strip of land which is an integral part of the parcel of sufficient width to provide legal and vehicular access to the remainder of the parcel.

"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.

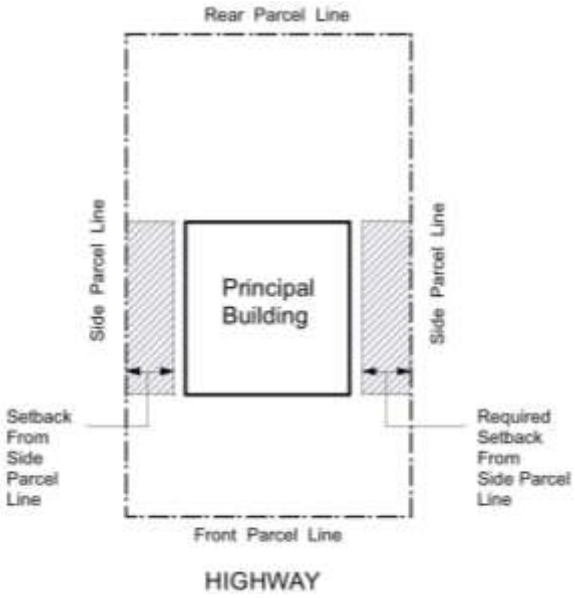
"parcel line" means any boundary line of a parcel registered under the *Land Title Act* or a bare land strata plan registered under the *Strata Property Act*.

"parcel line, exterior side" means any side parcel that abuts a highway, except for a lane, and is not a front parcel line.

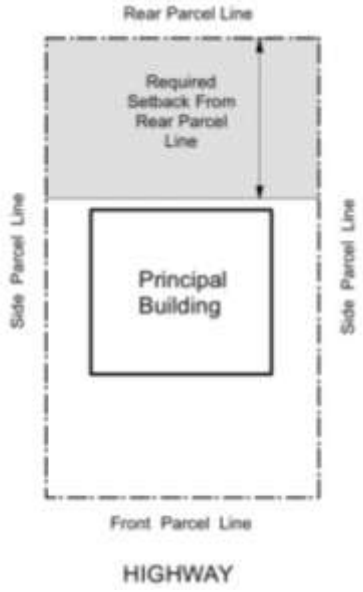
"parcel line, front" means a parcel line common to a parcel and a highway, except for a lane, provided that, where a parcel is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to the highway. Where a highway bisects a parcel, both parcel lines 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. Park model trailers are not permitted for year-round accommodation.

"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, animal hospital, veterinary services, or any overnight services.

"portable building or structure" means a factory pre-manufactured accessory 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, shipping container, or a structure used as a dwelling, sleeping unit or otherwise providing overnight accommodation. This use typically includes premanufactured garden sheds, greenhouses, automobile tent shelters, etc.

"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

"recreational vehicle" means a vehicle designed to conform to CAN/CSA Z-240 RV Series or CAN/CSA Z-241 standard and 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. Recreational Vehicles are not permitted for year-round accommodation.

"recycling facilities" means the use of land or buildings for the collection and sorting of recycling materials, but does not include auto wrecking and salvage yards.

"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, cafes, delicatessens, tea rooms, lunch rooms, and take-out restaurants but excludes mobile catering food services, and liquor primary uses.

"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.

"retail sales" means the sale of goods and services.

"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 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.

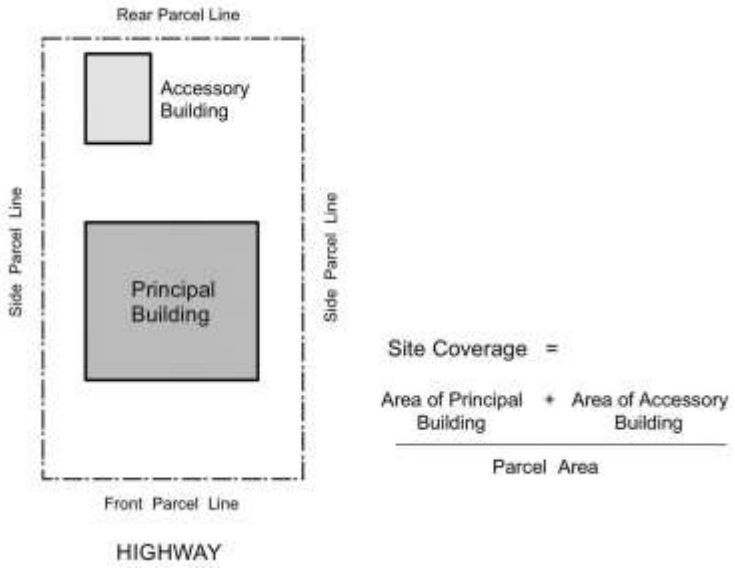
"shipping container" means a prefabricated container or box, usually metal, and normally designed, constructed, and used for the transportation of goods by rail, ship, or truck. Shipping containers include metal storage containers sometimes known as cargo containers, roll off containers, sea cans, intermodal 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.

"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.

"short-term rental" means the renting of a dwelling unit or one of more sleeping units in a dwelling unit, for overnight accommodation for a period equal to or less than 30 consecutive days but does not include Bed and Breakfast.

"single detached dwelling" means a dwelling which meets the *B.C. Building Code*, is freestanding, separate and detached from other buildings or structures which contains only one dwelling unit, and where permitted by this Bylaw, one secondary suite, and is attached to a permanent foundation, crawl space or basement. This excludes, but is not limited to, mobile homes, recreational vehicles and park model trailers.

"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.



"storage yard" means an area outside of an enclosed building where contractors' or construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether a principal or an accessory use. A storage yard does not include an automobile wrecking yard, a display yard or a junk yard.

"structure" means anything constructed or erected, the use of which requires location on the ground or is attached to something having location in or on the ground.

T

"temporary building" means a temporary building or structure erected for a period not exceeding twelve months and is in compliance with the Zoning Bylaw and *B.C. Building Code* for which a building permit is necessary under the *Building Bylaw*.

"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, where the units are side-by-side or stacked on top of each other, with each dwelling unit having a separate exterior entrance and having a common party wall or floor 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 sales and service of vehicles of 7,000 kg gross vehicle weight, 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 typically involve out-patient care but also includes an animal hospital . All animals are 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 5.0 GENERAL REGULATIONS

5.1 Applicability of General Regulations

5.1.1 Except as otherwise specified in this Bylaw, the provisions of Section 5.0 apply to all zones established under this Bylaw.

5.2 Subdivision

5.2.1 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*.

5.2.2 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*.

5.2.3 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.

5.3 Minimum Parcel Size Exceptions

5.3.1 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;

i. the altered lot line does not infringe on the required setbacks for an existing building or structure located on a parcel; and

ii. 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.

5.4 Minimum Parcel Width Exception

5.4.1 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; and
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.

5.5 Principal Buildings

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

5.5.2 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.

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

5.6 Uses Permitted in all Zones

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

a) utility uses; and
b) roads and lanes.

5.6.2 The following uses are permitted in all residential zones:

a) Residential care of not more than two persons not related by blood or marriage, provided by one person in a household to another, and where a licence under the *Community Care and Assisted Living Act* is not required; and
b) Residential sales centres, provided that they meet all required setbacks for the applicable zone.

5.7 Prohibited Uses of Land, Buildings and Structures

5.7.1 The use of a motor vehicle, tents, park model trailers or motor home or other recreational vehicles such as trailers or motor homes as residences are prohibited.

5.7.2 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.

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

5.8 Height Exceptions

5.8.1 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) place of worship spire, belfry;
g) mechanical appurtenance located on a rooftop;
h) mast or aerial; or
i) transmission tower.

