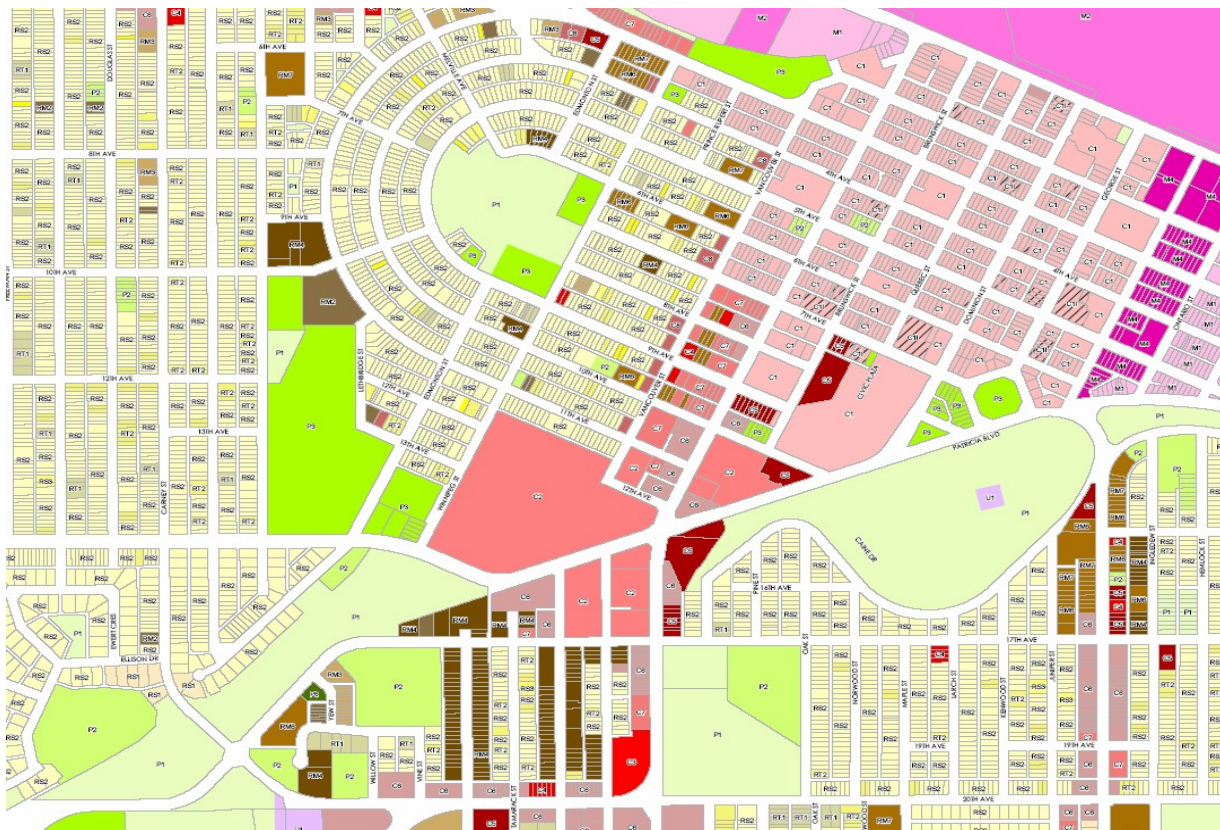




City of Prince George Zoning Bylaw No. 7850, 2007

CONSOLIDATED FOR CONVENIENCE

Last Update: October 27, 2016



Zoning Bylaw No. 7850, 2007

List of Amendments

#	AMENDING BYLAW	EFFECTIVE DATE	TYPE	Location	Purpose
1	7926	June 11, 2007	Rezoning	7754 Lemoyne Place	To allow for the first phase of the Fraser River Bench land Neighbourhood
2	7948	June 28, 2007	Rezoning	833 Johnson Street	To allow higher density urban residential developments.
3	7953	June 28, 2007	Rezoning	3865 Kenworth Road West	To facilitate the location of a manufactured home on subject property.
4	7958	June 28, 2007	Text	2880 – 15th Ave. (Text Amendment)	Section 13.3.3 - Add Broadcasting Studio as secondary use; Section 13.3.6(2) Remove from P3: Major Institutional Zone
5	7973	June 28, 2007	Text		Add new Sub-Section 15.8.6.3 to Z8: Regional Shopping to allow change in maximum gross floor area of financial service on Lot C, DL 8180, Cariboo District Plan BCP25328.
6	7976	June 28, 2007	Rezoning	2987 Austin Road	To allow a subdivision and a single-family use.
7	7987	June 28, 2007	Rezoning	757 Preston Road	To facilitate a proposed multiple-family residential development
8	8025	July 9, 2007	Text		Amend Definitions, Section 2-3, by replacing Top of Bank, Top of Ravine Bank, Ravine, Training Works, Leave Strip with new definitions; Replace Guidelines in 8.2 to Riparian Protection Development Permit Areas; Add Equipment, Major to 12.3.2, M3: Business Industrial Permitted Uses and add Outdoor Storage to 12.3.3. – Add new Section 6.5.8 Landscaping and Screening regarding Outdoor Storage.
9	8023	July 23, 2007	Text	6565 Southridge Avenue	Add Sub-Section 15.8.6.4 to Z8: Regional Shopping to allow change in maximum gross floor area of financial service on Lot A, DL 2003, Cariboo District Plan BCP26820.
10	7959	August 13, 2007	Rezoning	4315 Coward Road	To allow for a multi family residential development.
11	7963	August 13, 2007	Text	2003 Highway 97 South	Amend Definitions, Section 2.3 by replacing Gaming Facility, Major with new definition.
12	7975	August 13, 2007	Rezoning	1731 10 th Ave.	To facilitate the construction of single family residences on each of the subjects lots.
13	8019	August 13, 2007	Rezoning	2645 Vance Road	To facilitate the residential use of the property and remove 2 covenants from the legal title of the subject property.
14	8020	August 13, 2007	Rezoning	2581 Hart Highway	To facilitate a proposed subdivision of the subject property into 3 residential lots.
15	7910	August 27, 2007	Rezoning	474 Ospika Blvd.	To allow higher density urban residential development.
16	7979	August 27, 2007	Rezoning	2989 Ferry Ave.	To allow the construction of a 2 family dwelling.
17	7957	September 10, 2007	Rezoning	Phase 4 of Vista Ridge Development	To allow for single residential development.
