

# District of Lillooet

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## Zoning Bylaw No 400, 2011

### Schedule A



October 2011

# Table of Contents

<b>1.0</b>	<b>Interpretation .....</b>	<b>1</b>
1.1	Title.....	1
1.2	Definition .....	1
<b>2.0</b>	<b>Application, Compliance and Severability .....</b>	<b>9</b>
2.1	Application.....	9
2.2	Compliance .....	9
2.3	Nonconforming Conditions.....	9
2.4	Severability.....	9
2.5	Variance .....	9
2.6	Ministry of Transportation Jurisdiction .....	10
<b>3.0</b>	<b>Administration and Enforcement .....</b>	<b>11</b>
3.1	Administration .....	11
3.2	Violation .....	11
3.3	Penalty .....	11
3.4	Unit of Measure .....	11
3.5	Interpretation .....	11
3.6	Zoning Boundaries .....	11
<b>4.0</b>	<b>General Regulations .....</b>	<b>13</b>
4.1	Application.....	13
4.2	Permitted Uses.....	13
4.3	Uses Permitted in All Zones.....	13
4.4	Accessory Use .....	13
4.5	Accessory Buildings and Structures .....	13
4.6	Accessory Residential Use in Commercial and Industrial Zones .....	14
4.7	Fabric Covered Buildings .....	15
4.8	Railway Boxcar or Shipping Containers.....	15
4.9	Mixed Residential and Commercial Uses (Mixed Use).....	15
4.10	Exterior Area Lighting.....	15
4.11	Agricultural Land Reserve.....	16
4.12	Resource Extraction.....	16
4.13	Siting, Size and Shape of Buildings and Structures .....	16
4.14	Height of Buildings and Structures.....	16
4.15	Visibility .....	16
4.16	Fencing.....	16

4.17	Retaining Walls .....	17
4.18	Screening and Landscaping and Storage.....	17
4.19	Keeping of Wrecked Vehicles .....	18
4.20	Buffers .....	18
4.21	Setbacks from Watercourses and Water Bodies .....	18
4.22	Setbacks from Provincial Highway.....	19
4.23	Setbacks from Fuel Dispensing Stations .....	19
4.24	Residence for a Relative .....	19
4.25	Secondary Suites .....	19
4.26	Bed and Breakfast.....	19
4.27	Boarding Use .....	20
4.28	Home Based Business.....	20
4.29	Home Industry .....	20
4.30	Occupancy During Construction .....	21
4.31	Keeping of Animals .....	21
4.32	Signs .....	21
4.33	Off-Street Parking .....	22
4.34	Panhandle Lots .....	26
<b>5.0</b>	<b>Establishment of Zones.....</b>	<b>27</b>
5.1	Zone Designations .....	27
5.2	Zoning Map .....	27
5.3	Zoning Boundaries .....	27
<b>6.0</b>	<b>Residential Zones .....</b>	<b>29</b>
6.1	R-1 – Residential.....	29
.1	Purpose .....	29
.2	Permitted Uses.....	29
.3	Regulations .....	29
6.2	R-2 – Residential 2.....	30
.1	Purpose .....	30
.2	Permitted Uses.....	30
.3	Regulations .....	30

6.3	RM – Residential Multifamily .....	32
.1	Purpose .....	32
.2	Permitted Uses.....	32
.3	Regulations .....	32
6.4	MHP – Mobile Home Park.....	34
.1	<b>Purpose</b> .....	34
.2	Permitted Uses.....	34
.3	Regulations .....	34
<b>7.0</b>	<b>Rural Residential Zones .....</b>	<b>35</b>
7.1	RR-1 – Rural Residential 1 .....	35
.1	Purpose .....	35
.2	Permitted Uses.....	35
.3	Site Specific Permitted Uses.....	35
.4	Regulations .....	35
7.2	RR-2 – Rural Residential 2 .....	37
.1	Purpose .....	37
.2	Permitted Uses.....	37
.3	Regulations .....	37
7.3	RR-3 – Rural Residential 3 .....	39
.1	Purpose .....	39
.2	Permitted Uses.....	39
.3	Site Specific Permitted Uses.....	39
.4	Regulations .....	39
<b>8.0</b>	<b>Agricultural and Rural Resource Zones .....</b>	<b>41</b>
8.1	AGR – Agriculture and Rural Resource .....	41
.1	Purpose .....	41
.2	Permitted Uses.....	41
.3	Site Specific Permitted Uses – East Lillooet Recreation Society Site .....	41
.4	Regulations .....	41
<b>9.0</b>	<b>Commercial Zones .....</b>	<b>43</b>
9.1	C-1 – Commercial 1 .....	43
.1	Purpose .....	43
.2	Regulations .....	43

9.2	C-2 – Local Commercial .....	45
.1	Purpose .....	45
.2	Permitted Uses.....	45
.3	Regulations .....	45
9.3	C-3 – Service Commercial .....	47
.1	Purpose .....	47
.2	Permitted Uses.....	47
.3	Regulations .....	47
9.4	C-4 – Shopping Centre .....	49
.1	Purpose .....	49
.2	Permitted Uses.....	49
.3	Regulations .....	49
9.5	C-5 – Highway Tourist Commercial .....	50
.1	Purpose .....	50
.2	Permitted Uses.....	50
.3	Regulations .....	50
<b>10.0</b>	<b>Industrial Zones .....</b>	<b>51</b>
10.1	I-1 – Light Industrial.....	51
.1	Purpose .....	51
.2	Permitted Uses.....	51
.3	Regulations .....	51
10.2	I-2 – General Industrial.....	53
.1	Purpose .....	53
.2	Permitted Uses.....	53
.3	Regulations .....	53
10.3	I-3 – Transportation Industrial .....	55
.1	Purpose .....	55
.2	Permitted Uses.....	55
.3	Regulations .....	55
<b>11.0</b>	<b>Public Use Zones .....</b>	<b>56</b>
11.1	P-1 – Parks and Recreation .....	56
.1	Purpose .....	56
.2	Permitted Uses.....	56
.3	Regulations .....	56

11.2	P-2 Churches .....	57
.1	Purpose .....	57
.2	Permitted Uses.....	57
.3	Regulations .....	57
11.3	P-3 – Schools.....	58
.1	Purpose .....	58
.2	Permitted Uses.....	58
.3	Regulations .....	58
11.4	P-4 – Public and Quasi-Public Uses .....	59
.1	Purpose .....	59
.2	Permitted Uses.....	59
.3	Site Specific Permitted Uses.....	59
.4	Regulations .....	59
<b>12.0</b>	<b>Open Space Reserve Zones.....</b>	<b>60</b>
12.1	OSR – Open Space Reserve .....	60
.1	Purpose .....	60
.2	Permitted Uses.....	60
.3	Regulations .....	60
.4	Additional Regulations .....	61

## 1.0 Interpretation

### 1.1 Title

1. This Bylaw may be cited for all purposes as the “District of Lillooet Zoning Bylaw No. 400, 2011”.

### 1.2 Definition

1. Definitions of words and phrases used in this Bylaw that are not included in this list of definitions shall have the meanings which are commonly assigned to them in the context in which they are used in this Bylaw. Unless otherwise specified, the following definitions shall apply.

TERM	DEFINITION
Accessory	Means anything of an incidental or subordinate nature to the principal use of land or buildings located on the same lot.
Agriculture	Means the use of land, buildings or structures for growing, rearing, production and harvesting of agricultural products; and includes the processing of agricultural products harvested, reared or produced on the site and includes the storage and repair of farm equipment used in the agricultural operation of the site, as well as the keeping of bees, honey extracting, processing, packaging and sales. Specifically excluded are abattoirs.
Agricultural Land Commission (ALC)	Means the Provincial Agricultural Land Commission established under the Agricultural Land Commission Act, S.B.C. 2002 c36.
Agricultural Land Reserve (ALR)	Means land that is or is part of an agricultural land reserve under the Agricultural Land Commission Act, S.B.C. 2002 c36.
Airport	Means any airstrip for the takeoff and landing of airplanes, licensed, regulated, and classified by federal and provincial agencies and includes activities associated with aircraft and airports including the following, or similar activities: <ul style="list-style-type: none"><li>• Manufacture, sale, service and storage of aircraft and aircraft parts;</li><li>• Storage of goods and materials awaiting trans-shipment by air;</li><li>• Commercial, charter or private airline operations;</li><li>• Flying schools; and</li><li>• Helicopter pads.</li></ul>
Airport Site	Means a parcel of land containing one or more airports, landing strips, or airport facilities. An airport site may also include helicopter landing sites.
Animal Unit	Means the number of livestock, poultry or other animals which would produce manure containing approximately 100 kg of nitrogen per year and as defined by the Ministry of Agriculture: 454 kg. liveweight of livestock, or approximately 1 horse, 1 cow/calf pair, 7 adult sheep/goats, 5 finishing pigs etc.
Assembly Use	Means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreation, or private education purposes and includes churches, auditoriums, youth centers, social halls, fraternal lodges, group camps, schools, kindergartens, play school, day nurseries and day care schools or like purposes.
Bed And Breakfast	Means a home based business conducted within an owner-occupied residence, which provides daily, short term, accommodation for the travelling public and may include limited food services to the guests.

TERM	DEFINITION
Boarding Use	Means a use where a room or room and board for not more than two (2) unrelated persons is supplied by the owner occupying the dwelling.
Building/ Structures	Means any structure used or intended for supporting or sheltering any use or occupancy.
Building Code	The Building Regulations of British Columbia adopted pursuant to the provisions of the <u>Local Government Act</u> as amended.
Building Inspector	Means the person or persons appointed by Council to that position.
Building Permit	Means a permit issued by the District of Lillooet authorizing the owner of land or their agent to construct a building or structure.
Business and Commercial Schools	Means those educational institutions not covered by the definition of a school.
Bylaw	Means "District of Lillooet Zoning Bylaw No. 400, 2011", as amended.
Bylaw Enforcement Officer	Means the person or persons appointed by Council to that position.
Campground	Means a site occupied and maintained or intended to be occupied and maintained, for the temporary accommodation of travelers, which is either operated for reward or is licensed accommodation under regulations made pursuant to the " <u>British Columbia Government Bureau Act</u> ", but does not include a mobile home park or motel, a hotel or a camp licensed under the " <u>Community Care and Assisted Living Act</u> ", S.B.C 2002 as amended.
Church	Means a building wherein persons regularly assemble for religious worship or related religious activities and which is maintained and controlled by a religious body organized to sustain public worship.
Civic Use	Means a use owned or operated by a local, provincial or federal government for public purposes and includes federal, provincial and municipal offices, community centers, libraries, museums, cemeteries, prisons, courts of law, but excludes public storage and works yards.
Community Sewer System	Means a common sewer or a system of sewerage owned, operated, and maintained by the District of Lillooet for the collection, treatment, and disposal of sanitary sewage.
Community Water System	Means a system of waterworks which serves two or more lots and is defined as such by the Regional Health Authority. A Community Water System will be subject to the requirements of the regulations of other Provincial regulatory bodies.
Community Care Facility	Means any facility licensed under the " <u>Community Care and Assisted Living Act</u> ", S.B.C 2002 as amended.
Day Care Use	Means a facility for children which includes group day care, family day care, pre-school, out-of-school care, child minding, specialized day care and emergency child care all as defined, licensed and regulated under the " <u>Community Care and Assisted Living Act</u> ", S.B.C 2002 as amended and the " <u>Child Care Act</u> ", S.B.C., 2001 as amended.
Density	Means for residential uses the number of dwelling units per hectare. Means for commercial uses the floor area ratio.
Detached	Means a building or structure that is physically separate or not joined to any other.
Dwelling Unit	Means one (1) or more rooms structurally separate, used for the residential accommodation of one (1) family having an entrance to a common corridor or to the exterior and containing sleeping, cooking and sanitary facilities.
Dwelling - Single Family	Means a single detached building consisting of one dwelling unit (other than a mobile home) which is occupied or intended to be occupied by one family and which may, where expressly permitted, contain a secondary suite.
Dwelling - Two Family Or Duplex	Means a detached building consisting of two (2) dwelling units, which are either placed one above the other or side by side, sharing a common wall and under one roof, each unit of which is occupied or intended to be occupied as a permanent home or residence of one family.