5.9 Projections

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

5.9.2 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;

5.9.3 Unenclosed ramps or other structures intended to provide access for physically disabled persons may project fully into required setbacks;

5.9.4 In no case may a projection cross a parcel line.

5.9.5 Except for a permitted projection as provided for in Section 5.9.1, 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.

5.10 Accessory Buildings and Structures

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

5.10.2 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.

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

5.10.4 An accessory building or structure shall not be located within a required setback.

5.10.5 Accessory buildings and structures may only be located in the rear yard or side yard, subject to compliance with all other applicable setback, height, and coverage regulations.

5.10.6 A portable building or structure:

a) Cannot be located in a required setback;
b) May only be located in the rear or side yard, subject to compliance with all other applicable setback, height, and coverage regulations;
c) Must meet all required setbacks and maximum height for accessory buildings in the applicable zone; and
d) Cannot exceed an area of 35 square metres.

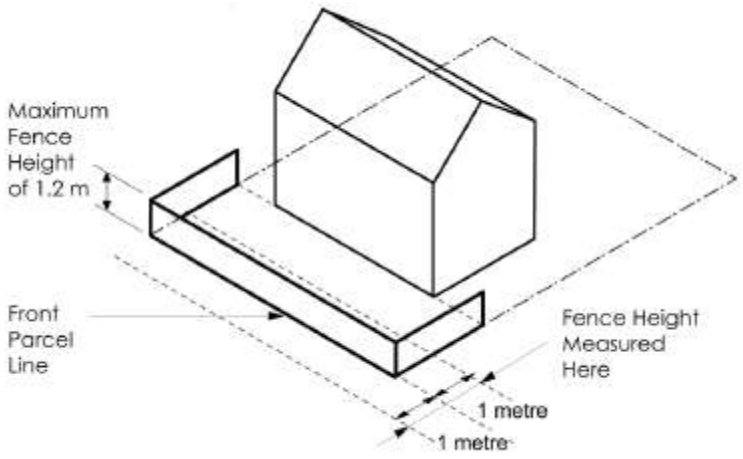
5.11 Temporary Buildings and Structures

5.11.1 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) An 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 may require a bond or other security, equal to the value of removing the temporary structure, to be posted; and
c) Within 30 days of the completion of the utility service, building or structure, such temporary building or structure is removed and the site thereof is restored as nearly as possible to its condition prior to the erection of the building or structure.

5.12 Fence Heights

5.12.1 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.



5.12.2 In all zones, fences, walls or hedges other than required screening, subject to Section 5.15, 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.

5.12.3 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.

5.13 Screening and Landscaping

5.13.1 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.

5.13.2 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

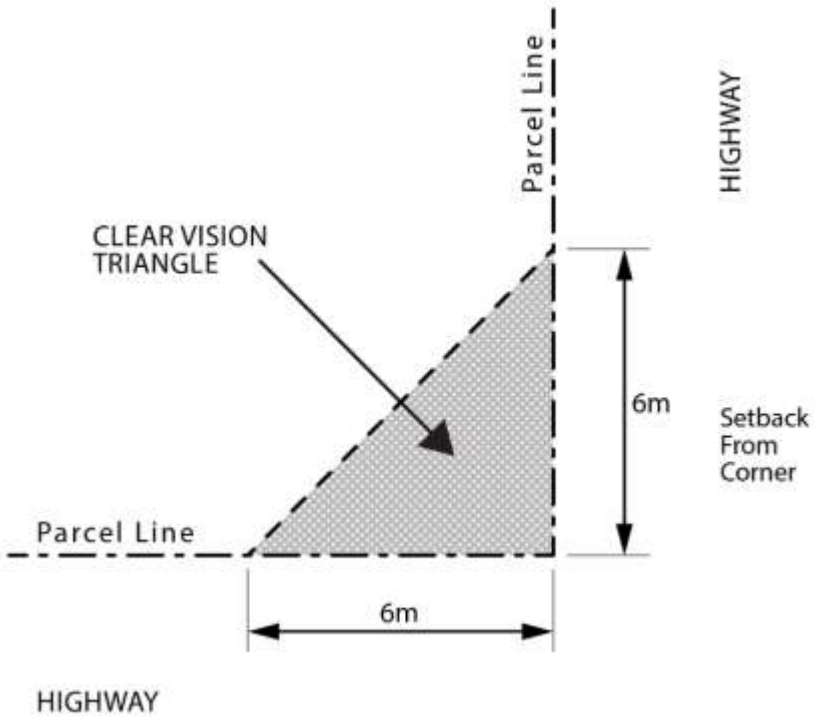
b) Except in the I-1 and I-2 zones, storage yards must be screened with a solid fence or wall 2.4 metres in height, or a compact evergreen hedge not less than 1.5 metres in height.

5.14 Exterior Lighting

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

5.15 Vision Clearance at Intersections

5.15.1 No person being the owner, occupier or lessee of a parcel in any zone 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 6 metres along the lot lines from the intersecting highway or streets.



5.15.2 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.

5.16 Shipping Containers

5.16.1 Shipping containers are prohibited in all residential zones, unless granted a Shipping Container Placement Application.

5.16.2 12.2 m (40 ft) shipping containers are permitted to be used, placed, stored, repaired, cleaned, upgraded, or modified on a lot in the I-1 and I-2 Zones, provided that they meet the following condition:

a) must be maintained and orderly; and
b) must be related to and proportionate to the needs of the business.

5.16.3 12.2 m (40 feet) shipping containers are permitted to be used, placed, stored, repaired, cleaned, upgraded, or modified on a lot in the C-2, C-3, C-4, and C-5 Zones provided that they meet the following conditions:

a) must have a valid Shipping Container Placement Application;
b) are not located in a front or exterior side yard;
c) are not located within any setbacks;
d) must be screened using one of the options provided by the District;
e) must be maintained and orderly; and
f) must be related to and proportionate to the needs of the business.

5.16.4 Shipping containers must not be visible from Birch Avenue.

5.16.5 Shipping containers are not permitted to be used as fencing, screening, principal purpose of advertising, or as a self-storage or mini-storage facility.

5.16.6 A shipping container shall be considered a building or structure for the purposes of this Bylaw and must comply with all applicable zoning regulations, including setbacks, parcel coverage, and height restrictions.

5.16.7 One shipping container may be permitted per residential parcel on a temporary basis during active construction, provided that:

a) the construction is the subject of a current and valid Building Permit;
b) a valid Shipping Container Placement Application has been issued;
c) the shipping container is a maximum of 6.1 m (20 feet) in length
d) the shipping container is used solely for construction-related storage;
e) the shipping container is removed within two weeks of Final Inspection Approval or the expiration of the Building Permit; and
f) the total duration of placement does not exceed two years.

5.16.8 Display or storage of shipping containers shall be limited to the lesser of two stacked shipping containers or a maximum of 7.0 m high.

5.16.9 Shipping containers are not to be used as habitable buildings or building components

5.17 Home Occupation

5.17.1 Home occupation is permitted that meets all the provisions of this section, is validly licensed.

5.17.2 No more than 46 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.

5.17.3 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.

5.17.4 Only the occupants of the principal dwelling unit may carry on the home occupation located on the same parcel.

5.17.5 The storage of materials, commodities or finished products associated with a home occupation is permitted provided that such storage is enclosed within a building.

5.17.6 The home occupation must not:

a) have any commercial vehicle, exceeding a 1 tonne truck, to be located outside of an unenclosed building;
b) 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;
c) 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;
d) use materials or that produce flammable or explosive vapours or gasses;
e) permit any retail sales except for the sale of goods directly associated with the home occupation; and
f) change the parcel or externally change the principal dwelling, including outdoor storage, display of materials, floodlighting or signs except as permitted in the Sign Bylaw.