18	8028	September 10, 2007	Rezoning	4171 Estaville Dr.	To accommodate a higher density of single family residential use, or other uses.

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19	8015	October 1, 2007	Rezoning	2345 Redwood St.	To permit Single Residential use on the subject property.
20	8027	October 15, 2007	Rezoning	4251 Guest Cres.	To facilitate multiple residential development on the property noted below.
21	8043	October 27, 2007	Rezoning	532 & 556 Ewert St.	To allow for 2 unit residential development.
22	8053	December 3, 2007	Rezoning	Portion of Sterling Park	To facilitate the proposed subdivision of a portion of park and subsequent consolidation with adjacent residential properties.
23	7972	December 17, 2007	Text	1686 Queensway	Add Section 15.12 Z12: Non-Profit Housing Zoning District.
24	8045	December 17, 2007	Rezoning	4855 Poty Road	To amend the City of Prince George Zoning Bylaw No. 7850, 2007 to allow for a 3 lot subdivision.
25	8052	December 17, 2007	Rezoning	4655 Shamrock Road	To amend the City of Prince George Zoning Bylaw No. 7850, 2007 to allow for a one lot rural residential subdivision.
26	8080	December 17, 2007	Rezoning	4905 Meadowbrook Road	To rezone lands from P1: Parks and Recreation to RS2: Single Residential to allow for single family residential use pursuant to the RS2: Single Residential zoning designation
27	7990	January 7, 2008	Rezoning	Portion of park north of 2642 Capella Drive	To facilitate a proposed subdivision of a portion of park and subsequent consolidation with an adjacent residential property.
28	8196	January 19, 2009	Rezoning	3019 Charella Place	To facilitate a proposed subdivision of the subject property into 2 residential.
29	8064	January 21, 2008	Rezoning	1961 Clearwood Crescent	For consolidation with 1953 and 1977 Clearwood Cres.
30	8059	February 4, 2008	Rezoning	3089 Clapperton Street	To facilitate an expansion of end of care beds from 5 to 10.
31	7978	March 17, 2008	Rezoning	4200 & 4300 Sturgeon Rd.	To all for the development of a single family residential subdivision.
32	8050	March 17, 2008	Text	7754 Lemoyne Place	Add Sections 15.11 Z11: Fraser River Bench Lands and 15.14 Z14: Fraser River Bench Lands Compact Community.
33	8111	March 17, 2008	Rezoning	2371 Ross Cres. & 1891 6 th Ave.	To provide for educational and recreational uses and religious assemblies.
34	8105	March 31, 2008	Rezoning	6461 Hillcrest Place	To facilitate the subdivision for one additional lot.
35	8096	April 14, 2008	Rezoning	3257, 3271, 3293 Westwood Drive	To facilitate a proposed multi-family dwelling on subject property.
36	8106	April 14, 2008	Rezoning	5446 Hartway Drive	To allow a wrecking yard use on the front portion of the subject property.
37	8119	April 14, 2008	Text	5446 Hartway Drive	Replace Section 6.5.6 related to screening of a Wrecking Yard with new Section 6.5.6. Add new Sections 12.2.6 3. M3, 12.5.6 3. M5 and 14.2.6 3 U2 height of Wrecking Yard.