TERM	DEFINITION
Dwelling - Multiple Family	Means a building containing three (3) or more dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of one family as distinct from a hotel, motel, auto court or similar transient accommodation and which has its principal access from a common entrance, with access to each dwelling unit from a common corridor. For example, an apartment building.
Dwelling - Townhouse	Means a building containing three (3) or more dwelling units, each of which is situated and has its own principal access at or near ground level.
Equestrian	Means the commercial accommodation of horses for the purpose of boarding, training, breeding, riding lessons, community riding functions or the stabling of horses for other persons. All borders would apply
Family	Means two (2) or more persons related by blood, marriage, common-law marriage, foster parenthood, or adoption sharing one (1) dwelling unit; or not more than five (5) unrelated persons sharing one (1) dwelling unit.
Farm Animal	See “livestock” and “animal unit”.
Farmer’s Market	Means the sale of farm produce from a licensed motor vehicle, open table or sun/rain shelter.
Feedlot	Means a building, structure or enclosure used to feed beef cattle and/or other livestock by a means other than grazing, where the number of livestock is more than one hundred (100) <b>animal units</b> in such building, structure or enclosure.
Fence	Means any structure erected or constructed as an enclosure, barrier or boundary that is a maximum of 1.8 meters [6 feet] in height and, includes but is not limited to trellises, walls and similar structures.
Fence – Over-height	Means any planting or structure erected or constructed as an enclosure, barrier or boundary that is over 1.8 meters [6 feet] in height and, includes but is not limited to trellises, walls and similar structures.
Floor Area	Means the horizontal area on any storey of a building measured between exterior walls and required firewalls, including the area occupied by interior walls and partitions, but not including exits, vertical service areas, and their enclosing assemblies.
Floor Area Ratio	Means the gross floor area divided by the total lot area.
Golf Course	Means the use of land for golfing activity including pitch and putt, driving range and clubhouse facilities.
Gross Floor Area	Means the sum of the horizontal areas of the floors of the building, including finished and unfinished basements.
Height	Means the vertical distance from the lower of the average finished grade or the average natural grade at the perimeter of a building or structure to the highest point of that building or structure.
Helicopter Pad /Heli-Port	Means an area/site designated for the landing and takeoff helicopters as regulated by Transport Canada.
Highway	Means a street, road, lane, bridge, viaduct, and any other way open to public use, but does not include a private right of way on private property.
Home Based Business	Means an occupation or profession that is incidental to the principal residential use of a parcel occupied by a dwelling unit, including such uses as: home offices; studios; woodworking, upholstering and other home workshops; and, personal services except dry cleaners and laundromats.
Home Industry	Means secondary or ancillary use of a lot in conjunction with a dwelling for purposes such as manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops and excluding auto wrecking, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal or agriculture products processing, or the production of animal feeds, where lots are a minimum of 1 ha [2.47 acres] in size.

TERM	DEFINITION
Hotel	Means a building which contains sleeping units intended to serve tourists or the transient public which includes: an office with public registrar; an attendant on duty at all times; and may include one or more of the following services: a public dining room; restaurant; indoor recreation; retail stores; and, premises licensed for the on-site consumption of alcoholic beverages. Does not include motels.
Industrial, Advanced Technology	Means the production or development of computers, computer equipment and other high technology electronic equipment.
Industrial, Heavy	Means those industrial activities which produce relatively high levels of noise, airborne pollutants or are usually unattractive such that they are more suitably located outside general industrial areas and removed from residential and commercial development, and may include the following, or similar activities: sawmills; planer mills; manufacture and storage of concrete or concrete products; manufacture and storage of metals.
Industrial, General	Means a use engaged in the manufacture, predominantly from previously prepared materials of finished products or parts; including processing, fabrication, assembly, treatment, packaging, incidental storage and wholesale distribution of such products, but excluding heavy industry. Means a use providing for the processing, fabricating, assembling, storing, transporting, distribution, wholesaling, testing, servicing, and repairing of goods, materials and the selling of heavy industrial equipment and parts but excludes junk and salvage yards and may include the following, or similar activities: manufacture of mobile homes, portable buildings, log homes, manufactured homes; manufacture of farm machinery or other machinery; manufacture of boats; manufacture of fiberglass products; manufacture of ornamental stone or concrete products; lumber remanufacturing.
Industrial, Light	Means a use providing for processing and manufacturing where there is no nuisance created as a result of smoke, noise or glare from the business beyond the boundaries of the site, and may include the following, or similar activities: manufacture of electrical and household appliances, furniture, sporting goods and clothing; sheet metal fabrication; maintenance, repair and sale of small machinery and engines; sale and service of electrical equipment, motor vehicle parts and industrial supplies; advanced technology industries.
Kennel	Means a building, structure, compound or group of pens or cages where four (4) or more dogs, cats or exotic pets are, or are intended to be, trained, cared for, bred, boarded or kept.
Landscaping	Means the planting and maintenance of some combination of trees, shrubs, hedges, ground cover, lawns or other horticultural elements for enhancement of outdoor areas.
Lane	Means a public highway meant for vehicular use which provides secondary access to the side or rear of a lot.
Line, Exterior Side Lot	Means a lot line other than a front or rear lot line, which is common to the lot, and an abutting street other than a lane or a walkway.
Line, Interior Side Lot	Means a lot line between two (2) or more lots other than a front or rear lot line.
Line, Front Lot	Means the lot line or lines common to the lot and an abutting street where access to the lot is provided for. In the case of a corner lot, a lot line abutting a street shall be considered a front lot line if the adjacent lots front on the same street, except that only one front lot line need be provided. For the purpose of setback requirements, in the case of a through lot, both lot lines abutting streets shall be considered as front lot lines.
Line, Rear Lot	Means the lot line furthest from the opposite to the front lot line.
Line, Side Lot	Means the lot line marking the boundary between two lots, and between a lot and a lane, or between a lot and a highway in the case of a corner lot, of which one end intersects a front lot line.

TERM	DEFINITION
Livestock	Means a farm animal/s considered an asset to an agricultural operation and includes cattle, horses, mules, donkeys, sheep, goats, swine, bison, llamas, alpacas, poultry and rabbits.
Lot	Means the smallest unit in which land is designated as a separate and distinct parcel as recorded in the Land Titles office. See " <b><i>parcel</i></b> ".
Lot Coverage	Means the horizontal area of all buildings and structures on a lot expressed as a percentage of the lot area.
Lot Frontage	Means the shortest distance connecting the two side property lines measured at the front setback.
Lot Line	Means the boundary line of any lot.
Lot Size/Area	Means the total area of a lot of land given in hectares or acres as provided in a legal survey.
Manufactured Building	Means a building used for any purpose including a single family dwelling unit built in one (1) or more units to be occupied in a place other than that of its manufacture and meeting Canadian Standards Association (CSA) standard A277-M1990, " <i>Procedure for Certification of Factory-Built Houses</i> " as amended or <i>CSA standard Z240</i> as amended. It must be equipped with sanitary facilities, from which waste is disposed directly into a sewage facility other than a holding tank within the manufactured building.
Medical Clinic	Means a facility or part thereof where doctors provide professional medical or dental services within a shared floor area with a common reception area and support facilities and specifically excludes a veterinary clinic.
Medical Health Officer	Means the Medical Health Officer appointed pursuant to the " <i>Health Act</i> " for the territorial jurisdiction of the District of Lillooet.
Mobile Home	Means a detached single family dwelling unit with all of the following characteristics: built in one (1) or more units intended to be occupied in a place other than that of its manufacture on a year-round long term basis; specially designed to be moved along the highway from time to time, in one or more units; arrives at the site where it is to be occupied complete and ready for placing on foundation supports, connection to utilities and some incidental assembly; meets or exceeds Canadian Standards Association (CSA) standard Z240; equipped with sanitary facilities, from which waste is disposed directly into a sewage facility other than a holding tank within the mobile home; and consisting of not more than a one-storey structure.
Mobile Home Park	Means land used or occupied by a person for the purpose of providing space in return for a charge or rental for the accommodation of three (3) or more mobile / manufactured homes occupied for dwelling purposes, including all buildings, structures or accessories used or intended to be used as equipment for such mobile home park, but shall not include lands on which mobile homes are manufactured or placed solely for the purpose of storage or inspection and sale.
Mobile Home Space	Means an area of land intended for the installation of one (1) mobile home with permissible additions and situated within a mobile home park.
Motel	Means one (1) or more connected or detached buildings providing separate sleeping or dwelling units, with or without cooking facilities, occupied or intended to be occupied primarily by transient motorists where each unit is self-contained and provided with its own sanitary facilities; with or without cooking facilities; with or without provision of housekeeping/cleaning services; with its own parking space conveniently located on the site; an office with a public register; and an attendant on duty at all times.

TERM	DEFINITION
Natural Boundary	Means the visible high-water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued 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.
Neighborhood Pub	Means a business licensed as “liquor primary” under the regulations to the “ <u>Liquor Control and Licensing Act</u> ”, R.S.B.C. 1996, chapter 267, as amended.
Official Community Plan	Means the Official Community Plan of the District of Lillooet as adopted and amended by Council.
Outdoor Commercial Recreation Uses	Means those private or public enterprises operated for recreational or entertainment purposes and/or profit, for the public at large or for an organization and may include the following or similar activities: archery and firearm ranges; rodeo grounds, riding stables, gymkhana grounds; guide outfitting activity; golf courses; stock car racing tracks; campgrounds.
Panhandle	Means that part of a lot used to gain highway access by way of a narrow strip of land.
Parcel	Means any lot, block, or other area in which land is held or into which land is subdivided as recorded in the Land Titles Office. See “ <b>Lot</b> ”.
Parking Space	Means a space within a building or parking area free and clear of all obstruction for the parking of a motor vehicle.
Permitted Use	Means the principal allowed use for which land, buildings or structures may be used, and for the purposes of this Bylaw all uses not listed as permitted shall be deemed to be a prohibited use in that zone.
Principal Building	Means an existing or proposed building containing the principal/main use to which a lot is designated in this Bylaw.
Personal Service	Means those businesses that cater to personal service needs such as: spas; beauty salons; barbers; shoe repair shops; electric and electronic repairs; laundry; dry cleaning; and similar uses.
Public Use	Means any public uses.
Public Utility Use	Means a use providing for the public utility facilities for water, sewer, electrical, telephone, broadcast, transmission, and similar services where such use is established by a municipal, provincial or federal governing body.
Qualified Professional	As defined in section 56 of the “ <u>Community Charter</u> ”
Recreational Vehicle	Means recreational vehicles as defined under the “ <u>Motor Vehicle Act</u> ”.
Restaurant	Means an eating establishment where food is sold to the public primarily for immediate consumption upon the premises and that is not licensed by the “ <u>Liquor Control and Licensing Act</u> ”, R.S.B.C. 1996, chapter 267, as amended.
Restaurant-Licensed	Means an eating establishment where food is sold to the public primarily for immediate consumption upon the premises and that is licensed as “food primary” under the regulations to the “ <u>Liquor Control and Licensing Act</u> ”, R.S.B.C. 1996, chapter 267, as amended.
Retail	Means the sale of goods or merchandise to the general public.
Retail Store	Means the business of selling goods or merchandise and includes convenience stores, video rental, household equipment rental, retail warehouses and flea markets which are totally enclosed within a building and excludes retail alcohol sales.
Retail Store – Alcohol	Means a business licensed to sell retail alcohol as “liquor primary” under the regulations to the “ <u>Liquor Control and Licensing Act</u> ”, R.S.B.C. 1996, chapter 267, as amended.
School	Means an educational institution providing the full range of instruction in compliance with the core curriculum mandated by the Ministry of Education.