5.18 Bed and Breakfast

5.18.1 A bed and breakfast operation is permitted as an accessory use within a single detached dwelling in all zones subject to the following:

a) must be validly licensed;
b) the operation is located within the principal dwelling unit on the parcel;
c) no more than four patrons are accommodated within the dwelling unit at one time;
d) no more than two bedrooms are used for the bed and breakfast operation;
e) one onsite parking space is provided; and
f) no patron may stay within the same dwelling for more than thirty days in a calendar year.

5.19 Short-Term Rentals

5.19.1 A short-term rental is permitted as an accessory use within a single detached dwelling, or as a rental of sleeping unit within a dwelling unit, in all zones subject to the following:

a) must be validly licensed;
b) must have one onsite parking space is provided;
c) no patron may stay within the same dwelling for more than thirty days in a calendar year; and
d) is located in a building with a valid building permit for residential occupancy.

5.20 Secondary Suites

5.20.1 A secondary suite, where permitted within this Bylaw, is permitted only as an accessory use within a single detached dwelling.

5.20.2 No more than one secondary suite will be permitted in a single detached dwelling.

5.20.3 A secondary suite will not be permitted in conjunction with a bed and breakfast use.

5.20.4 A secondary suite will not be permitted if a coach house has been constructed on the same parcel.

5.20.5 A secondary suite must provide one onsite parking space.

5.20.6 No secondary suite shall be permitted without a municipal sanitary sewer connection.

5.20.7 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.

5.20.8 A secondary suite must comply with all relevant District Bylaws, and the *B.C. Building Code,* as amended from time to time.

5.20.9 Strata titling of a secondary suite will not be permitted.

5.21 Coach Houses

5.21.1 A coach house may only be permitted in the rear yard or side yard, subject to compliance with all other applicable setback, height, and coverage regulations;

5.21.2 A coach house will not be permitted if a secondary suite has been constructed on the same parcel;

5.21.3 No coach house shall be permitted without a municipal sanitary sewer connection; and

5.21.4 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.

5.22 Fuel Storage and Distribution

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

5.23 Keeping of Livestock

5.23.1 In this Bylaw, where agriculture is a permitted use, the keeping of livestock is not permitted on any parcel 0.4 hectares or less in area.

5.24 Floodplain Regulations

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

5.24.2 The minimum flood construction level shall be determined on a site-specific basis during the DPA process, using confirmation of site elevation through legal survey.

5.24.3 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.

5.24.4 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 5.22.5 and 5.22.6.

5.24.5 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.

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

5.24.7 Despite the regulations specified in Sections 5.24.2 and 5.24.3, the following floodplain management regulations apply in the A-1, A-2 and A-3 zones:

a) 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) 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.

5.24.8 The flood construction levels specified in Section 5.22.2 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.

5.24.9 Where fill is used to meet the floodplain management regulations specified in Section 5.22 the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards.

5.24.10 The following developments and uses are excluded from the requirements of the floodplain management regulations specified in Section 5.23:

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.

5.25 Fire Hazard Areas

5.25.1 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 Resiliency 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.

5.25.2 The District may require a s.219 restrictive covenant to ensure the mitigation measures will be carried out as proposed.

5.26 Ministry of Transportation and Transit Required Setback

5.26.1 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.

5.27 Development Adjacent to Agricultural Land Reserve Designated Parcels

5.27.1 For all new development, a minimum 3-metre wide landscape buffer or berm must be provided between an ALR property and non-ALR property. This buffer must be designed in accordance with the ALC's Guide to Edge Planning and be located outside of the ALR.

SECTION 6.0 OFF-STREET PARKING AND LOADING REQUIREMENTS

6.1 Parking of Vehicles on Residential Zones

6.1.1 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:

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.

6.2 Basic Off-Street Parking and Loading Provisions

6.2.1 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.

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

6.2.3 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.

6.2.4 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 based on rounding up to the nearest whole number;
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 uses

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
Mobile Home Park	1 per dwelling unit, plus 1 space per 7 dwelling units for visitor parking
Multi-Unit Residential	1 per studio unit and 1 bedroom unit, 1.5 per 2 or more bedroom units plus 1 per 7 dwelling units for visitor parking
Multi-Unit Residential in Commercial and Institutional Uses	1 per studio unit and 1 bedroom unit, 1.5 per 2 or more bedroom
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
Townhouse	1 per dwelling unit plus 1 per 7 dwellings for visitor parking

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

Use	Required Off-Street Spaces
Auctioneering Establishment	1 per 10 square metres of auction floor
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)
Commercial Recreation	2.5 per 100 square metres of gross floor area
Commercial Recreation – Bowling Alley	3 per lane
Drive-through Food Service	2.5 per 100 square metres of gross floor area with a 6 space minimum
Dry Cleaner	1 per 50 square metres of gross floor area
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
Greenhouse and Plant Nursery	4 per 100 square metres of gross floor area of retail sales building
Golf Course	4 per hole
Health and Fitness Facility	1 per 20 square metres gross floor area
Health Care Office	1 per 20 square metres of gross floor area
Hotel and Motel	1 per sleeping or kitchen unit
Laundromat	1 per 28 square metres of public washing gross floor area
Liquor Primary use	1 per 4 seats
Liquor Store	1 per 25 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
Manufacturing; Industrial; Laboratories; Servicing, Rental and Repair; Printing and Publishing	1 per 100 square metres

Use	Required Off-Street Spaces
Miniature Golf	1 per hole
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
Restaurant	1 per 4 seats
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
Service Station	2 per service bay or one per pump, whichever is greater
Trade Contractor	1 per 100 square metres of gross floor area
Transportation Depot	1 per 15 square metres of waiting room area
Vehicle sales, Rental & Repair	1 per 70 square meters of gross floor area, plus 2 per service bay
Warehouse use, Wholesale sales	1 per 200 square metres
Veterinary Services, Kennel,	1 per 100 square metres of gross floor area, minimum of 2 off-street spaces

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

Use	Required Off-street Spaces
Assisted Living Facility, Assisted Living Facility – In Home	1 per 5 beds
Assembly Use (Club or Lodge, Community Hall, and Theatre)	1 per 5 seats or 10 per 100 square metres of public assembly area, whichever is greater
Educational Institution	• Kindergarten and elementary: 1 per classroom • High school: 2 per classroom • College and post-secondary: 5 per classroom or 1 per 35 square metres of gross floor area, whichever is greater.
Hospital, Congregate Housing	1 per 3 beds
Child Care - Commercial	1 space per 40 square metres of floor area
Child Care – In Home	2 spaces for residential based care of up to 8 children
Civic Use (Government, museum, art gallery, library)	1 per 30 square metres of gross floor area
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
Place of Worship	1 per 5 seats or 10 per 100 square metres of public assembly 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 Place of Worship 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