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38	8107	April 28, 2008	Rezoning	2101 North Nechako Rd & 7096 Brink Pl.	To facilitate a proposed residential cluster development.
39	8048	May 26, 2008	Rezoning	4422 Kimball Road	To facilitate the expansion of an existing mini-storage business
40	8061	May 26, 2008	Rezoning	4422 Kimball Road	To facilitate the expansion of an existing mini-storage business
41	8127	May 26, 2008	Rezoning	4300 Sturgeon Road	A housekeeping bylaw to amend Schedule "A" to correctly reflect the intended amendment in Bylaw No. 7978
42	7980	June 9, 2008	Rezoning	4397 Austin Road	To facilitate a proposed senior housing development.
43	8113	June 9, 2008	Rezoning	102 Quinn St.	To allow higher density urban residential development.
44	8125	June 23, 2008	Rezoning	612 Freeman Street	To rezone lands from RS2: Single Residential to RS4: Single Residential to facilitate single residential development, or other uses, pursuant to the RS4: Single Residential Zoning designation.
45	8114	July 21, 2008	Rezoning	666 Carney Street	To facilitate a one lot subdivision, or other uses, pursuant to the RS4: Single Residential zoning designation.
46	8118	August 25, 2008	Rezoning	543 & 555 Alward Street	To facilitate a two unit residential development.
47	7947	September 8, 2008	Rezoning	881 Great Street & 1154 Pacific Street	To allow for a realignment of zoning boundaries on certain properties in the BCR Industrial Area.
48	8110	September 8, 2008	Rezoning	2990 Gunn Road	To allow for general industrial development.
49	8120	September 29, 2008	Rezoning	7307 Giscome Road	To allow for rural residential development.
50	7984	October 6, 2008	Rezoning	1011, 10012 & 10553 Willow Cale Rd.	To allow for the realignment of zoning boundaries.
51	8033	October 6, 2008	Rezoning	Harper Street	To allow for a multiple family development.
52	8164	October 6, 2008	Text	2003 Highway 97 South	Amend Section 2.3.6 Definitions by deleting "gaming facility, major" and "gaming facility, minor" and replacing them with "gaming facility"; Amend Section 15.6.2 Z6: Casino & Accommodation by deleting "gaming facility, major" as a Principal Use and replacing it with "gaming facility" ; Amend Section 11.1.2 C1: Downtown by deleting "gaming facility, minor" as a Principal Use ; Delete Section 11.1.6 2.
53	8032	December 15, 2008	Rezoning	5920 O'Grady Rd.	To allow for the expansion of commercial development on the subject property.
54	8180	March 16, 2009	Text	2233 Foothills and the corner of North Nechako and Foothills Boulevard	Add Section 5.14.1 e) to allow a camper vehicle on properties designated for soil removal and/or deposit purposes.
55	8082	March 30, 2009	Rezoning	Otway & Foothills	To permit a new residential development