TERM	DEFINITION
Screening	Means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively provide a visual separation or enclosure for the site which it encloses and is broken only by access driveways, lanes and walkways.
Secondary Suite	Means an additional dwelling unit within a single family dwelling: having a total floor space of not more than 90 sq. meters [968 sq. ft] in area; having a floor space less than 40% of the habitable floor space of the building; located within a building of residential occupancy containing only one other dwelling unit; and located in and part of a building which is a single real estate entity.
Secondary Use	Means a use that is permitted only in conjunction with a designated principal use in each zone.
Service Station	Means premises primarily for the sale of automotive fuels, lubricating oil and motor vehicle accessories directly to the users of motor vehicles, and the servicing of motor vehicles excluding body works, painting and major repairs.
Setback	Means the required minimum distance between a building or structure or use including overhangs and cantilevered deck extensions beyond the roofline and a respective lot line, for example front, rear, and side.
Shopping Center	Means a group of retail stores and personal service establishments as an integrated unit in one or more buildings having common or shared parking available to customers and employees.
Sign	Means any visual representation or attention drawing device which communicates information or advertising for any purposes, displayed out of doors or on the exterior of a building, but does not include a traffic control device or other device erected by the Ministry of Transportation.
Site	Means a lot, a portion of a lot or group of contiguous lots or a defined area of land set apart for a specific use permitted within a zone.
Site Coverage	Means that percentage of the total area of the site that will be covered by all buildings or structures built thereon.
Storage Yard	Means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed. A storage yard shall not be construed to include an automobile wrecking yard, a display yard, or a junk yard.
Storey	Means the habitable space between two floors or between any floor and the upper surface of the floor next above.
Street	Means any highway or roadway dedicated as such on the records of the Land Title Office.
Structure	Means any construction fixed to, supported by, or sunk into land or water, excluding: fences under 1.8 meters [6 feet] in height; landscaping; concrete and asphalt paving or similar surfacing of a lot.
Subdivision	Means any change in the existing size, shape, number or arrangement of a lot registered in the Land Title Office so as to require that a new Certificate of Indefeasible Title be issued.
Temporary/Seasonal Buildings	Means buildings and structures used for short terms of six (6) months or less and that will be removed at the end of the season it was designed for.
Utility Use	Means facilitation for broadcast transmission and the distribution and collection of electrical, telephone, TV, cable, natural gas, sewer, water and transportation services serving the general public and does not include oil and gas storage tanks.
Vehicle	Means a motor vehicle as defined in the " <u>Motor Vehicle Act</u> ".
Veterinary Clinic	Means a facility or part thereof wherein animals of all kinds are treated and kept for treatment by a registered veterinarian, and where such animals can temporarily be boarded.

TERM	DEFINITION
Watercourse	Means any natural or man-made depression with well-defined banks and a bed zero point six (0.6) meters or more below the natural elevation of surrounding land: serving to give direction to a current of water at least six months of the year; or, having a drainage area of two point zero (2.0) square kilometers or more; or, as required by a designated official of the British Columbia Ministry of Land, Air and Water Protection or its successor.
Wrecked Motor Vehicle	Means a motor vehicle as defined in the " <u>Motor Vehicle Act</u> " that: is not capable of being moved by its own motive-power, or is reduced to parts, frames or bodies of a motor vehicle.
Zone	Means an area of land designated under the " <u>Local Government Act</u> " by this Bylaw to regulate a specific land use.

## **2.0 Application, Compliance and Severability**

### **2.1 Application**

1. This Bylaw shall apply to all land, the surface of water, buildings, and structures within the boundaries of the District of Lillooet subject to the provisions of other Provincial and Federal statutes.
2. For the purpose of this Bylaw the schedules referred to within this bylaw are attached to and form an integral part of this Bylaw.

### **2.2 Compliance**

1. Subject to the provisions of "Local Government Act" Section 911 as amended respecting non-conforming uses and conditions (refer to Section 2.3), no building, structure or land, including the surface of water, shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.
2. Nothing in this Bylaw shall be interpreted as relieving any person from complying with the provisions of any other District of Lillooet Bylaw.

### **2.3 Nonconforming Conditions**

1. Where a lot is shown on a plan as being duly filed in a Provincial Land Title Office, before the passage of this by-law and which has less than the minimum width and/or area required in this by-law, development appropriate to the zone and to the density permitted by the zone may be allowed.
2. A lawful use of premises existing at the time of adoption of the Zoning By-law, which does not conform to the provisions of this by-law, may be continued provided that the nonconforming use is not altered or expanded, subject to the provisions of the "Local Government Act".

### **2.4 Severability**

1. Any section, subsection, sentence, clause or phrase of this Bylaw, which is for any reason held to be invalid by the decision of any Court of competent jurisdiction, may be severed from the balance of this Bylaw without affecting the validity of the remaining portions of this Bylaw.

### **2.5 Variance**

1. A variance will only be permitted where approved under Division 6 or Division 9 of the "Local Government Act".

## **2.6 Ministry of Transportation Jurisdiction**

1. Pursuant to section 52 of the “Transportation Act”, the Ministry of Transportation has jurisdiction over any development or zoning within 800 metres of a controlled access highway.



## **3.0 Administration and Enforcement**

### **3.1 Administration**

1. The District Clerk/Administrator or such other person appointed by the Council is hereby authorized to administer this Bylaw.
2. Persons appointed under Sub-Section 3.1 may enter any property subject to this Bylaw at all reasonable times for the purpose of ascertaining whether this Bylaw is being observed.

### **3.2 Violation**

1. No person shall contravene or suffer or permit any act or thing in contravention of this Bylaw.
2. No person shall prevent or obstruct any official appointed under Section 3.1 from the carrying out of his/her duties under this Bylaw.

### **3.3 Penalty**

1. Any person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing, which violates any of the provisions of this Bylaw, shall be liable to the penalties hereby imposed.
2. Any person who violates any of the provisions of this Bylaw shall upon summary conviction thereof be liable to a penalty of not more than Two Thousand Dollars (\$2,000.00).
3. Each day that a violation of this Bylaw is caused to continue constitutes a separate offense.

### **3.4 Unit of Measure**

1. All units of measure contained within this Bylaw are metric (SI) standards. The units of measure which are bracketed “[ ]” are in approximate imperial measurements and are inserted for convenience.

### **3.5 Interpretation**

1. Except as expressly provided in this Bylaw, all headings italicized clauses and other references forming part of this by-law must be construed as being inserted for convenience and reference only.

### **3.6 Zoning Boundaries**

1. Pursuant to Section 903 of the “*Local Government Act*”, The District of Lillooet is divided into zones which are shown in Schedule “B” of this Bylaw. The boundaries of the zoning districts, together with

any explanatory legends, notations and references in respect thereof, are delineated and described on the "Zoning Map of the District of Lillooet", which consists of a computer record compiled by means of Geographic Information software and a Global Positioning System. The Zoning Map is kept by the District of Lillooet. The Zoning Map forms part of this by-law. A generalized diagrammatic representation of the Zoning Map is annexed to this by-law as Schedule "B". In the event of any conflict or inconsistency between the Zoning Map and Schedule "B", the Zoning Map shall govern. Where a zoning boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by reference to the Zoning Map.

## **4.0 General Regulations**

### **4.1 Application**

1. Except as otherwise specified in this Bylaw, Sections 4.1 to 4.34 inclusive apply to all zones established under this Bylaw.

### **4.2 Permitted Uses**

1. No land, the surface of water, buildings or structures in any zone shall be used by the owner, occupier or any other person for any use except as specifically permitted for in the zone in which it is located as set out in this Bylaw.

### **4.3 Uses Permitted in All Zones**

1. The following uses are permitted in any zone:
  - .1 Accessory uses, buildings and structures;
  - .2 Government controlled, held or sanctioned parks, playfields and playgrounds open to the public;
  - .3 An electrical transformer station, sewage treatment plant, Public utility operation, Municipal service operation, water pumping station, reservoir, radio or television transmitters and towers, or other utility structure or use may be located in any zone provided that:
    - a. The structure or use is necessary in this location for the safe and efficient operation of the utility or service;
    - b. The utility or service is available to the general public;
    - c. There is no outdoor storage;
    - d. Building size is a maximum of 50 sq. m. [538 sq. ft];
    - e. Height and siting restrictions shall be those of the zone in which the use is to be located, with the exception of municipal water towers, transmission towers, and radio and television transmission towers subject to the provisions of Section 4.14; and
    - f. Fencing at least 1.8 meters [6 feet] in height is erected where any danger exists.
  - .4 Roads and lanes;
  - .5 Conservation areas.
  - .6 Federal, provincial, municipal and regional works for flood or fire control.

### **4.4 Accessory Use**

1. No accessory building, structure or use shall be permitted on any lot unless the principal building to which the building, structure or use is an accessory has been erected or a valid District of Lillooet Building Permit has been issued for the construction of the principal building.

### **4.5 Accessory Buildings and Structures**

1. The following regulations shall apply to accessory buildings and structures in all zones:
  - .1 Accessory buildings shall not be permitted on a lot unless a valid District of Lillooet Building Permit has been issued for the construction of the principal building on that lot on which the accessory building is intended.

- .2 Except where specifically permitted, an accessory building shall not be used as a dwelling or for providing overnight accommodation;
- .3 No person shall operate a home based business, home industry or other business enterprise in an accessory building on a lot unless a lawfully constructed principal building exists on the lot or a valid building permit under the District of Lillooet Building Bylaw, has been issued for a principal building on the lot.
- .4 No person shall place on any residential parcel of land within the District, or use as an accessory building in a residential zone, a steel container commonly used as a shipping container, or used rail boxcar.
- .5 Unless specifically provided for in each zone, the setback, height and floor area requirements for accessory buildings in each zone are provided in Table below where Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
<b>Minimum Setback</b>	
▪ Front lot line	no closer than the minimum setback in the applicable zone.
▪ Interior side lot line	1.5 m [5 feet]
▪ Exterior side lot line	3.0 m [10 feet]
▪ Rear lot line	1.5 m [5 feet]
▪ Rear lot line abutting a street	3.0 m [10 feet]
<b>Maximum height</b>	
▪ Residential Zones	4 m [13 feet]
▪ Rural Residential Zones	6 m [20 feet]
▪ Commercial and Public Use Zones	8 m [26 feet]
▪ Industrial, OSR and Agricultural Zones	12 m [40 feet]
<b>Maximum floor area</b>	
▪ Residential Zones	50% of the ground floor area of the principal building.
▪ Rural Residential Zones	65% of the ground floor area of the principal building.
▪ Agricultural & Resource	Unlimited
▪ Commercial, Industrial and Public Use Zones	Unlimited, unless use is entirely residential, then the requirements of the residential zones shall apply.
▪ OSR Zones	100% of the ground floor area of the principal building.

#### 4.6 Accessory Residential Use in Commercial and Industrial Zones

1. An accessory residential use within a Commercial or Industrial Zone shall:
  - .1 be contained in the same building as the principal use;
  - .2 be located over or behind the principal use;
  - .3 have separate entrances from the outside; and
  - .4 have a minimum floor area per dwelling unit of 32 square meters [350 square feet].

2. Only one (1) accessory residential dwelling unit shall be permitted on a lot zoned for Commercial or Industrial use and shall be used only for the accommodation of the owner, operator or an employee of the establishment.
3. Where a lot is used for a service station, motel or auto court, an accessory residential dwelling unit may be a part of or separate from the service station, motel or auto court building.
4. Notwithstanding 4.6.2 this section does not apply to permitted mixed residential use in commercial zones (mixed use).

#### **4.7 Fabric Covered Buildings**

1. Fabric covered buildings shall require a building permit and are permitted in the Industrial, Agricultural and Resource, and Rural Residential zones subject to the following:
  - .1 fabric covered buildings are not permitted on a permanent basis;
  - .2 fabric covered buildings are permitted as an accessory building only;
  - .3 fabric covered buildings shall not exceed 40 per cent of the floor area of the principle building, except in the Agricultural and Resource zones, on parcels less than 0.4047 ha in size, fabric covered buildings shall be limited to a maximum of 10 per cent lot coverage.

#### **4.8 Railway Boxcar or Shipping Containers**

1. Railway boxcars or shipping containers used as buildings are permitted in industrial zones only as follows:
  - .1 in conjunction with cartage, hauling, moving and storage, or warehouse/mini-warehousing operations.
  - .2 where a Building Permit has been issued.
  - .3 as an accessory building only; and
  - .4 the maximum lot coverage permitted is restricted to five per cent (5%).

#### **4.9 Mixed Residential and Commercial Uses (Mixed Use)**

1. Where a lot is used for combined residential and commercial use the residential use shall:
  - .1 be contained in the same building as the commercial use;
  - .2 be located over or behind the commercial use; and
  - .3 have a separate entrance from outside.

#### **4.10 Exterior Area Lighting**

1. In all zones the following regulations shall apply:
  - .1 Flood or spot lamps must be aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side) when the source is visible from any off-site residential property or public roadway.
  - .2 All light fixtures shall be located, aimed or shielded so as to prevent stray light trespassing across property boundaries. Particularly, any lamp installed on a residential property and visible from any other residential property must be shielded such that it is not directly visible from that property.

#### **4.11 Agricultural Land Reserve**

1. Notwithstanding any other provisions of this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the "Agricultural Land Commission Act" and amendments as administered by the Provincial Agricultural Land Commission.

#### **4.12 Resource Extraction**

1. Notwithstanding any other provisions of this Bylaw, all resource extraction activities shall be approved by the Ministry of Energy and Mines, or its successor.

#### **4.13 Siting, Size and Shape of Buildings and Structures**

1. No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier, or any person so that it contravenes the requirements for the zone in which it is located as set out in this Bylaw.