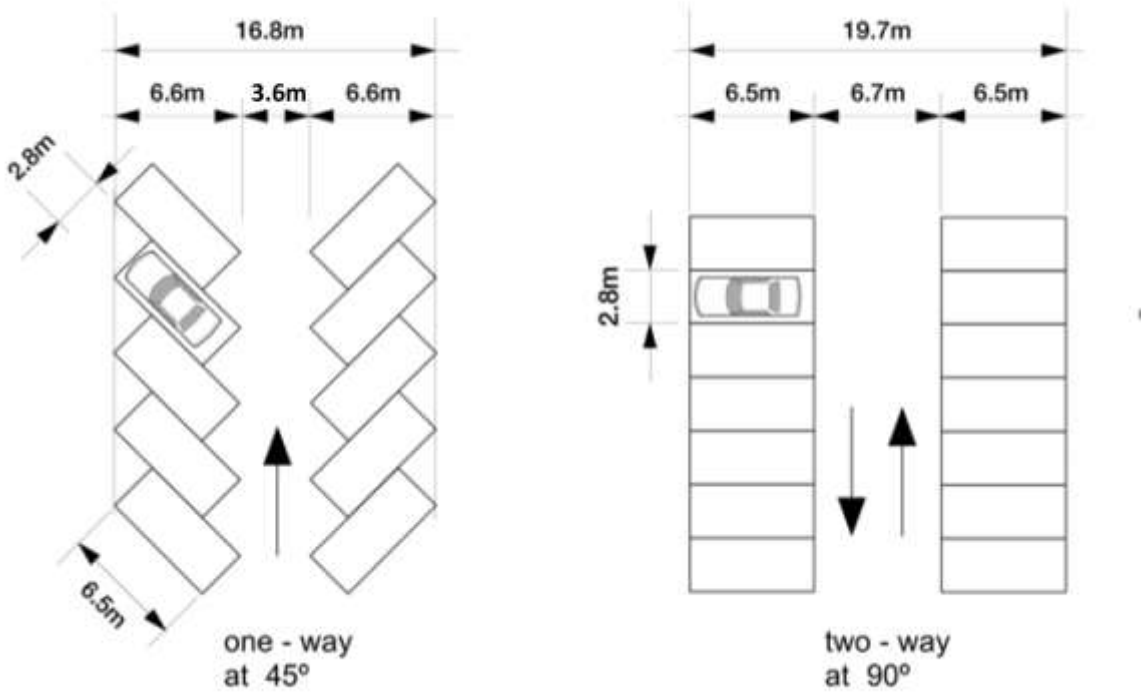
6.2.5 Location of Parking and Loading Spaces:

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.

6.2.6 Minimum Parking Facility Dimensions:

a) 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;
b) 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;
c) 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
d) Where angle parking is provided, the off-street parking spaces shall comply with the following dimensions.

Minimum off street parking dimensions



6.2.7 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 Transit for any parcel requiring direct access to and from Cariboo Highway 97.

6.2.8 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.

6.2.9 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, pavers or, other hard surfacing up to the discretion of the Director of Community Services and must be graded and drained to properly dispose of surface water and result in no erosion of materials to adjacent properties or the public infrastructure.

6.2.10 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.

6.3 Accessible Parking Spaces

6.3.1 As part of the off-street parking spaces that are required in Section 6.2 – Table 2, as well as any voluntary establishment of parking facilities in excess of the Bylaw requirements, off-street parking spaces for disabled persons shall be provided in accordance with the following Table of Minimum Required Accessible Parking Spaces.

6.3.2 Accessible parking spaces form part of the total required parking spaces required in Section 6.2.

Table 5: Minimum Required Accessible Parking Spaces

Required Number of Accessible Parking Spaces	Total Number of Parking Spaces Available
Use Type	Residential uses, limited to apartment, assisted living facility (of any type), congregate housing, seniors housing, Commercial, Industrial, and Institutional
1	Under 40
2	40 – 74
3	75 – 124

Required Number of Accessible Parking Spaces	Total Number of Parking Spaces Available
4	125 – 174
Over 175	4 spaces, plus one additional space per 50 required off-street parking spaces or portion thereof

Table 6: Dimensions for Accessible Parking Spaces

Length of Space	Width of Space	Access Space Adjacent to Parking Space	Vertical Clearance
6.5 metres	2.80 metres	1.8 metres	2.75 metres

6.3.3 Where the access space is adjacent to another accessible parking space, the access space may be shared between two adjacent accessible parking spaces.

6.3.4 A perpendicular pedestrian access route of not less than 2.0 metres shall be provided.

6.3.5 The designated accessible parking spaces must:

a) have a firm, slip resistant and level surface;
b) be located close, and be accessible, to an entrance;
c) be clearly identified as being solely for the use of persons with disabilities; and
d) comply with all other relevant requirements of the British Columbia Building Code.

SECTION 7.0 ESTABLISHMENT OF ZONING DISTRICTS

7.1 Zoning Districts

7.1.1 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 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

Zoning District Title	Abbreviation
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
Repealed – Findlay Meats	CD-2
358 Sandhill Crescent	CD-3
350 Aspen Street.	CD-4

7.2 Establishment of Comprehensive Development Zones

7.2.1 Comprehensive Development Zones are a tool that the District may use in unique circumstances. The purpose is to provide a zone which will allow for the creation of site-specific land use regulations where the circumstances are such that no standard zone provides sufficient regulation.

7.2.2 Comprehensive Development Zones must meet the follow conditions:

a) Be based on an existing underlying zone;
b) Vary use or density; or
c) Include variances to a high number of the underlying zone's other regulations.

7.3 Zone Boundaries

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

7.4 Permitted Uses

7.4.1 In each zone created under Section 7.1 of this Bylaw:

a) The only uses permitted are those listed in respect of each zone under the headings “Principal Permitted Uses” and “Accessory Permitted Uses” in Sections 8.0 to 14.0 of this Bylaw.
b) Uses not listed in respect of a particular zone are prohibited.

7.5 Conditions of Use

7.5.1 For each zoning district created in Section 7.0 of this Bylaw, the conditions of use are provided in Sections 8.0 to 14.0 of this Bylaw.

SECTION 8.0 RURAL ZONES

8.1 Agricultural Zone (A-1)

8.1.1 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. All uses within the Agricultural Land Reserve (ALR) must comply with the *Agricultural Land Commission Act (ALCA)* and Regulations.

8.1.2 Principal Permitted Uses, limited to:

a) agriculture;
b) community garden;
c) feedlot;
d) forestry;
e) gravel processing;
f) greenhouse and plant nursery;
g) kennel;
h) cannabis production;
i) natural resource extraction; and
j) single detached dwelling.

8.1.3 Accessory Permitted Uses, limited to:

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 – in home;
e) home occupation;
f) processing of farm products, accessory to an agricultural use on the parcel;
g) retail sales, accessory to an agricultural use on the parcel and in accordance with the ALCA and Regulations; and
h) secondary suite, contained within a residence.

8.1.4 Minimum Parcel Area for Subdivision:

a) The minimum parcel area for subdivision is 20 hectares, subject to approval from the Agricultural Land Commission.

8.1.5 Minimum Parcel Width:

a) No minimum parcel width is required.

8.1.6 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

	Minimum Required Setback				
	Apiculture	Greenhouse & Plant Nursery	Livestock, Game and Fur, Poultry, Stables, Kennels	Mushroom Growing	Tree, Vine, Field and Forage Crop
From Existing Zones:					
Residential	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	4.5 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	4.5m

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

8.1.7 Maximum Height:

a) The maximum height is 15 metres for all principal and accessory buildings and structures; and
b) Despite Section 8.1.7(a), the maximum height of silos is 34 metres.

8.1.8 Maximum Density:

a) The maximum density is one principal dwelling and one secondary suite.

8.1.9 Maximum Site Coverage:

a) 60% of the lot area for green houses; and
b) 25% of the lot area for all other buildings and structures.

8.1.10 Off-Street Parking and Loading:

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

8.1.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

8.1.12 Specific Use Regulations:

a) Buildings and structures for 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.

8.2 Small Holdings Zone (A-2)

8.2.1 Purpose:

The purpose of this zone is to provide rural residential parcels outside of urban development areas. All uses within the Agricultural Land Reserve (ALR) must comply with the *Agricultural Land Commission Act* and Regulations.