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56	8179	March 30, 2009	Text	556 North Nechako Road	Add to Section 11.3.2 C3: Neighbourhood Commercial Principal Use, service, industrial support to Parkhill Center and add maximum GLFA of industrial support service is 1,177 m ²
57	8034	April 27, 2009	Rezoning	1755 Foothills Boulevard	
58	8077	April 27, 2009	Text	5th Ave. & Tabor Blvd.	Add Section 15.15 Z15: Highland Community Centre. Add to Section 2.3 Definitions Health Service, Community Outreach.
59	8198	April 27, 2009	Rezoning	5 th Ave. & Tabor Blvd.	To facilitate subdivision with the intent to further create a small park/green space pathway which will extend Hill Park
60	8104	June 15, 2009	Text	2003 Highway 97 South	Amend Section 2.3.6 Definitions by amending "Gaming Facility" definition with new definition that includes horse racing teletheatre.
61	8109	June 15, 2009	Rezoning	2731 Merrit Rd.	To allow for a 2 unit residential development.
62	8199	July 13, 2009	Rezoning	6055 Monterey Rd.	To allow a liquor retail store use within the existing structure.
63	8063	August 10, 2009	Rezoning	Glen Lyon Cascades Neighbourhood	To allow for a mix of 37% single-residential, 65%multiple residential within Area G, plus parks, and greenbelt development or other uses to the noted zoning designations.
64	8217	August 24, 2009	Rezoning	1100 Alward St.	To facilitate cancer clinic residential
65	7818	September 14, 2009	Rezoning	5895 Leland Rd.	To facilitate 2 proposed single-family residential subdivisions on adjacent properties.
66	7827	September 14, 2009	Rezoning	5895 Leland Rd.	To facilitate 2 proposed single-family residential subdivisions on adjacent properties.
67	8123	September 14, 2009	Rezoning	7364 & 7406 Hart Highway	To allow higher density urban residential development.
68	8088	October 5, 2009	Rezoning	5952 – 5988 Gauthier Road	To allow the retail sale of liquor.
69	8100	October 19, 2009	Rezoning	North of Tyner & Ospika Blvd Intersection	To allow for urban residential development
70	8226	October 19, 2009	Rezoning	321 & 327 Wainwright St.	To facilitate single residential development
71	8225	November 2, 2009	Rezoning	2256 & 2290 Ross Crescent	To facilitate a subdivision.
72	8232	November 16, 2009	Rezoning	8387 Peter Road	To facilitate two-unit housing.
73	8238	January 4, 2010	Text	4001 15th Avenue	Amend Section 2.3 Definitions by adding "Claims Centre" definition. Amend Section 13.3.2 to allow Claims Centre only on Lot A, DL 2508, CD Plan 25445.

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74	8191	February 15, 2010	Rezoning	North of Davis Road & Barnes Drive	To allow a new residential development.
75	8241	February 15, 2010	Rezoning	A portion of 4750 1 st Ave.	To facilitate a proposed subdivision of a portion of land and subsequent consolidation with an adjacent residential property.
76	8251	March 1, 2010	Rezoning	7779 Foreman Road	To facilitate the subdivision of the property into 3 lots.
77	8258	March 29, 2010	Rezoning	774 Harper St.	To facilitate a proposed subdivision pursuant to the RS3: Single Residential zoning designation.
78	8264	March 29, 2010	Rezoning	1002 Railway Rd./990 Industrial Way	To allow consistency in zoning and land use policies of the OCP of the entire property.
79	8269	April 12, 2010	Text	6565 Southridge Ave. (Text Amendment)	Amend Section 15.8.2 – Regional Shopping Permitted Uses by adding “Retail, liquor permitted only on Lot A, DL 2003, CD Plan BCP26820.
80	8302	October 18, 2010	Rezoning	3198 Blackburn Road South	To facilitate a 1 lot subdivision
81	8275	November 1, 2010	Rezoning	West of Tyner Blvd & Ospika Blvd Intersection	To facilitate the next phase of development within the University Heights Neighbourhood.
82	8292	November 1, 2010	Rezoning	8735 Westcrest Drive	To allow for a smaller minimum lot size on the subject property.
83	8317	November 1, 2010	Text	4334 5th Ave.	Amend Schedule C by including the North East corner of 5 th Avenue and Tabor Boulevard as part of Area B (Z9 Hill Avenue).
84	8253	November 15, 2010	Rezoning	4768 Leslie Road	To facilitate the subdivision of the property.
85	8274	December 13, 2010	Rezoning	7314 Caribou Road	To facilitate the sale of the subject property for residential development.
86	8278	December 13, 2010	Rezoning	1306 Central Street East	To facilitate a health service – minor use, for a doctor’s office.
87	8293	December 13, 2010	Rezoning	2371 Ross Crescent	To facilitate the construction of Duchess Community Park.
88	8323	February 21, 2011	Rezoning	1010 Clubhouse Dr.	To facilitate the subdivision application SD100343
89	8332	April 4, 2011	Rezoning	4600 Ferguson Lake Rd.	To facilitate subdivision.
90	8142	May 30, 2011	Rezoning	677 North Nechako Rd.	To establish education as a permitted use.