#### **4.14 Height of Buildings and Structures**

1. Notwithstanding the definition of height, where it is necessary to raise the elevation of a building for flood hazard protection, the height of a building or structure shall be measured from the flood construction elevation as determined by the Ministry of Environment or its successor.
2. The height of buildings and structures permitted elsewhere in this bylaw may be exceeded in the following cases: radio solar panel devices, mechanical appurtenances, domes, turrets and towers, municipal water towers; communications towers; radio and television transmission towers or antennas; chimneys; church spires; belfries; fire hose and fire alarm towers; flag poles, lighting poles, lightning rods; storage silos; and industrial cranes, provided that such structures cover no more than 10 percent of the lot or, if situated on a building, not more than 15 percent of the roof area of the building.
3. Within the flight path of an Airport, the maximum height of buildings and structures shall be controlled by Transport Canada regulations.

#### **4.15 Visibility**

1. There shall be no obstruction to the line of vision by buildings, structures or landscaping between the heights of 1 meter [3.3 feet] and the height of 3 meters [10 feet] above the established grade of a street within an area bounded by the center lines of intersection streets and a line joining a point on each of the center lines of the two streets 25 meters [82 feet] from their point of intersection.
2. Notwithstanding 4.15.1, in the case of corner lots, no building or structure or part thereof, except a fence shall be located within 3 meters [10 feet] of a flanking highway.

#### **4.16 Fencing**

1. Any fence, wall or similar structure located in any Residential Zone shall not be higher than 1.8 meters [6 feet].

2. Where a fence, wall or similar structure is located on top of a retaining wall, the height of the fence shall include the height of the retaining wall, except where their combined height exceeds 1.8 meters [6 feet]. The fence, wall or similar structure by itself may have a height of not more than 1 meter [3.3 feet].
3. Any fence, wall or similar structure which is over-height (exceeding 1.8 meters [6 feet] in height) shall require a District of Lillooet Building Permit.
4. Barbed wire fencing shall not be used in any Residential Zone, or in any other zone where a lot abuts a Residential Zone.
5. Razor wire, ribbon wire or ultra-barrier wire fencing shall not be used in any zone.

#### **4.17 Retaining Walls**

1. Any retaining wall on a property line shall require a District of Lillooet Building Permit.
2. Any retaining wall over 1 m [3.3 ft] in height from the natural grade on one side to the finished grade on one side shall require a building permit or District approval.

#### **4.18 Screening and Landscaping and Storage**

1. Where required by this bylaw, all screening and landscaping shall comply with the following regulations:
  - .1 In all zones except Agricultural and Rural Resource and Open Space Reserve, a continuous landscaping strip of a minimum 2.5 meters [8 feet] in width shall be provided along the sides of the lot which abut a street;
  - .2 Where an Industrial Zone abuts any commercial or residential use, continuous screening which is not less than 2 meters [6.5 feet] in height shall be provided within the setbacks of the Industrial Zone;
  - .3 Where a lot is developed for commercial use and where such a lot abuts a residential use or a residential zone, screening of not less than 2 meters [6.5 feet] in height shall be provided within the setbacks adjacent to the residential use or zone;
  - .4 Where a lot is developed for a commercial use and where such a lot is separated by a lane from a lot that is either zoned or developed as residential, screening along the entire property line abutting the lane of not less than 1.2 meters [4 feet] in height shall be provided;
  - .5 Notwithstanding Sub-Sections 4.18.1.1 to 4.18.1.4, screening will not be required for the points of ingress and egress and for a distance of 3 meters [10 feet] on either side of the points of ingress and egress;
  - .6 Landscaped screens where required by this Bylaw shall be maintained at all times by the owner of the lot on which they are required;
  - .7 Any garbage container exceeding 0.5 cubic meters [0.65 cubic yards] in capacity shall be screened from any highway other than a lane;
  - .8 Any storage including outdoor garbage bins, not contained within a building in any lot within a Commercial or Industrial Zone that abuts a lot in a Residential Zone shall be enclosed by screening not less than 1.8 meters [6 feet] high.

#### **4.19 Keeping of Wrecked Vehicles**

1. Unless specifically provided for in that zone, or required for the operation of business, no lot shall be used for the wrecking or storage of wrecked vehicles or as a junkyard, and any vehicle which has not been licensed for a period of one (1) year and which is not housed in a garage or carport shall be deemed to be a wrecked vehicle and refuse.
2. Where the keeping of wrecked vehicles is specifically provided for in that zone, or the keeping of wrecked vehicles is required for the operation of business the following shall apply:
3. Wrecked vehicles shall be completely enclosed within a building or the wall or fenced area with no wrecked vehicles to be visible from outside the building or the walled or fenced area in which the wrecked vehicles are stored; and
4. The total number of wrecked vehicles stored within the walled or fenced area shall not exceed five (5) at any time.

#### **4.20 Buffers**

1. Any commercial, industrial or residential land use abutting an agricultural zone including land in the ALR shall provide and maintain a buffer on the non-agricultural side of the lot boundary that complies with the requirements of the Agricultural Land Commission's Landscape Buffer Specifications, ALC 1993.
2. Resource extraction activities as permitted by the relevant agency of the Provincial Government shall require a buffer to be maintained on all lot boundaries, except that where a lot abuts a right of way or easement for public or quasi-public purposes, which is contiguous with a highway, such right of way or easement may be deemed to be within the lot for purposes of establishing the buffer area.
  - .1 The depth of buffer required in the case of any resource extraction activities as permitted by the relevant agency of the Provincial Government shall be 30 meters [100 ft].
  - .2 The depth of a buffer required in the case of a landfill shall be 60 meters [200 ft].
3. Within a buffer area:
  - .1 No building or structure may be erected or placed, except a fence, a wall, or in the case of that part of the buffer area contiguous with the highway, identification signs.
  - .2 No garbage disposal area and no vehicle parking area shall be located.
  - .3 Except where danger or a road is involved, no plant material may be removed, nor may any substance of which land is composed be deposited or removed except as part of a recognizable beautification scheme.
  - .4 The only roads permitted in the buffer areas are those which cross it as close to right angles as practicable and connect directly with the road system contained within the remainder of the lot.

#### **4.21 Setbacks from Watercourses and Water Bodies**

1. Notwithstanding any other provisions of this Bylaw, setbacks from watercourses and waterbodies are subject to the regulations of the Flood control Bylaw and development may also be subject to the Watercourse Development Permit Area Criteria.



#### **4.22 Setbacks from Provincial Highway**

1. Notwithstanding the setback requirements contained within each zone, buildings and structures on lots abutting highways shall be located in accordance with Ministry of Transportation regulations.

#### **4.23 Setbacks from Fuel Dispensing Stations**

1. Notwithstanding the setback requirements contained within each zone, setback requirements for fuel dispensing stations shall comply with the requirements of the Fire Commissioner's Office.

#### **4.24 Residence for a Relative**

1. Pursuant to Section 946 of the "Local Government Act", and notwithstanding other minimum lot size regulations of this Bylaw, the Approving Officer may approve the subdivision of a parcel of land for the purpose of providing a separate residence for the property owner or the owner's mother, father, mother-in-law, father-in-law, daughter, son, daughter-in-law, son-in-law, or grandchild.

#### **4.25 Secondary Suites**

1. Where permitted in this Bylaw, Secondary Suites shall comply with the following regulations:
  - .1 Secondary Suites shall only be permitted in single family dwellings and shall not be permitted in a mobile home, duplex or other forms of multi-family housing;
  - .2 Only one Secondary Suite shall be permitted in a single family dwelling;
  - .3 The maximum size for a Secondary Suite is limited to 40% of the total floor area of the single family dwelling;
  - .4 Secondary Suites shall only be permitted in dwellings served by both community sewer and water. In residences not served with either community sewer or water or both, suites may be permitted subject to the Health Officer's approval in the case of sewer and the Administrator's approval for water provision;
  - .5 Secondary Suites are restricted to properties where the owner of the property resides;
  - .6 Secondary Suites will be subject to additional municipal utility charges.

#### **4.26 Bed and Breakfast**

1. Where permitted in this Bylaw, Bed and Breakfast uses shall comply with the following regulations:
  - .1 Only one Bed and Breakfast operating from one dwelling shall be permitted on a lot;
  - .2 A Bed and Breakfast home may contain a maximum of four (4) bedrooms;
  - .3 No meals shall be provided to guests of the operation other than breakfast;
  - .4 No liquor shall be supplied to guests;
  - .5 No external indication shall exist that a building is used for any purpose other than normally associated with a dwelling except for a single non-illuminated sign not exceeding 0.2 square meters [2 square feet];
  - .6 The Bed and Breakfast shall be operated by a resident of the lot;
  - .7 Employees of a Bed and Breakfast are restricted to members of a family residing on the lot plus one other person;
  - .8 A Bed and Breakfast use shall be required to have a District of Lillooet Business License; and

- .9 A dwelling used for Bed and Breakfast shall be serviced with a community water and community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.

#### **4.27 Boarding Use**

1. Where permitted in this Bylaw, Boarding use shall comply with the following regulations:
  - .1 Boarding use shall be permitted across all residential and rural residential areas;
  - .2 A dwelling used for boarding use shall be operated by a resident of the dwelling;
  - .3 No more than two (2) unrelated persons shall be provided with room or room and board in a dwelling;
  - .4 No more than two (2) rooms shall be used for room or room and board in a dwelling;
  - .5 A dwelling used for boarding use shall be serviced with community water and sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.

#### **4.28 Home Based Business**

1. Where permitted in this Bylaw, Home Based Business use shall comply with the following regulations:
  - .1 No external indication shall exist that a building is used for any purpose other than normally associated with a dwelling except for a single non-illuminated sign not exceeding 0.2 square meters [2 square feet];
  - .2 All activities associated with the Home Based Business shall be entirely conducted within a completely enclosed building;
  - .3 There shall be no outdoor storage of materials, equipment, containers or finished products;
  - .4 The floor area used for a Home Based Business shall not exceed more than 20% of the floor area of the residential premises on the lot upon which the occupation is carried out, or if carried out in an accessory building the floor area of the accessory building shall not be greater than 50% of the floor area of the residential building to which it is accessory;
  - .5 Employees of a Home Based Business shall be restricted to members of a family residing on the lot plus one other person;
  - .6 Notwithstanding the definition of dwelling, a Home Based Business may include a commercial kitchen involving a second set of cooking facilities within a dwelling where the Ministry of Health has issued a permit for same;
  - .7 There shall be no materials or products used for a Home Based Business that produce inflammable or explosive vapours or gases under ordinary working conditions;
  - .8 The Home Based Business shall not create a nuisance by reason of sound, sight or smell or electrical interference;
  - .9 A Home Based Business shall be required to have a District of Lillooet Business License;
  - .10 The operation of a Home Based Business shall be limited to the hours between 7:00 a.m. and 9:00 p.m.

#### **4.29 Home Industry**

1. Home Industry uses are permitted in rural residential, open space reserve and agricultural resource zones, as noted in the relevant bylaw section, where lots are larger than 1 hectare [2.47 acres] subject to the following regulations:

- .1 All activities associated with the Home Industry shall be entirely conducted within a completely enclosed building except where it involves agricultural uses;
- .2 No storage of materials, equipment or finished products is permitted outside an enclosed building;
- .3 Exclusive of the resident's own licensed vehicles, no more than three (3) vehicles for repair shall be parked outdoors;
- .4 No external indication shall exist that a building is used for any purpose other than normally associated with a dwelling except for a single non-illuminated sign not exceeding 0.2 square meters [2 square feet];
- .5 Noise created by the Home Industry must not exceed 0 decibels (i.e. no noise) above ambient at the property lines;
- .6 No building containing a Home Industry shall be located within 4.5 meters [15 ft] of a lot line;
- .7 Employees of a Home Industry shall be restricted to members of a family residing on the lot plus two other people;
- .8 A Home Industry use shall be required to have a District of Lillooet Business License;
- .9 The operation of a Home Industry shall be limited to the hours between 7:00 a.m. and 9:00 p.m.

#### **4.30 Occupancy During Construction**

1. A mobile home or recreational vehicle may be used to provide temporary accommodation for the owner or builder during construction of a principal dwelling on a lot provided that:
  - .1 A District of Lillooet building permit has been issued for the principal dwelling on the lot and the dwelling is under construction;
  - .2 The mobile home or recreational vehicle shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations;
  - .3 The mobile home is not sited on a permanent foundation;
  - .4 No addition shall be made to the mobile home or recreational vehicle;
  - .5 Occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry of the building permit for the mobile home or recreational vehicle, whichever occurs first.