8.2.2 Principal Permitted Uses, limited to:

a) agriculture;
b) kennel; and
c) single detached dwelling.

8.2.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) child care – in home;
c) home occupation; and
d) secondary suite.

8.2.4 Minimum Parcel Area for Subdivision:

a) The minimum parcel area for subdivision is 2 hectares.

8.2.5 Minimum Parcel Width:

a) The minimum parcel width is 50 metres.

8.2.6 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 8.1.

8.2.7 Maximum Building Height:

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

8.2.8 Maximum Density:

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

8.2.9 Minimum Floor Area:

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

8.2.10 Maximum Site Coverage:

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

8.2.11 Off-Street Parking and Loading:

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

8.2.12 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

8.2.13 Specific Use Regulations:

a) Agriculture uses exclude intensive agriculture uses as specified in Section 555 of the *Local Government Act*.
b) Notwithstanding 8.2.13 (a), Agricultural uses within the ALR may include intensive agriculture.

8.3 Resource Area Zone (A-3)

8.3.1 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. All uses within the Agricultural Land Reserve (ALR) must comply with the *Agricultural Land Commission Act* and Regulations.

8.3.2 Principal Permitted Uses, limited to:

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

8.3.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) agri-tourism, accessory to an agricultural use;
c) home occupation; and
d) secondary suite.

8.3.4 Minimum Parcel Area:

a) The minimum parcel area is 65 hectares.

8.3.5 Minimum Parcel Width:

a) No minimum parcel width is required.

8.3.6 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 8.1.

8.3.7 Maximum Height:

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

8.3.8 Maximum Density:

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

8.3.9 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 plant nurseries; and
c) 60% for green house and plant nurseries.

8.3.10 Off-Street Parking and Loading:

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

8.3.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

8.3.12 Specific Use Regulations:

a) Agriculture uses exclude intensive agriculture uses as specified in Section 555 of the *Local Government Act*.
b) Notwithstanding 8.3.12 (a), Agricultural uses within the ALR may include intensive agriculture.

SECTION 9.0 LOW DENSITY RESIDENTIAL ZONES

9.1 Country Residential Zone (ER-1)

9.1.1 Purpose:

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.

9.1.2 Principal Permitted Use, limited to:

a) single detached dwelling.

9.1.3 Accessory Permitted Uses, limited to:

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

9.1.4 Minimum Parcel Area:

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

9.1.5 Minimum Parcel Width:

a) The minimum parcel width is 22 metres.

9.1.6 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.

9.1.7 Maximum Height:

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

9.1.8 Maximum Floor Area:

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

9.1.9 Minimum Floor Area:

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

9.1.10 Minimum Building Width for a principal dwelling:

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

9.1.11 Maximum Site Coverage:

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

9.1.12 Off-Street Parking and Loading:

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

9.1.13 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

9.1.14 Specific Use Regulations:

a) Not applicable.

9.2 Horse Lake Road Residential Zone (ER-2)

9.2.1 Purpose:

The purpose of this zone is to provide for a very low-density residential neighbourhood of differing lot sizes within the Horse Lake Road area.

9.2.2 Principal Permitted Use, limited to:

a) single detached dwelling.

9.2.3 Accessory Permitted Uses, limited to:

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

9.2.4 Minimum Parcel Area:

a) The minimum parcel area is 0.2 hectares

9.2.5 Minimum Parcel Width:

a) The minimum parcel width is 16 metres.

9.2.6 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.

9.2.7 Maximum Height:

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

9.2.8 Maximum Floor Area:

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

9.2.9 Minimum Floor Area:

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

9.2.10 Minimum Building Width:

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

9.2.11 Maximum Site Coverage:

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

9.2.12 Off-Street Parking and Loading:

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

9.2.13 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

9.2.14 Specific Use Regulations:

a) Despite Section 9.2.4, 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);

9.3 Residential Low Density Zone (R-1)

9.3.1 Purpose:

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

9.3.2 Principal Permitted Use, limited to:

a) single detached dwelling.

9.3.3 Accessory Permitted Uses, limited to:

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

9.3.4 Minimum Parcel Area:

9.3.5 The minimum parcel area is 600 square metres.

9.3.6 Minimum Parcel Width:

9.3.7 The minimum parcel width is 16 metres.

9.3.8 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 parcel 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.

9.3.9 Maximum Height:

a) 10 metres for the principal dwelling; and
b) 5 metres for accessory buildings or structures.

9.3.10 Minimum Floor Area:

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

9.3.11 Minimum Building Width for a principal dwelling:

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

9.3.12 Maximum Site Coverage:

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

9.3.13 Off-Street Parking and Loading:

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

9.3.14 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

9.3.15 Specific Use Regulations:

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a) ~~Not applicable.~~ **Despite section 9.3.8 a) the rear setback for principal buildings and structures on Lot 7, Plan 12074, DL32, Lillooet District, located at 490 Cedar Avenue shall be 4.47 metres to a rear parcel line;**

9.4 Special Residential Use Zone (R-1 / SR)

9.4.1 Purpose:

The purpose of this zone is to provide for a variety of uses related to the provision of an assisted living facility – low density residential use.

9.4.2 Principal Permitted Uses, limited to:

a) assisted living facility – low density residential; and
b) single detached dwelling.

9.4.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) staff residence, accessory to an assisted living facility – low density residential use;
c) overnight respite services, including children and adults with developmental disabilities;
d) provision of life skills programs, including children and adults with developmental disabilities;
e) provision of administrative support to programs; and
f) secondary suite.

9.4.4 Minimum Parcel Area:

a) The minimum parcel area is 600 square metres.

9.4.5 Minimum Parcel Width:

a) The minimum parcel width is 16 metres.

9.4.6 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) 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.

9.4.7 Maximum Height:

a) 10 metres for the principal dwelling; and
b) 5 metres for accessory buildings or structures.

9.4.8 Minimum Floor Area:

a) The minimum floor area for any principal permitted use is 85 square metres.

9.4.9 Minimum building width for a principal building:

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

9.4.10 Maximum Site Coverage:

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

9.4.11 Off-Street Parking and Loading:

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

9.4.12 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

9.4.13 Specific Use Regulations:

a) Two principal buildings are permitted on Lot A, Plan 18594, DL4847, Lillooet District with a known civic address of 811 Spruce Ave.

9.5 Residential Duplex Zone (R-2)

9.5.1 Purpose:

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

9.5.2 Principal Permitted Uses, limited to:

a) duplex; and
b) single detached dwelling.

9.5.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) child care – in home;
c) home occupation; and
d) secondary suite.

9.5.4 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.

9.5.5 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.

9.5.6 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.

9.5.7 Maximum Height:

a) 10 metres for the principal dwelling; and
b) 5 metres for accessory buildings or structures.

9.5.8 Minimum Floor Area:

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

9.5.9 Minimum Building Width:

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

9.5.10 Maximum Site Coverage:

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

9.5.11 Off-Street Parking and Loading:

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

9.5.12 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

9.5.13 Specific Use Regulations:

a) Not applicable.

9.6 Residential Small Lot Zone (R-3)

9.6.1 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.

9.6.2 Principal Permitted Uses, limited to:

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

9.6.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) child care – in home;
c) home occupation; and
d) secondary suite.

9.6.4 Minimum Parcel Area:

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

9.6.5 Minimum Parcel Width:

a) 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.

9.6.6 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.

9.6.7 Maximum Height:

a) 10 metres for the principal dwelling; and
b) 5 metres for accessory buildings or structures.

9.6.8 Minimum floor Area:

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

9.6.9 Maximum Site Coverage:

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

9.6.10 Off-Street Parking and Loading:

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

9.6.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

9.6.12 Specific Use Regulations:

a) An amenity area not less than 10% of the site area must be provided for a bareland strata development.

SECTION 10.0 MULTI-UNIT RESIDENTIAL ZONES

10.1 Residential Medium Density Zone (R-4)

10.1.1 Purpose:

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

10.1.2 Principal Permitted Uses, limited to:

a) assisted living facility;
b) congregate housing;
c) duplex;
d) seniors housing;
e) single detached dwelling; and
f) townhouse.

10.1.3 Accessory Permitted Uses, limited to:

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

10.1.4 Minimum Parcel Area:

a) The minimum parcel area is 1,400 square metres.

10.1.5 Minimum Parcel Width:

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

10.1.6 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.

10.1.7 Maximum Height:

a) 10 metres for principal buildings; and

b) 5 metres for accessory buildings and structures.

10.1.8 Maximum Density:

a) The maximum density is 30 dwelling units per hectare; and
b) Despite 10.1.8(a), where an assisted living facility is provided the density may be increased to 35 dwelling units per hectare.

10.1.9 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.

10.1.10 Minimum Building Width:

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

10.1.11 Maximum Site Coverage:

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

10.1.12 Off-Street Parking and Loading:

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

10.1.13 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

10.1.14 Specific Use Regulations:

a) All townhouse developments, except for duplex use, shall provide a minimum amenity area of 5 square metres.

10.2 Residential High-Density Zone (R-5)

10.2.1 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.

10.2.2 Principal Permitted Uses, limited to:

a) apartment;
b) assisted living facility;
c) congregate housing;
d) seniors housing; and
e) townhouses.

10.2.3 Accessory Permitted Uses, limited to:

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

10.2.4 Minimum Parcel Area:

a) The minimum parcel area is 1,600 square metres.

10.2.5 Minimum Parcel Width:

a) The minimum parcel width is 30 metres.

10.2.6 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.

10.2.7 Maximum Height:

a) 20 metres for principal buildings and not exceeding six storeys; and
b) 5 metres for accessory buildings and structures.

10.2.8 Maximum Density:

a) All buildings and structures together must not exceed a gross floor area of 2.0 times the lot area for all permitted uses.
b) The following uses are exempt from floor area calculations:

i. Stairwells;
ii. Mechanical/electrical rooms;
iii. Elevator shafts, including the elevator;
iv. Enclosed balconies;
v. Underground uses such as:
(i) Parking
(ii) Waste and recycling rooms;
(iii) Storage areas;
(iv) Indoor amenity rooms;
(v) Other underground uses.

10.2.9 Minimum Floor Area:

a) The minimum floor area for a dwelling unit in an apartment is 50 square metres for a studio 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.

10.2.10 Maximum Site Coverage:

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

10.2.11 Off-Street Parking and Loading:

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

10.2.12 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

10.2.13 Specific Use Regulations:

a) All developments shall provide a minimum amenity area of 5 square metres per dwelling unit.
b) Despite Sections 10.2.4, 10.2.5, 10.2.6 a), and 10.2.8 a) the Minimum Parcel Area is 1,090 square metres, the Minimum Parcel Width is 29.25 metres 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.
c) Despite Sections 10.2.4, 10.2.6 a), and 10.2.8 a), the Minimum Parcel Area is 1,362.3 square metres, the Minimum Setback for principal buildings is 3.8 metres from the interior side parcel line, steps may project into required side yard setbacks a maximum of 1.8 metres 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
d) Despite 10.2.8 a), the maximum density is 133 dwelling units per hectare for SL1-33, Plan KAS2033, DL32, Lillooet District, located at 440 Cedar Avenue.

10.3 Residential Mobile Home Park Zone (R-6)

10.3.1 Purpose:

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

10.3.2 Principal Permitted Use, limited to:

a) mobile home park.

10.3.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures; and
b) home occupation.

10.3.4 Minimum Site and Parcel Area:

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

10.3.5 Minimum Site and Parcel Width:

a) 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.

10.3.6 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-or way or common parking area; or within 1.5 metres of rear and side mobile home site area lines.

10.3.7 Maximum Height:

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

10.3.8 Maximum Density:

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

10.3.9 Minimum Floor Area:

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

10.3.10 Maximum Site Coverage:

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

10.3.11 Off-Street Parking and Loading:

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

10.3.12 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

10.3.13 Specific Use Regulations:

a) All residential uses within a mobile home park must consist of mobile homes;
b) An amenity area not less than 5% of the site area must be provided;
c) 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.
d) Despite Section 10.3.4, 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 11.0 COMMERCIAL ZONES

11.1 Central Business District Commercial Zone (C-1)

11.1.1 Purpose:

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

11.1.2 Principal Permitted Uses, limited to:

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

11.1.3 Accessory Permitted Uses:

a) accessory buildings and structures;
b) apartment above a ground floor principal use; and
c) home occupation.

11.1.4 Minimum Parcel Area:

a) The minimum parcel area is 465 square metres.

11.1.5 Minimum Parcel Width:

a) The minimum parcel width is 15 metres.

11.1.6 Minimum Setbacks:

a) All buildings in this zone may have a zero setback to the parcel line; and
b) Despite Section 11.1.6(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.

11.1.7 Maximum Height:

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

11.1.8 Maximum Density:

a) The maximum density is a floor area ratio of 2.0.
b) Minimum Floor Area:
c) The minimum floor area for a dwelling unit in an apartment is 50 square metres for a studio unit, plus 11 square metres for each additional bedroom in the unit.

11.1.9 Maximum Site Coverage:

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

11.1.10 Off-Street Parking and Loading:

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

11.1.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

11.1.12 Specific Use Regulations:

a) All developments with an apartment component must provide a minimum amenity area of 5 square metres per dwelling unit;

b) Apartment units must provide access to the street from a separate access from the commercial or other permitted uses;

c) A liquor primary use is permitted in conjunction with a commercial recreation use;

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d) ~~Despite Section 11.1.6, 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;~~

e) Despite Section 11.1.12(a), one 84 square metre 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.

f) Despite Section 11.1.2 child care - commercial uses may be located only on C-1 zoned parcels that border directly onto Cedar Avenue.

g) Despite Section 11.1.6, 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 rea parcel line, 2 metres to an interior side parcel line, and 4.5 metres to an exterior side parcel line.

h) Despite section 11.1.2, 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.

11.2 Tourist Commercial Zone (C-2)

11.2.1 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.

11.2.2 Principal Permitted Uses, limited to:

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

11.2.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) apartment above a ground floor principal use;
c) liquor primary, accessory to a hotel or motel use; and
d) home occupation.

11.2.4 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.

11.2.5 Minimum Parcel Width:

a) The minimum parcel width is 20 metres; and
b) Despite Section 11.2.5(a), a hotel and motel must have a minimum parcel width of 30 metres.

11.2.6 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 11.2.6(a), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

11.2.7 Maximum Height:

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

11.2.8 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.

11.2.9 Maximum Site Coverage:

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

11.2.10 Off-Street Parking and Loading:

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

11.2.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.
b) Outdoor storage is prohibited;

11.2.12 Specific Use Regulations:

a) The maximum floor area for office uses on a parcel is 300 square metres and not exceeding two storeys;
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 apartment is 50 square metres;
d) No more than one accessory apartment is permitted on a parcel;

e) 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

f) Despite Sections 11.2.4, 11.2.5 and 11.2.6, 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.

g) Despite Section 11.2.3 b), 11.2.12 d), and 11.2.6 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.

h) '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.

11.3 Vehicle Oriented Commercial Zone (C-3)

11.3.1 Purpose:

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

11.3.2 Principal Permitted Uses, limited to:

a) club (or lodge);
b) commercial recreation;
c) fleet services;
d) hotel;
e) motel;
f) office;
g) restaurant;
h) retail sales;
i) service station; and
j) vehicle sales, rental and repair.