#### **4.31 Keeping of Animals**

1. The keeping of animals, where permitted, shall be subject to the following regulations:
  - .1 On any parcel 2.0 ha or less in area, the total number of livestock, must not exceed one (1) animal unit for each 0.2 ha of parcel area;
  - .2 despite Section 4.31.1, on any parcel 0.4 ha or less in area, the total number of poultry and/or fur bearing animals shall not exceed twenty-five (25).
  - .3 All structures, pens, runs, enclosures and manure piles shall in addition be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams, springs, groundwater or other bodies of water which in his opinion could suffer contamination therefrom and subject to the regulation of the Waste Management Act.

#### **4.32 Signs**

1. Notwithstanding the requirements specified for signs in this Bylaw, any sign shall conform to the requirements of the District of Lillooet Sign Bylaw in force from time to time.

#### **4.33 Off-Street Parking**

1. All off-street parking required by this bylaw shall comply with the following regulations:

##### **Existing Buildings, Structures and Uses**

- .1 The regulations contained in this Part shall not apply to buildings, structures or uses existing on the effective date of this Bylaw.
- .2 Off-street parking existing on the effective date of this bylaw shall not be reduced below the applicable off street parking regulations.
- .3 Required parking spaces shall be located on the same lot as the use which they serve, unless exempted by this Bylaw.
- .4 All off-street parking shall be provided with practical vehicle access to the street upon which the lot borders and in addition, where three (3) or more spaces are required, individual parking spaces, maneuvering aisles, entrances and exits shall be clearly marked.
- .5 Off-street parking spaces required for all uses, except residential, motel and hotels, may be located on a property within 160 meters [525 feet] of the use which it serves on condition that pursuant to Section 219 of the Land Title Act as amended, a restrictive covenant shall be registered on the title to that lot limiting the use of that lot to the provision of off-street parking for the benefiting lot.
- .6 In all Commercial Zones, required parking spaces for separate commercial uses may be provided collectively, if the total number of spaces provided is not less than the sum of the separate requirements for each use, and provided that all regulations governing location of parking spaces in relation to the use are met.
- .7 All parking areas shall be surfaced with asphalt, concrete, or interlocking brick so as to provide a surface that is durable and shall be so graded and drained as to properly dispose of all water. However, in Residential Zones, other than for multiple family dwellings and townhouses, a gravel surface is permitted.
- .8 Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale or storage of goods of any kind.
- .9 Off-street parking areas in a Residential Zone shall not be used for parking or storage of: commercial vehicles exceeding four thousand (4,000) kilograms [10,000 lbs] gross vehicle weight (GVW) and contractors and construction equipment.
- .10 Required off-street parking areas shall be kept clear of snow and available for parking at all times.

##### **Voluntary Establishment of Parking Facilities**

- .11 Where off-street parking facilities are provided when not required by this Bylaw, they shall comply with the regulations of this section with respect to their location, design, maintenance and operation.

##### **Design and Construction Standards**

- .12 Off-street parking spaces required under this Bylaw shall be constructed in accordance with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum dimension for 90 degree parking spaces:	
where open on both sides	2.6 meters by 6 meters [8.5 ft by 20 ft]
where pillar or wall on one side	2.75 meters by 6 meters [9 ft by 20 ft]
where pillar or wall on both sides	3 meters by 6 meters [10 ft by 20 ft]
where space is parallel to a curb	2.6 meters by 6.7 meters [8.5 ft by 22 ft]
Minimum dimension for small car parking spaces	2.5 meters by 4.9 meters [8 ft by 16 ft]
Required labels for small car parking spaces	"Small Cars Only"
Maximum area for small car spaces	20% of the total parking requirement for a parking area containing not less than 10 parking spaces
Minimum Aisle widths for:	
90 degree parking - one way traffic	6 meters [20 ft]
90 degree park - two way traffic	7.6 meters [25 ft]
60 degree parking - one way traffic	5.5 meters [18 ft]
45 degree parking - one way traffic	4.5 meters [15 ft]
30 degree parking - one way parking	3.6 meters [12 ft]
Parallel parking - one way traffic	3.5 meters [11.5 ft]
cross aisle - one way traffic	4.5 meters [15 ft]
cross aisle - two way traffic	7.3 meters [24 ft]
Minimum dimension for parking spaces in Commercial and Industrial Zones	3 meters by 6 meters [10 ft by 20 ft] plus such additional area as may be required for the off-street parking of trucks that will be parked upon the site.
Maximum slope of parking areas	12%
Setback from front property line	located a minimum distance of 1 m from the municipal road allowance of a public thoroughfare;
Vehicle Stops	provided to prevent encroachments onto a street, lane, driveway, sidewalk, internal walkway, landscaping or building.
Separation from building	at least 1.5 m from a window to a habitable room

## Loading

- .13 Adequate space for loading, unloading and maneuvering of trucks, tractor trailers shall be provided in Commercial and Industrial Zones.
- .14 All loading areas shall be effectively screened from adjacent Residential Zones to a height of at least 2.5 meters [8 feet] by a landscape screen or solid decorative fence or a combination of both.

## Required Parking Spaces

- .15 The number of off-street parking spaces required under this Bylaw shall be provided in accordance with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Assembly Including: Community Hall Dance Hall Funeral Parlors	1 parking space per 10 seats or 1 parking space per 9 square meters [97 sq. ft] of floor area used for dancing or Lodges assembly, whichever is greater.
Animal hospital & kennels	1 parking space per two employees
Auction	1 parking space per 10 sq. meters [108 sq. ft] auction floor
Auto sales and repair	1 parking space per service bay
Banks	3 spaces/100 sq.m. gross leasable area
Beach, swimming	1 parking space per 9 sq. meters [97 sq. ft] developed beach above HWM (high water mark)
Boat sales and repair	1 parking space per two employees plus one parking space per 93 sq. meters [1000 sq. ft] display area including outside
Bowling Alley	3 parking spaces per alley
Building material supply	1 parking space per two employees and one parking space per 185 sq. meters [1,991 sq. ft] covered sale and storage
Campground	1 parking space per camp space
Car wash	Nil parking spaces but requires approach storage of aisles capable of accommodating two vehicles per wash bay.
Church – Rural	1 parking space per four seats
Church – Suburban	1 parking space per ten seats
College	1 parking space per employee and 1 parking space per five students
Contractor's yard	1 parking space per two employees
Cultural	1 space/50 sq.m. gross leasable area
Fire Hall	1 parking space per employee counted as one shift
Golf Course	25 parking spaces/9 hole course
Golf driving range	1 parking space per tee and 1 parking space per two employees
Health Salon/Spa	1 parking space per 46 sq. meters [495 sq. ft] floor area
Hospital, Private	1 parking space per two employees counted as total of two shifts and 1 parking space per five beds
Hospital, Public	1 parking space per two employees counted as total of two shifts and 1 parking space per five beds
Hotel	1 parking space/sleeping room and 1 parking space/ 8 seats in café, bar, etc.
Ice Cream Stand	3 parking spaces per sales clerk
Laboratory	1 parking space per two employees
Laundromat	1 parking space per three washing machines
Laundry plant	1 parking space per two employees counted as two shifts
Machinery sales	1 parking space per two employees and one parking space per 93 sq. meters [1,000 sq. ft]
Manufacturing	1 parking space per two employees counted as two shifts
Marina	1 parking space per boat berth and 1 parking space per two employees
Mobile Home	1 parking space per living unit
Motel	1 parking space per sleeping unit

COLUMN I	COLUMN II
Nursery, Greenhouses	1 parking space per 14 sq. meters [150 sq. ft] gross floor area of retail sales building
Nursing/ Rest Home	1 parking space per five beds.
Offices	3 spaces/100 sq.m. gross leasable area
Parking structure	1 parking space per two employees
Post Office	1 parking space per two employees counted as two shifts
Prison	1 parking space per two employees counted as two shifts
Public Bus Depot	1 parking space per 17 sq. meters [183 sq. ft] public waiting room and 1 parking space per two employees counted as two shifts
Public utility building	1 parking space per two employees counted as two shifts
Recreation including: Curling Rink Roller Rink Swimming Pool Ice Rink Gymnasiums Exercise Rooms	4 spaces per 100 sq.m. of activity space
Residential Multi-family	1 parking space per living unit and 1 guest parking space per four (4) units
Residential Single and Two- family dwelling	2 parking spaces per dwelling unit
Restaurants <ul style="list-style-type: none"> <li>• restaurant accessory to a hotel/motel or recreation facility</li> <li>• fast food for off-site consumption</li> </ul>	4 spaces, plus an additional, one space per 4 seats. 4 spaces plus an additional 1 space per 8 seats  4 spaces
Retail Trade <ul style="list-style-type: none"> <li>• Shopping Centre</li> <li>• Store, Retail</li> <li>• Store, Personal Service</li> </ul>	4.5 spaces/100 sq.m. gross leasable area 3 spaces/100 sq.m. gross leasable area  4 spaces/100 sq.m. gross leasable area
School, Elementary	1 parking space per employee
School, Secondary	1 parking space per employee and 1 parking space per ten students
Schools	1 parking space per 9 square meters of floor area used for dancing or assembly
Service Station	1 parking space per two employees on duty and 1 parking space per service bay
Stadium	1 parking per three seats
Taxi stand	1 parking space per each vehicle operating from the office and 1 parking space per office employee
Theater, not drive-in	1 parking space per four seats
Theatre, drive-in	1 parking space per two employees plus approach storage capacity of 25%
Tire rebuilding	1 parking space per two employees
Tire repair	1 parking space per two employees and 1 parking space per bay
Tourist attraction	1 parking space per four persons capacity
Trailer park	1 parking space per stall and 1 parking space per employee
TV, radio studios	1 parking space per two employees counted as two shifts

COLUMN I	COLUMN II
Vegetable Stand	3 parking spaces per sales clerk
Warehouse	1 parking space per two employees counted as two shifts

### **Parking for Disabled Persons**

- .16 Where a building is required to be accessible by disabled persons, the BC Building Code parking regulations for disabled persons shall apply.
- .17 Where there is a load restriction for any street, no vehicle that exceeds those restrictions shall be parked for any period longer than that required to load or unload such a vehicle.

### **Visitor Parking**

- .18 A minimum of fifteen per cent (15%) of the required number of spaces provided for multiple family residential development must be designated as visitor parking.

### **Method of Calculation**

- .19 GLA (Gross Leasable Area) shall include all floor area except areas used for heating, electrical services, elevators, hallways, staircases, bathrooms, lobbies, kitchens, lunchrooms, or first aid rooms. GLA includes all mezzanine areas.
- .20 Where seating accommodation is used as a measurement for calculating the number of parking spaces required, and such accommodation consists of benches, pews, booths, stand-up counters and the like, each 50 cm of width of such seating accommodation shall count as one seat.
- .21 Where a use is not specifically referred to, the number of parking spaces required shall be calculated based on the requirements for a similar use that is listed.
- .22 Where more than one standard may apply to a use, the standard requiring the greatest number of parking spaces shall be used.
- .23 When calculating the number of parking spaces required for a site, building or structure, a fractional total shall be rounded to the nearest whole number.

### **4.34 Panhandle Lots**

1. The panhandle or access strip shall be a minimum width of 6m and a maximum length of 30m for Urban Residential zones and 100m for Rural Residential zones.
2. The panhandle or access strip shall be calculated as part of the minimum parcel area.



## **5.0 Establishment of Zones**

### **5.1 Zone Designations**

1. For the purpose of this Bylaw, the District of Lillooet is hereby classified and divided into the following zones:

Zone Title	Short Designation
Residential 1	R-1
Residential 2	R-2
Multi-family	RM
Rural Residential 1	RR-1
Rural Residential 2	RR-2
Rural Residential 3	RR-3
Mobile Home Park	MHP
Agricultural and Rural Resource	AGR
Commercial	C-1
Local Commercial	C-2
Service Commercial	C-3
Shopping Centre Commercial	C-4
Highway Tourist Commercial	C-5
Light Industrial	1-1
General Industrial	1-2
Transportation Industrial	1-3
Parks and Recreation	P-1
Churches	P-2
Schools	P-3
Public and Quasi Public Use	P-4
Open Space Reserve	OSR

### **5.2 Zoning Map**

1. The extent of each zone is shown on Schedule "B" Zoning Map, which is attached to and forms part of this Bylaw.

### **5.3 Zoning Boundaries**

1. When a zone boundary is designated as following a road allowance or watercourse, the division between zone boundaries shall be interpreted as the centerline of such road allowance or watercourse.

2. Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning map referred to in Section 5.2.