11.3.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) accessory apartment above a ground floor principal use;
c) home occupation; and
d) liquor primary, accessory to a hotel or motel use.

11.3.4 Minimum Parcel Area:

a) The minimum parcel area is 1,000 square metres; and
b) Despite Section 11.3.4(a), a hotel or motel must have a minimum parcel area of 1,800 square metres.

11.3.5 Minimum Parcel Width:

a) The minimum parcel width is 20 metres; and
b) Despite Section 11.3.5(a), a hotel and motel must have a minimum parcel width of 30 metres.

11.3.6 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 11.3.6(a), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

11.3.7 Maximum Height:

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

11.3.8 Maximum Density:

a) The maximum density is a floor area ratio of 0.5; and
b) Despite 11.3.8(a), the maximum density for hotel developments is a floor area ratio of 1.0.

11.3.9 Maximum Site Coverage:

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

11.3.10 Off-Street Parking and Loading:

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

11.3.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

11.3.12 Specific Use Regulations:

a) The maximum floor area for office uses on a parcel is 500 square metres and not exceeding two storeys;
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 apartment is 50 square metres;
d) No more than one accessory apartment 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;
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 11.3.12 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 3700 square metres, not exceeding one storey, and is limited to one building of this size used for retail uses;
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; and
j) 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.

11.4 Shopping Centre Commercial Zone (C-4)

11.4.1 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.

11.4.2 Principal Permitted Uses, limited to:

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

11.4.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures.

11.4.4 Minimum and Maximum Parcel Area:

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

11.4.5 Minimum Parcel Width:

a) The minimum parcel width is 30 metres.

11.4.6 Minimum Setbacks:

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

11.4.7 Maximum Height:

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

11.4.8 Maximum Density:

a) The maximum density is a floor area ratio of 0.5.

11.4.9 Maximum Site Coverage:

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

11.4.10 Off-Street Parking and Loading:

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

11.4.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

11.4.12 Specific Use Regulations:

a) Not applicable.

11.5 Horse Lake Road Commercial Zone (C-5)

11.5.1 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 in the Horse Lake Road area.

11.5.2 Principal Permitted Uses, limited to:

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) personal service establishment;
q) pet services;
r) restaurant;
s) retail sales;
t) service station;
u) trade contractor; and
v) veterinary services.

11.5.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures.

11.5.4 Minimum Parcel Area:

a) The minimum parcel area is 0.2 hectares.

11.5.5 Minimum Parcel Width:

a) The minimum parcel width is 20 metres; and
b) Despite Section 11.5.5(a), a motel must have a minimum parcel width of 30 metres.

11.5.6 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 11.5.6(a) and (b), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

11.5.7 Maximum Height:

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

11.5.8 Maximum Density:

a) The maximum density is a floor area ratio of 0.5.

11.5.9 Maximum Site Coverage:

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

11.5.10 Off-Street Parking and Loading:

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

11.5.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

11.5.12 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) All materials and equipment for a trade contractor use must be kept within an enclosed building.

c) The outdoor storage of large items (eg: sheds, garden supplies) in a retail sales use is permitted but must be screened with landscaping or fencing from adjacent properties.
d) Manufacturing , light impact 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.

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

11.6.1 Purpose:

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

11.6.2 Principal Permitted Uses, limited to:

a) assisted living facility;
b) educational institution;
c) hotel;
d) motel;
e) office;
f) restaurant;
g) retail sales; and
h) townhouse.

11.6.3 Accessory Permitted Use, limited to:

a) accessory buildings and structures.

11.6.4 Minimum Parcel Area:

a) The minimum parcel area is 0,1 hectares; and
b) Despite Section 11.6.4(a), a hotel or motel must have a minimum parcel area of 0.18 hectares.

11.6.5 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.

11.6.6 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.

11.6.7 Maximum Height:

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

11.6.8 Maximum Density:

a) The maximum density is a floor area ratio of 1.0; and
b) Despite 11.6.8(a), the maximum density for a townhouse development is 40 dwelling units per hectare.

11.6.9 Maximum Site Coverage:

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

11.6.10 Off-Street Parking and Loading:

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

11.6.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

11.6.12 Specific Use Regulations:

a) Despite Sections 11.6.3, 11.6.6 a), 11.6.10, 6.2.4 and 6.2.9 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 an accessible 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 12.0 INDUSTRIAL ZONES

12.1 Light Industrial Zone (I-1)

12.1.1 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.

12.1.2 Principal Permitted Uses, limited to:

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) household repair services;
m) industrial storage;
n) industrial uses, general;
o) industrial/utilities oriented office;
p) kennel;
q) recycling facilities;
r) restaurant;
s) service station;
t) trade contractor;
u) truck and mobile home sales and rental;
v) vehicle sales, rental and repair;
w) veterinary services;
x) warehouse; and
y) wholesale sales.

12.1.3 Accessory Permitted Uses:

a) accessory buildings and structures;
b) caretaker residence; and
c) office.

12.1.4 Minimum Parcel Area:

a) The minimum parcel area is 925 square metres.

12.1.5 Minimum Parcel Width:

a) The minimum parcel width is 30 metres.

12.1.6 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 12.1.6(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 12.1.6(a) and (b), fuel pump islands must be set back a minimum of 4.5 metres from any parcel line.

12.1.7 Maximum Height:

a) The maximum height for all buildings and structures is 15.5 metres..

12.1.8 Maximum Density:

a) The maximum density is a floor area ratio of 1.2.

12.1.9 Maximum Site Coverage:

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

12.1.10 Off-Street Parking and Loading:

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

12.1.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

12.1.12 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;
f) A caretaker residence may be located in a mobile home or within a principal building; and
g) Education institutions are limited to emergency services training centres or other industrial-related training facilities.

12.2 Heavy Industrial Zone (I-2)

12.2.1 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.

12.2.2 Principal Permitted Uses, limited to:

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 storage;
n) industrial uses, general;
o) industrial/utilities oriented office;
p) recycling facilities; and
q) warehouse.

12.2.3 Accessory Permitted Uses, limited to:

a) accessory buildings and structures;
b) caretaker residence;
c) office; and
d) restaurant.

12.2.4 Minimum Parcel Area:

a) The minimum parcel area is 0.8 hectares.

12.2.5 Minimum Parcel Width:

a) The minimum parcel width is 40 metres.

12.2.6 Minimum Setbacks:

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

12.2.7 Maximum Height:

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

12.2.8 Maximum Density:

a) The maximum density is a floor area ratio of 0.75.

12.2.9 Maximum Site Coverage:

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

12.2.10 Off-Street Parking and Loading:

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

12.2.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

12.2.12 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.

12.3 Airport Industrial Zone (I-3)

12.3.1 Purpose:

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

12.3.2 Principal Permitted Uses:

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

12.3.3 Accessory Permitted Uses:

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

12.3.4 Minimum Parcel Area:

No minimum parcel area.

12.3.5 Minimum Parcel Width:

No minimum parcel width.

12.3.6 Minimum Setback:

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

12.3.7 Maximum Height:

a) The maximum height for principal buildings and structures is 23 metres;
b) The maximum height for accessory buildings and structures is 10 metres; and
c) The maximum height is subject to other federal or provincial regulations.

12.3.8 Off-Street Parking and Loading:

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

12.3.9 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

12.3.10 Specific Use Regulations:

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

SECTION 13.0 PUBLIC USE AND INSTITUTIONAL ZONES

13.1 Institutional Zone (P-1)

13.1.1 Purpose:

The purpose of this zone is to provide for a variety of public and institutional uses for cultural, educational, philanthropic, recreational, religious and social purposes.

13.1.2 Principal Permitted Uses:

a) assembly use;
b) assisted living facility;
c) child care - commercial;
d) civic use;
e) club (or lodge);
f) congregate housing;
g) educational institution;
h) exhibition grounds;
i) farmers market;
j) funeral home;
k) place of worship;
l) seniors housing; and
m) temporary shelter.

13.1.3 Accessory Permitted Uses:

a) accessory buildings and structures;
b) restaurant, accessory to assembly, exhibition grounds, civic use, and club (or lodge) uses; and
c) staff residence, accessory to assembly use, assisted living facility, civic use, and temporary shelter.

13.1.4 Minimum Parcel Area:

a) The minimum parcel area is 550 square metres.

13.1.5 Minimum Parcel Width:

a) The minimum parcel width is 15 metres.

13.1.6 Minimum Setbacks:

a) 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.

13.1.7 Maximum Height:

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

13.1.8 Maximum Density:

a) The maximum density is a floor area ratio of 2.0.

1.1.2 Maximum Site Coverage:

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

13.1.9 Off-Street Parking and Loading:

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

13.1.10 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

13.1.11 Specific Use Regulations

a) Not applicable.

13.3 Parks and Open Space Zone (P-2)

13.3.1 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.

13.3.2 Principal Permitted Uses:

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

13.3.3 Accessory Permitted Use:

a) accessory buildings and structures.

13.3.4 Minimum Parcel Area:

a) The minimum parcel area is 0.6 hectares.

13.3.5 Minimum Parcel Width:

a) The minimum parcel width is 20 metres.

13.3.6 Minimum Setbacks:

a) 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.

13.3.7 Maximum Height:

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

13.3.8 Off-Street Parking and Loading:

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

13.3.9 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

13.4 Parks and Recreation Zone (P-3)

13.4.1 Purpose:

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

13.4.2 Principal Permitted Uses:

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

13.4.3 Accessory Permitted Uses:

a) accessory buildings and structures;
b) caretaker residence, accessory to a campground or golf course;
c) club (or lodge), accessory to a golf course;
d) health and fitness facility, accessory to a civic use or golf course;
e) office, accessory to an assembly, campground, civic, cemetery, or golf course use; and
f) restaurant, accessory to an assembly use, civic use, or golf course.
g) retail sales, accessory to an assembly use, civic use, or golf course

13.4.4 Minimum Parcel Area:

a) The minimum parcel area is 0.6 hectares.

13.4.5 Minimum Parcel Width:

a) The minimum parcel width is 20 metres.

13.4.6 Minimum Setbacks:

a) 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.

13.4.7 Maximum Height:

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

13.4.8 Maximum Site Coverage:

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

13.4.9 Off-Street Parking and Loading:

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

13.4.10 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

13.4.11 Specific Use Regulations:

a) Not applicable.

SECTION 14.0 COMPREHENSIVE DEVELOPMENT ZONES

14.1 Comprehensive Development 1 (CD-1)

14.1.1 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.

14.1.2 Principal Permitted Uses:

a) civic use;
b) club or lodge; and
c) educational institution.

14.1.3 Accessory Permitted Uses:

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

14.1.4 Application

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

14.1.5 Minimum Parcel Area:

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

14.1.6 Minimum Parcel Width:

a) The minimum parcel width is 15 metres.

14.1.7 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.

14.1.8 Maximum Height:

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

14.1.9 Maximum Site Coverage:

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

14.1.10 Off-Street Parking and Loading:

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

14.1.11 General Regulations:

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

14.1.12 Specific Use Regulations:

a) Not applicable.

14.2 Comprehensive Development 2 (CD-2)

Repealed.

14.3 Comprehensive Development 3 (CD-3)

14.3.1 Purpose:

The purpose of this zone is to provide a senior care facility, operating as an independent living facility, with full-time on-site nursing care.

14.3.2 Principal Permitted Uses:

a) seniors housing

14.3.3 Accessory Permitted Uses:

a) accessory buildings and structures

14.3.4 Application

This zone applies to Lot 14, Plan EPP103994, District Lot 2139, Lillooet District also known as 358 Sandhill Crescent.

14.3.5 Minimum Parcel Area:

The minimum parcel area is 0.14 hectares.

14.3.6 Minimum Parcel Width:

The minimum parcel width is 22 metres.

14.3.7 Minimum Setbacks:

a) The principal building 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.
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 a rear parcel line; and 3.0 metres from an exterior side parcel line.

14.3.8 Maximum Height:

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

14.3.9 Maximum Density:

a) The maximum density is 77 dwelling units per hectare.

14.3.10 Minimum Floor Area:

a) 32.0 square metres for a studio unit

14.3.11 Minimum Building Width:

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

14.3.12 Maximum Site Coverage:

a) The maximum site coverage for all buildings and structures is 40% of the parcel area; and
b) The maximum site coverage for all buildings, driveways and parking areas is 81.6%.

14.3.13 Off-Street Parking and Loading:

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

14.3.14 General Regulations

a) General regulations, where applicable, must be followed in accordance with the provisions of Section 5.0 of this Bylaw.
b) General regulation 5.12.2 amended to allow:

    i. A fence to be 1.2 metres in height between the front parcel line and the building;
    ii. A fence to be 2.5 metres in height elsewhere on the parcel.

14.3.15 Specific Use Regulations:

a) A minimum amenity area of 7 square metres per studio unit.

14.4 Comprehensive Development 4 (CD-4)

14.4.1 Purpose:

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

14.4.2 Principal Permitted Uses:

a) apartment

14.4.3 Accessory Permitted Uses:

a) accessory buildings and structures

14.4.4 Application:

a) This zone applies to LOT 1 DISTRICT LOT 31 LILLOOET DISTRICT PLAN 21238 (350 Aspen Street, 100 Mile House BC)

14.4.5 Minimum Parcel Area:

a) The minimum parcel area is 1,600 square metres.

14.4.6 Minimum Parcel Width:

a) The minimum parcel width is 30 metres.

14.4.7 Minimum Setbacks:

a) The principal building(s) must be 3.5 metres from the front and exterior side parcel line; 2.0 metres from the rear parcel line; and 2.0 metres from an interior side parcel line; and
b) Accessory buildings or structures must be 4.0 metres from a front parcel line; 2.0 metres from an interior side parcel line; 3.5 metres from the rear parcel line; and 3.5 metres from an exterior side parcel line.

14.4.8 Maximum Height:

a) 16.5 metres for principal buildings (not to exceed 4 storeys); and
b) 5 metres for accessory buildings and structures.

14.4.9 Maximum Density:

a) The maximum density is 110 dwelling units per hectare; and

b) Minimum Floor Area:

i. The minimum floor area for a dwelling unit in an apartment is 52 square metres for a one bedroom, 71 square metres for a two bedroom and 88 square metres for a three bedroom.

14.4.10 Maximum Site Coverage:

a) The maximum building site coverage is 40%, and the maximum site coverage for all buildings, driveways, and parking areas is 70%.

14.4.11 Off-Street Parking and Loading:

a) Despite the offsite parking and loading requirements in Section 6.0 of this Bylaw, the following parking and loading will apply:

i. 0.5 parking stalls per unit, regardless of the number of bedrooms in the unit.

14.4.12 General Regulations:

a) General regulations, where applicable must be followed in accordance with the provisions of Section 5.0 of this Bylaw.

14.4.13 Specific Use Regulations

a) Despite the general regulations, total amenity area to be:

i. 125 square metres of outdoor shared amenity space
ii. 80 square metres of indoor shared amenity space