## 6.0 Residential Zones

### 6.1 R-1 – Residential

#### .1 Purpose

The purpose of the R-1 Zone is to accommodate and regulate low density, single family residential development excluding mobile homes.

#### .2 Permitted Uses

The following uses and no others are permitted in the R-1 Zone:

- Accessory buildings and structures
- Community care facilities, subject to provincial regulations
- Home based business
- One of the following uses: Bed and Breakfast, Boarding Use or Secondary Suite
- Single family dwelling, excluding mobile homes

#### .3 Regulations

Every use of land and every building or structure permitted in the R-1 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size <ul style="list-style-type: none"><li>- with community water and sewer</li><li>- with community water only</li></ul>	400 sq. m [ 4,306 sq. ft] 2,000 sq. m [ 21,528 sq. ft]
Minimum Lot Width	18 m [60 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	3.0 m [10 ft] 1.5 m [5 ft] 3.0m [10 ft] 3 m [10 ft]
Minimum Setback Accessory Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	Behind principal building 1.5 m [5 ft] 3.0m [10 ft] 3.0 m [10 ft]
Maximum Lot Coverage	40%
Maximum Number of Principal Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory Building</li></ul>	8 m [26 ft] 4 m [13 ft]
Minimum Building Width <ul style="list-style-type: none"><li>- Principal Building</li></ul>	6 m [20 ft]
Parking	Required as per Section 4
Fencing/Screening/Buffering/ Storage	Required as per Section 4

## 6.2 R-2 – Residential 2

### .1 Purpose

The purpose of the R-2 Zone is to accommodate and regulate low density residential development in the form of single detached and two-family/ duplex dwellings and mobile homes.

### .2 Permitted Uses

The following uses and no others are permitted in the R-2 Zone:

- Accessory buildings and structures
- Community care facilities, subject to provincial regulations
- Home based business
- Individual mobile homes on individual lots
- One of the following uses: Bed and Breakfast, Boarding Use or Secondary Suite
- Single family dwellings
- Two family dwellings

### .3 Regulations

Every use of land and every building or structure permitted in the R-2 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size Single Family Dwelling/ Mobile Home - with community water and community sewer - with community water only Two Family Dwelling / Duplex - with community water and community sewer - with community water only	400 sq. m [4,306 sq.ft] 2000 sq.m [21,528 sq.ft]  650 sq. m. [5,996 sq.ft] 2000 sq.m [21,528 sq.ft]
Minimum Lot Width - Single family dwelling - Two family dwelling	15m [50 ft] 18 m [60 ft]
Minimum Setback Principal Building - Front lot line - Interior side lot line - Exterior side lot line - Rear lot line	3 m [10 ft] 1.5 m [5 ft] 3 m [10 ft] 3 m [10 ft]
Minimum Setback Accessory Building - Front lot line - Interior side lot line - Exterior side lot line - Rear lot line	Behind principal building 1.5 m [5 ft] 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage	33%
Maximum Number of Principal Buildings	1 per parcel
Maximum Building Height - Principal Building	8 m [26 ft]
Minimum Building Width - Principal Building	4.1 m [14 ft]

Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 6.3 RM – Residential Multifamily

### .1 Purpose

The purpose of the RM Zone is to accommodate and regulate higher density multiple family dwellings.

### .2 Permitted Uses

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

- Accessory buildings and structures
- Home based business
- Multiple family dwellings on lots serviced with community water and community sewer
- One of the following uses: Bed and Breakfast, Boarding Use or Secondary Suite
- Off-Street parking
- Single family dwellings
- Townhouse dwellings on lots serviced with community water and community sewer
- Two family dwellings

### .3 Regulations

Every use of land and every building or structure permitted in the RM Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size Single Family Dwelling/ Mobile Home <ul style="list-style-type: none"><li>- with community water and community sewer</li><li>- with community water only</li></ul> Two Family Dwelling / Duplex <ul style="list-style-type: none"><li>- with community water and community sewer</li><li>- with community water only</li></ul> Townhouse & Multifamily Dwellings <ul style="list-style-type: none"><li>- with community water and community sewer</li></ul>	400 sq. m [4,306 sq. ft] 2000 sq. m [21,528 sq. ft]  650 sq. m [6,996 sq. ft] 2000 sq. m [21,528 sq. ft]  1,000 sq. m [10,764 sq. ft]
Minimum Lot Width <ul style="list-style-type: none"><li>- Single family dwelling</li><li>- Two family dwelling</li><li>- Townhouse dwelling</li><li>- Multi family dwelling</li></ul>	15 m [50 ft] 18 m [60 ft] 29 m [95 ft] 30 m [100 ft]
Minimum Setback Single family/Two Family Dwellings <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul> Townhouse Dwellings/Multi Family Dwellings <ul style="list-style-type: none"><li>- Front parcel line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	3 m [10 ft] 1.5 m [5 ft] 3 m [10 ft] 3 m [10 ft]  3 m [10 ft] 3 m [10 ft] 3 m [10 ft] 3 m [10 ft]

COLUMN I	COLUMN II
Minimum Setback Accessory Building <ul style="list-style-type: none"> <li>- Front lot line</li> <li>- Interior side lot line</li> <li>- Exterior side lot line</li> <li>- Rear lot line</li> </ul>	Behind principal building 1.5 m [5 ft] 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage <ul style="list-style-type: none"> <li>- Single family dwelling</li> <li>- Two family dwelling</li> <li>- Townhouse dwelling/Multifamily Dwellings</li> </ul>	45% 50% 55%
Maximum Number of Principal Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"> <li>- Single family or two family dwelling</li> <li>- Townhouse dwelling/Multifamily Dwellings</li> <li>- Accessory Building</li> </ul>	8 m [26.5 ft] 10 m [32.8 ft] 4 m [13 ft]
Minimum Building Width <ul style="list-style-type: none"> <li>- Principal Building</li> </ul>	6 m [20 ft]
Maximum Density for Townhouse Dwelling / Multifamily Dwellings	40 units per ha [16 units per acre]
Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 6.4 MHP – Mobile Home Park

### .1 Purpose

The purpose of a MHP Zone is to accommodate and regulate development of Mobile Home Parks.

### .2 Permitted Uses

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

- Accessory buildings and structures
- Accessory office for use of manager or caretaker of mobile home park
- Accessory single family dwelling for use of manager or caretaker of mobile home park
- Home based business
- Mobile home park on lots serviced with both community water and community sewer

### .3 Regulations

Every use of land and every building or structure permitted in the MHP Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size Mobile Home Park - with community water and community sewer	0.8 ha [2 acres]
Minimum Floor Area for Mobile Home	29 sq. m [300 sq. ft]
Minimum Area for Mobile Home Space	325 sq. m [3,500 sq. ft]
Minimum Setback – Principal Building - Front lot line - Interior side lot line - Exterior side lot line - Rear lot line	7.5 m [25 ft] 3 m [10 ft] 3 m [10 ft] 3 m [10 ft]
Minimum Setback Accessory Building - Front lot line - Side lot line - Rear lot line	Behind principal building 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage	40%
Maximum Building Height - Accessory single detached dwelling - Mobile home	8 m [26.5 ft] 3.5 m [12 ft]
Minimum Building Width - Mobile home - Single family dwelling	3.5 m [12 ft] 6 m [20 ft]
Maximum Density Mobile Home Park - Single detached dwelling - Mobile home Park with less than 10% area devoted to recreational facilities - Mobile home Park with more than 10% area devoted to recreational facilities	1 per lot  20 units per ha [8 units per acre] 22 units per ha [9 units per acre]
Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4



## 7.0 Rural Residential Zones

### 7.1 RR-1 – Rural Residential 1

#### .1 Purpose

The purpose of the RR-1 Zone is to accommodate and regulate low density single family residential development including mobile homes in a rural suburban type setting which is serviced by community water, and may have sewer service as well.

#### .2 Permitted Uses

The following uses and no others are permitted in the RR-1 Zone:

- Accessory buildings and structures
- Agriculture including the keeping of animals, where the minimum lot size is 0.2 ha [.5 acre] subject to Section 4.31, except piggeries, fur farming, horses for commercial use, feedlots and other intensive livestock production are excluded
- Community care facilities, subject to provincial regulations
- Home based business
- Home Industry where the minimum lot size is 1 ha [2.47 acres]
- Mobile homes
- One of the following uses: Bed and Breakfast, Boarding Use or Secondary Suite
- Single family dwellings

#### .3 Site Specific Permitted Uses

For Lots 1 and 2, Plan 21023 125 and 185 Reynolds Ave. and Lots 88-99, Plan 18719, 125 to 175, T & T Road permitted uses include vehicle and heavy equipment repairs, storage of construction materials and cabinet making.

#### .4 Regulations

Every use of land and every building or structure permitted in the RR-1 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	0.175 ha [0.43 acres]
Minimum Lot Width	25 m [82 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	6 m [20 ft] 1.5 m [5 ft] 3 m [10 ft] 6 m [20 ft]
Minimum Setback Accessory Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	Behind principal building 1.5 m [5 ft] 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage	25%

COLUMN I	COLUMN II
Maximum Number of Principal Buildings	1 per lot
Maximum Building Height - Principal Building	8 m [26 ft]
Minimum Building Width - Principal Building – Single Family Dwelling - Principal Building – Mobile Home Dwelling	6 m [20 ft] 3.5 m [12 ft]
Siting	Required as per Section 4
Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 7.2 RR-2 – Rural Residential 2

### .1 Purpose

The purpose of the RR-2 Zone is to accommodate and regulate low density single family residential development on medium sized lots in rural and suburban settings with a variety of servicing conditions.

### .2 Permitted Uses

The following uses and no others are permitted in the RR-2 Zone:

- Accessory buildings and structures;
- Agriculture including the keeping of animals where the minimum lot size is .2 ha [.5 acre] subject to Section 4.31, except piggeries, fur farming, horses for commercial use, feedlots and other intensive livestock production are excluded: except that on Lots 1 to 14 inclusive, District Lot 3 and District Lot 3056, Plan 38426 (Roshard Acres), the keeping of animals is prohibited;
- Community care facilities, subject to provincial regulations where minimum lot size is 0.5 ha [1.2 acre];
- Home based business;
- Home Industry where the minimum lot size is 1 ha [2.47 acres];
- Mobile home;
- One of the following uses: Bed and Breakfast, Boarding Use or Secondary Suite;
- Single family dwelling.

### .3 Regulations

Every use of land and every building or structure permitted in the RR-2 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size when serviced with: <ul style="list-style-type: none"><li>- well and septic tank</li><li>- community water and septic tanks</li><li>- community water and sewer</li></ul>	2 ha (4.94 acres) 1 ha (2.47 acres) .405 ha (1 acre)
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	7.5 m [25 ft] 3 m [10 ft] 3 m [10 ft] 3 m [10 ft]
Minimum Setback Accessory Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	Behind principal building 1.5 m [5 ft] 3 m [10 ft] 7.5 m [25 ft]
Maximum Lot Coverage	25%
Maximum Number of Principal Buildings	1 per lot

COLUMN I	COLUMN II
Maximum Building Height - Principal Building	8 m [26 ft]
Minimum Building Width - Principal Building – Single Family Dwelling	6 m [20 ft]
Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 7.3 RR-3 – Rural Residential 3

### .1 Purpose

The purpose of the RR-3 Zone is to accommodate and regulate compatible low density rural residential and agricultural uses on large un-serviced rural lots.

### .2 Permitted Uses

The following uses and no others are permitted in the RR-3 Zone:

- Accessory buildings and structures
- Agriculture including the keeping of animals, where the minimum lot size is .4 ha [1 acre] subject to Section 4.31 except piggeries, fur farming, feed lots and other intensive livestock production are excluded
- Community care facilities subject to provincial regulations
- Equestrian
- Home based business
- Home Industry where the minimum lot size is 1 ha [2.47 acres]
- Kennels
- Mobile homes
- One of the following uses: Bed and Breakfast, Boarding Use or Secondary Suite
- Parks and outdoor recreation
- Single family dwellings
- Two-family dwellings on lots with a minimum size of 8 ha

### .3 Site Specific Permitted Uses

- For Lot A, Plan 28248, 1234 Davis Road [Fraser Cove Campground] permitted uses include campgrounds.

### .4 Regulations

Every use of land and every building or structure permitted in the RR-3 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	8 ha [19.77 acres]
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building	
- Front lot line	7.5 m [25 ft]
- Interior side lot line	3.0 m [10 ft]
- Exterior side lot line	3.0 m [10 ft]
- Rear lot line	7.5 m [25 ft]

COLUMN I	COLUMN II
Minimum Setback Accessory Building <ul style="list-style-type: none"> <li>- Front lot line</li> <li>- Side lot line</li> <li>- Rear lot line</li> </ul>	Behind principal building 3 m [ ft] 3 m [ ft]
Maximum Lot Coverage	20%
Maximum Number of Principal Buildings <ul style="list-style-type: none"> <li>- Lots less than 8.09 ha</li> <li>- Lots of 8.09 ha and over</li> </ul>	1 per lot 2 per lot
Maximum Building Height Principal Building	8 m [26 ft]
Minimum Building Width <ul style="list-style-type: none"> <li>- Principal Building – Single Family Dwelling</li> <li>- Principal Building – Mobile Home</li> </ul>	6. m [20 ft] 3.5 m [ ft]
Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 8.0 Agricultural and Rural Resource Zones

### 8.1 AGR – Agriculture and Rural Resource

#### .1 Purpose

The purpose of the AGR Zone is to facilitate the agricultural and resource use of land and regulate agricultural and rural development activities on un-serviced large-scale rural lots.

#### .2 Permitted Uses

The following uses and no others are permitted in the AGR Zone recognizing that for lands in the ALR, land use is regulated by the “Agricultural Land Commission Act”:

- Accessory buildings and structures
- Agriculture, horticulture, silvaculture and the keeping of animals, excluding piggeries, fur farming and feedlots
- Airport
- Campgrounds
- Equestrian
- Extraction of raw materials from the land as approved by the Agricultural Land Commission on lands in the ALR including the preliminary grading, cutting or crushing of materials provided no further processing is permitted on the site, except where the product is regulated by the “Mines Regulation Act” or is being used on the premises
- Home based business
- Home Industry where the minimum lot size is 1 ha [2.47 acres]
- Kennels
- Mobile homes
- One of the following uses: Bed & Breakfast, Boarding Use or Secondary Suite
- Parks and outdoor recreation facilities excluding buildings of a commercial nature
- Public utility buildings and structures, with no exterior storage of any kind, and no garage for the repair and maintenance of equipment
- Single family dwellings
- Two-family dwellings on lots with a minimum size of 8.09 ha
- Veterinary Clinic

#### .3 Site Specific Permitted Uses – East Lillooet Recreation Society Site

- Mixed community outdoor recreation use for the crown lease at 708 Airport Road, permitting community outdoor recreation uses including: equestrian events, fire training, emergency accommodation for animals, rifle range and public assembly.

#### .4 Regulations

Every use of land and every building or structure permitted in the AGR Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	8 ha [ 20 acres]
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"> <li>- Front lot line</li> <li>- Interior side lot line</li> <li>- Exterior side lot line</li> <li>- Rear lot line</li> </ul>	12 m [ 40 ft] 13.5 m [45 ft] 13.5 m [45 ft] 12 m [ 40 ft]
Minimum Setback Accessory Building <ul style="list-style-type: none"> <li>- Front lot line</li> <li>- Side lot line</li> <li>- Rear lot line</li> </ul>	12 m [ 40 ft] 13.5 m [45 ft] 12 m [ 40 ft]
Maximum Number of Principal Buildings <ul style="list-style-type: none"> <li>- Lots less than 8.09 ha</li> <li>- Lots of 8.09 ha and over</li> </ul>	1 per lot 2 per lot
Maximum Building Height Principal Building	11 m [ ft]
Minimum Building Width <ul style="list-style-type: none"> <li>- Principal Building – Single Family Dwelling</li> <li>- Principal Building – Mobile Home</li> </ul>	6 m [20 ft] 3.5 m [12 ft]
Parking	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4



## 9.0 Commercial Zones

### 9.1 C-1 – Commercial 1

#### .1 Purpose

The purpose of the C-1 Zone is to accommodate and regulate commercial and administrative activity in the downtown core of the municipality primarily along Main Street, as well as along Highway 99. Permitted Uses

The following uses and no others are permitted in the C-1 Zone:

- Accessory buildings and structures
- Accessory Residential (caretaker residence)
- Bakery or confectionery
- Bus terminals and taxi offices
- Business and commercial schools
- Business and professional offices including government, and financial offices
- Community halls, cultural centers, fraternal lodges, churches, schools, libraries and other similar assembly uses
- Hotels and motels
- Medical and Dental clinics
- Mixed Use (Residential and Commercial)
- Neighbourhood Pubs
- Off-Street parking
- Personal service establishments
- Printing and publishing processes
- Public utility buildings
- Recreation
- Restaurants
- Retail stores
- Service stations
- Theatres
- Uses within the RM Residential Multifamily Zone, subject to the applicable requirements and regulations of the zone and may be combined with commercial uses
- Veterinary Clinic

#### .2 Regulations

Every use of land and every building or structure permitted in the C-1 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size With Community Water & Sewer - General commercial uses - Hotel/Motel & Service Station With Community Water Only - All Permitted Uses	225 sq. m [ 2,421 sq. ft] 1100 sq. m [11,840 sq. ft] 2000 sq. m [21,528 sq. ft]
Minimum Lot Width - General commercial uses - Hotel/Motel - Service Station	10 m [33 ft] 30 m [100 ft] 30 m [100 ft]
Minimum Setback Principal Building - Front lot line               o Single family residential o Commercial - Front lot line – abutting any highway - Side lot line               o Abutting a residential use o Abutting any Highway - Rear lot line	6 m [20 ft] 0 m [0 ft] MoT Regulations Apply 0 m 3 m [10 ft] MoT Regulations Apply 1.5 m [5 ft]
Minimum Setback Accessory Building - Front lot line - Side lot line - Rear lot line	Behind principal building 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage - Single family residential - Multifamily residential - Commercial and mixed uses	45% 55% 80%
Maximum Building Height - Principal Building - Accessory Building	12 m [40 ft] 4 m [13 ft]
Minimum Building Width	4 m [13 ft]
Mixed Commercial Residential	Required as per Section 4
Siting	Required as per Section 4
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 9.2 C-2 – Local Commercial

### .1 Purpose

The purpose of the C-2 Zone is to accommodate and regulate low density neighbourhood or local commercial activity.

### .2 Permitted Uses

The following uses and no others are permitted in the C-2 Zone:

- Accessory buildings and structures
- Accessory Residential (caretaker residence)
- Community halls, fraternal lodges, churches, libraries and other similar uses
- Convenience stores (maximum floor area 1500m<sup>2</sup>)
- Neighbourhood Pubs
- Off-Street parking
- Personal service establishments
- Recreational facilities, indoor
- Restaurants
- Retail stores (max floor area 1500 m<sup>2</sup>)
- Hotel and Motel

### .3 Regulations

Every use of land and every building or structure permitted in the C-2 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size <ul style="list-style-type: none"><li>- With Community Water &amp; Sewer</li><li>- With Community Water Only</li></ul>	1,100 sq. m [11,840 sq. ft] 2,000 sq. m [21,528 sq. ft]
Minimum Lot Width <ul style="list-style-type: none"><li>- General commercial uses</li><li>- Hotel/Motel</li></ul>	10 m [33 ft] 30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li><li>- Exterior side lot line</li></ul>	3.0 m [10 ft] 3.0 m [10 ft] 3.0 m [10 ft] 3.0 m [10 ft]
Minimum Setback Accessory Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior Side lot line</li><li>- Exterior side lot line</li><li>- Rear lot line</li></ul>	Behind principal building 3.0 m [10 ft] 3.0 m [10 ft] 3.0 m [10 ft]
Maximum Lot Coverage	50%
Maximum Number of Principal Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory Building</li></ul>	8 m [26 ft] Not to exceed Principal

Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

### 9.3 C-3 – Service Commercial

#### .1 Purpose

The purpose of the C-3 Zone is to identify and regulate service commercial uses usually located outside of the Town Center and oriented towards vehicular traffic.

#### .2 Permitted Uses

The following uses and no others are permitted in the C-3 Zone:

- Accessory buildings and structures
- Accessory residential (caretaker residences)
- All uses within the C1 Zone
- Automotive parts sales and car sales lots
- Automotive repair, storage of vehicles and equipment, excluding auto wrecking and junk yard
- Building supply and lumber yards
- Car washes
- Cultural centers, including offices and indoor recreation areas
- Farm machinery and heavy equipment sale and repairs
- Off-Street parking
- Printing and other reproduction processes
- Recreation facilities, indoor
- Service stations
- Taxi offices
- Theatre

#### .3 Regulations

Every use of land and every building or structure permitted in the C-3 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size <ul style="list-style-type: none"><li>- With Community Water &amp; Sewer</li><li>- With Community Water Only</li></ul>	450 sq. m [4,843 sq. ft] 2,000 sq. m [21,528 sq. ft]
Minimum Lot Width	15 m [50 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line – abutting any highway</li><li>- Side lot line<ul style="list-style-type: none"><li>o With no developed lane along property line</li><li>o With no rear lane</li><li>o Abutting a residential use within a residential zone</li></ul></li><li>- Rear lot line</li><li>- Exterior side lot line</li></ul>	MoT Regulations apply  3.0 m [10 ft] 3.0 m [10 ft] 3.0 m [10 ft]  3.0 m [10 ft] 3.0 m [10 ft]

COLUMN I	COLUMN II
Minimum Setback Accessory Building <ul style="list-style-type: none"> <li>- Front lot line</li> <li>- Interior side lot line</li> <li>- Exterior side lot line</li> <li>- Rear lot line</li> </ul>	Behind principal building <ul style="list-style-type: none"> <li>3.0 m [10 ft]</li> <li>3.0 m [10 ft]</li> <li>3.0 m [10 ft]</li> </ul>
Maximum Lot Coverage	50%
Maximum Number of Principal Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"> <li>- Principal Building</li> <li>- Accessory Building</li> </ul>	<ul style="list-style-type: none"> <li>9 m [30 ft]</li> <li>9 m [30 ft]</li> </ul>
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 9.4 C-4 – Shopping Centre

### .1 Purpose

The purpose of the C-4 Zone is to accommodate the development of shopping centers and related commercial uses.

### .2 Permitted Uses

The following uses and no others are permitted in the C-4 Zone:

- All uses within the C-1 Zone
- Accessory buildings and structures
- Shopping Centres
- Uses customarily associated with shopping centers including a gas bar and restaurant

### .3 Regulations

Every use of land and every building or structure permitted in the C-4 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	1 ha [2.47 acres]
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building	
- Front lot line	7.5 m [25 ft]
- Side lot line	
o Abutting a residential use	7.5 m [25 ft]
o With fire wall	0 m [0 ft]
- Rear lot line	7.5 m [25 ft]
- Exterior side lot line	7.5 m [25 ft]
Maximum Lot Coverage	35%
Maximum Building Height	
- Principal Building	10 m [26 ft]
- Accessory Building	Not to exceed Principal
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 9.5 C-5 – Highway Tourist Commercial

### .1 Purpose

The purpose of the C-5 Zone is to accommodate and regulate highway oriented tourist commercial uses on small, unserviced rural lots, between Highway 12 and the Fraser River.

### .2 Permitted Uses

The following uses and no others are permitted in the C-5 Zone:

- Accessory buildings and structures
- Accessory residential (caretaker residence)
- Campgrounds
- Motels and hotels
- Off-Street parking
- Restaurants
- Retail and rental stores, catering to a tourist market

### .3 Regulations

Every use of land and every building or structure permitted in the C-5 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size <ul style="list-style-type: none"><li>- With Community Water &amp; Sewer</li><li>- With Community Water Only</li><li>- With Neither Community Water nor Community Sewer</li></ul>	1,100 sq. m [11,840 sq. ft] 2,000 sq. m [21,528 sq. ft]  4,000 sq. m [1 acre]
Minimum Lot Width <ul style="list-style-type: none"><li>- General commercial uses</li><li>- Hotel/Motel</li></ul>	15 m [33 ft] 30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li><li>- Exterior side lot line</li></ul>	3.0 m [10 ft] 3.0 m [10 ft] 3.0 m [10 ft] 3.0 m [10 ft]
Minimum Setback Accessory Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Interior Side lot line</li><li>- Rear lot line</li></ul>	7.5 m [25 ft] 6.0 m [20 ft] 6.0 m [20 ft]
Maximum Lot Coverage	33%
Maximum Number of Principal Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory Building</li></ul>	12 m [40 ft] Not to exceed Principal
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4



## 10.0 Industrial Zones

### 10.1 I-1 – Light Industrial

#### .1 Purpose

The purpose of the I-1 Zone is to accommodate and regulate the location of light industrial, warehousing and commercial uses on smaller serviced lots that are compatible with each other and land uses in adjacent zones.

#### .2 Permitted Uses

The following uses and no others are permitted in the I-1 Zone:

- Accessory buildings and structures
- Accessory residential (caretaker residence)
- Agricultural supply and service
- Automotive repair sales and display, including body repairs and painting, battery manufacturing, engine rebuilding, tire retreading or rebuilding and radiator repair
- Building supply and equipment sales
- Car and truck wash
- Contractor's offices, shops, and yards
- Electric and electronic equipment manufacturing and assembly
- Garages and parking lots for the storage of vehicles, freight and equipment
- Household equipment sales, leasing and service
- Industrial equipment sales, leasing and service
- Laboratory
- Launderettes and laundries
- Light Industry
- Machine shops and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges
- Off-Street parking
- Packing and crating
- Printing and other reproduction processes
- Recycling depot
- Restaurants: Drive-in and coffee shops
- Sash and door and other woodworking shops
- Storage, repair or sale of new or used goods, excluding auto wreckers and junk yards
- Transportation use including couriers
- Truck, boat and trailer repair, fabrication, sales and display
- Warehousing and wholesale establishments

#### .3 Regulations

Every use of land and every building or structure permitted in the I-1 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size <ul style="list-style-type: none"> <li>- with community water and community sewer</li> <li>- with community water only</li> <li>- with neither community water nor community sewer</li> </ul>	550 sq. m [5,920 sq. ft] 900 sq. m [9,687 sq. ft]  2,000 sq. m [0.5 acres]
Minimum Lot Width	15 m [50 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"> <li>- Front Lot Line</li> <li>- Side Lot Line <ul style="list-style-type: none"> <li>o No Development Lane</li> <li>o Abutting a Residential or Rural Zone</li> <li>o Corner Lot</li> </ul> </li> <li>- Rear Lot Line <ul style="list-style-type: none"> <li>o No Rear Lane</li> <li>o Abutting a Residential or Rural Zone</li> <li>o Corner Lot</li> </ul> </li> </ul>	4.5m [15 ft]  4.5m [15 ft]  6 m [20 ft] 3 m [10 ft]  4.5m [15 ft]  6 m [20 ft] 3 m [10 ft]
Maximum Lot Coverage	50%
Maximum Number of Principle Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"> <li>- Principle Building</li> <li>- Accessory Building</li> </ul>	10 m [33 ft] 10 m [33 ft]
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## **10.2 I-2 – General Industrial**

### **.1 Purpose**

The purpose of the I-2 Zone is to accommodate and regulate the location of general industrial and manufacturing uses not compatible with other land uses and requiring access to a major roadway. Includes Industrial Parks.

### **.2 Permitted Uses**

The following uses and no others are permitted in the I2 Zone:

- Accessory buildings and structures
- Accessory residential (caretaker residence)
- Agriculture supply and service
- Automotive repair, sales and display including body repairs, painting, battery manufacturing, engine rebuilding, tire retreading or rebuilding and radiator repair
- Building supply and lumber yards
- Cement plants
- Cleaning and dyeing establishments
- Contractor's offices, shops, and yards
- Electric and electronic equipment manufacturing and assembly
- Farm machinery and heavy equipment sales and repairs
- Food and beverage product, manufacturing processing, packaging and storage, excluding processing and packaging of fish and including only pre-dressed and government inspected meats and eviscerated poultry
- Fuel storage and wholesale distribution
- Furniture manufacturing and storage
- Garages and parking lots for the storage of vehicles freight and equipment
- Helicopter pads and related uses
- Industry, General
- Off-Street parking
- Packing and crating
- Railway lines, including yards for storage and repair of railway equipment or vehicles
- Storage, excluding auto wreckers and junk yards
- Truck, boat and trailer fabrication, repair, sales and display
- Warehousing and wholesale establishments
- Welding, machine or metal fabrication and processing
- Wood manufacturing and processing

### **.3 Regulations**

Every use of land and every building or structure permitted in the I-2 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size <ul style="list-style-type: none"> <li>- with community water and community sewer</li> <li>- with community water only</li> <li>- with neither community water nor community sewer</li> </ul>	500 sq. m [5,920 sq. ft] 900 sq. m [9,687 sq. ft] 2000 sq. m [0.5 acres]
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"> <li>- Front Lot Line</li> <li>- Side Lot Line <ul style="list-style-type: none"> <li>o No Developed Lane</li> <li>o Abutting a Residential or Rural Zone</li> <li>o Corner Lot</li> </ul> </li> <li>- Rear lot line <ul style="list-style-type: none"> <li>o No Rear Lane</li> <li>o Abutting a Residential or Rural Zone</li> </ul> </li> </ul>	7.5 m [25 ft] 4.5 m [15 ft] 6 m [20 ft] 4.5 m [15 ft] 4.5 m [15 ft] 6 m [20 ft]
Maximum Lot Coverage	33%
Maximum Number of Principle Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"> <li>- Principle Building</li> <li>- Accessory Building</li> </ul>	12 m [40 ft] 12 m [40 ft]
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 10.3 I-3 – Transportation Industrial

### .1 Purpose

The purpose of the I-3 Zone is to accommodate and regulate transportation and industrial activity related to a railway.

### .2 Permitted Uses

The following uses and no others are permitted in the I-3 Zone:

- Accessory buildings and structures
- Accessory residential (caretaker residence)
- Bulk oil storage
- Garages and parking lots for storage of vehicles, freight and equipment
- Industry, General
- Off-Street parking
- Rail operations including railway passenger stations, unloading and loading terminal
- Railway lines, including yards for storage and repair of railway equipment or vehicles

### .3 Regulations

Every use of land and every building or structure permitted in the I-3 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	100m <sup>2</sup>
Minimum Lot Width	N/A
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front Lot Line</li><li>- Side Lot Line<ul style="list-style-type: none"><li>o No Development Lane</li><li>o Abutting a Residential or Rural Zone</li><li>o Corner Lot</li></ul></li><li>- Rear Lot Line<ul style="list-style-type: none"><li>o No Rear Lane</li><li>o Abutting a Residential or Rural Zone</li></ul></li></ul>	4.5m [15 ft]  4.5m [15 ft] 6 m [20 ft] 4.5m [15 ft]  4.5m [15 ft] 6 m [20 ft]
Maximum Lot Coverage	33%
Maximum Number of Principle Buildings	1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principle Building</li><li>- Accessory Building</li></ul>	10 m [33 ft] 10 m [33 ft]
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 11.0 Public Use Zones

### 11.1 P-1 – Parks and Recreation

#### .1 Purpose

The purpose of the P-1 Zone is to identify and regulate the location, preservation and development of public land to serve the educational and recreational needs of the whole Municipality.

#### .2 Permitted Uses

The following uses and no others are permitted in the P-1 Zone:

- Accessory Buildings and Structures
- Accessory Residential
- Assembly Use
- Campgrounds
- Civic Use and Community (Non-Profit) Events
- Parks and outdoor recreation including playgrounds and athletic and playing fields
- Recreational Facilities, indoor
- Temporary Commercial Sales Events for a maximum of 4 days within any 6 month period

#### .3 Regulations

Every use of land and every building or structure permitted in the P-1 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	500 sq. m [5,380 sq. ft]
Minimum Lot Width	15 m [50 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li></ul>	3 m [10 ft] 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage	40%
Maximum Number of Buildings <ul style="list-style-type: none"><li>- Principal</li><li>- Accessory residential</li><li>- Accessory building or structure</li></ul>	1 per lot 1 per lot 1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory residential</li><li>- Accessory building or structure</li></ul>	12 m [ ft] 8 m [ ft] same as principal
Siting	Required as per Section 4
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 11.2 P-2 Churches

### .1 Purpose

The purpose of a P-2 zone is to identify and regulate lands used for places of worship and accessory uses.

### .2 Permitted Uses

The following uses and no others are permitted in the P-2 Zone:

- Accessory buildings and structures
- Accessory residential dwellings
- Churches
- Community care facilities, limited to group daycare, child minding, out of school care and specialized daycare

### .3 Regulations

Every use of land and every building or structure permitted in the P-2 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	1000 sq. m [10,760 sq. ft]
Minimum Lot Width	15 m [50 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li></ul>	3 m [10 ft] 1.5 m [4.5 ft] 3 m [10 ft]
Maximum Lot Coverage	40%
Maximum Number of Buildings <ul style="list-style-type: none"><li>- Principal</li><li>- Accessory residential</li><li>- Accessory building or structure</li></ul>	1 per lot 1 per lot 1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory residential</li><li>- Accessory building or structure</li></ul>	12 m [40 ft] 8 m [26 ft] no more than principal
Siting	Required as per Section 4
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

### 11.3 P-3 – Schools

#### .1 Purpose

The purpose of the P-3 is to regulate and identify lands for schools, universities and accessory educational uses.

#### .2 Permitted Uses

The following uses and no others are permitted in the P-3 Zone:

- Accessory buildings and structures
- Accessory residential
- Colleges and universities
- Schools, public and private
- Vocational and technical schools

#### .3 Regulations

Every use of land and every building or structure permitted in the P-3 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	1 ha [2.47 acres]
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li></ul>	3 m [10 ft] 1.5 m [4.5 ft] 3 m [10 ft]
Maximum Lot Coverage	40%
Maximum Number of Buildings <ul style="list-style-type: none"><li>- Principal</li><li>- Accessory residential</li><li>- Accessory building or structure</li></ul>	1 per lot 1 per lot 1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory building or structure</li></ul>	10 m [33 ft] no more than principal
Siting	Required as per Section 4
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4



## 11.4 P-4 – Public and Quasi-Public Uses

### .1 Purpose

The purpose of the P-4 zone is to identify and regulate lands used by government agencies, non-profit societies or utility companies to provide service to the public.

### .2 Permitted Uses

The following uses and no others are permitted in the P-4 Zone:

- Assembly
- Cemeteries
- Civic use, including Fire Halls, Police Stations, Ambulance Stations and swimming pools
- Community Care Facilities, subject to provincial legislation
- Hospitals
- Municipal Landfill
- Outdoor Recreation
- Senior Citizen Care Facilities
- Utility Installations, including Hydro-electrical projects

### .3 Site Specific Permitted Uses

- Cultural facility on the unsurveyed crown land within vicinity of the Old Bridge and on the northern portion of DL 2689.

### .4 Regulations

Every use of land and every building or structure permitted in the P-4 Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	1000 sq. m (10,760 sq. ft)
Minimum Lot Width	15 m [50 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li></ul>	3 m [10 ft] 1.5 m [4.5 ft] 3 m [10 ft]
Maximum Lot Coverage	40%
Maximum Number of Buildings <ul style="list-style-type: none"><li>- Principal</li><li>- Accessory residential</li><li>- Accessory building or structure</li></ul>	1 per lot 1 per lot 1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li><li>- Accessory building or structure</li></ul>	10 m [33 ft] no more than principal
Siting	Required as per Section 4
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4

## 12.0 Open Space Reserve Zones

### 12.1 OSR – Open Space Reserve

#### .1 Purpose

The purpose of the OSR Zone is to protect and preserve lands that are environmentally sensitive or hazardous in nature including community watershed and hillside areas within the Municipality that are to be retained as large undeveloped sites.

#### .2 Permitted Uses

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

- Accessory buildings and structures
- Agriculture
- Community watershed management for protection of domestic water supplies
- Home based business
- Home Industry where the minimum lot size is 1 ha [2.47 acres]
- Mobile homes
- Single family dwellings
- Two-family dwellings on lots with a minimum size of 8.09 ha

#### .3 Regulations

Every use of land and every building or structure permitted in the OSR Zone shall conform with the provisions of the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum Lot Size	8.0 ha [19.77 acres]
Minimum Lot Width	30 m [100 ft]
Minimum Setback Principal Building <ul style="list-style-type: none"><li>- Front lot line</li><li>- Side lot line</li><li>- Rear lot line</li></ul>	3 m [10 ft] 3 m [10 ft] 3 m [10 ft]
Maximum Lot Coverage	15%
Maximum Number of Buildings <ul style="list-style-type: none"><li>- Principal</li></ul>	1 per lot
Maximum Building Height <ul style="list-style-type: none"><li>- Principal Building</li></ul>	8 m [26 ft]
Parking & Loading	Required as per Section 4
Fencing/Screening/Buffering	Required as per Section 4
Storage	Required as per Section 4
Accessory Building	Required as per Section 4

.4      Additional Regulations

Notwithstanding Section 12.1.3, any development or subdivision of land in the OSR Zone must satisfy the Approving Officer that land is geotechnically safe for such development.

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