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91	8330	June 13, 2011	Text		Add Schedule D, area for Scientific and Technical Consulting. Delete and replace Section 1.5.1. Amend Section 2.3 Definitions by adding "Consulting, Scientific and Technical"; add new definition of "Office". Amend Section 12.1.2, 12.2.2, 12.3.2, 12.5.2, and 12.3.6.2 by adding "Consulting, Scientific and Technical ". Amend Table 7.4 Parking Requirements to require 2.2 parking spaces per 100 m ² of GFA.
92	8337	June 13, 2011	Rezoning	1786 6th Avenue	1786 6 th Avenue
93	8304	June 27, 2011	Text	1627 6th Ave.	Amend Section 2.3.6 Definitions by deleting housing, apartment and replacing with new definition. Amend Section 11.8.3 by adding housing, apartment. Amend Section 11.8.5 by deleting Sub-Section 1. and renumber.
94	8333	June 27, 2011	Rezoning	2157 Laurier Crescent	To facilitate subdivision and subsequent development of two single family houses.
95	8335	June 27, 2011	Rezoning	1261 3 rd Ave	To allow for a liquor primary establishment.
96	8336	June 27, 2011	Rezoning	1177 3 rd Ave	To allow for a liquor primary establishment.
97	8334	July 25, 2011	Rezoning	Barnes Ridge	To realign the Greenbelt boundary.
98	8349	August 22, 2011	Rezoning	405 Kelly Street	To facilitate the construction of a second access.
99	8358	August 22, 2011	Rezoning	4315 Nordic Drive	To be consistent with the surrounding residential uses and its current use.
100	8313	September 19, 2011	Rezoning	1643 4 th Ave	To allow for a commercial office development.
101	8343	September 19, 2011	Text	2602 and 2614 Petersen Road	Amend Section 11.6.2 Highway Commercial Principal Uses by adding recycling centre intermediate allowed only on Lots 21 and 22, DL 753, CD Plan 8391
102	8367	October 3, 2011	Rezoning	1751 6 th Ave	To facilitate the construction of a 2 until dwelling on site.
103	8373	October 3, 2011	Rezoning	6885 Domano Blvd.	To construct a 2 unit multiple family dwelling.
104	8380	October 17, 2011	Text		Amend Section 15.9.5 Z9 Hill Avenue by deleting Maximum Floor Area Ratio under Regulations for Principal Development
105	8319	November 7, 2011	Rezoning	Lands South of Westgate Ave. & Westmount Dr. and East of Helene Rd.	Lands south of Westgate Ave & Westmount Dr., East of Helene Rd.
106	8364	November 7, 2011	Rezoning	1040 Ahbau St.	To subdivide the property.
107	8368	November 7, 2011	Rezoning	361 Corless Crescent	To allow for an out of school childcare program for up to 25 children under the community care facility, major use.
108	8320	December 12, 2011	Rezoning	2333 Noranda Road West	To facilitate an 8 lot subdivision.
109	8394	January 23, 2012	Rezoning	370 Burden Street	To facilitate the construction of a single-family dwelling.

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110	8361	February 6, 2012	Rezoning	1820 Gunn Road	To provide for general industrial land use.
111	8369	April 30, 2012	Rezoning	2833 Recreation Place, 2909 Recplace Drive	To facilitate the subdivision and subsequent commercial development of the subject property.
112	8379	April 30, 2012	Rezoning	2515, 2540, 2544 Recreation Place	To facilitate the subdivision and subsequent commercial development of the subject property.
113	8410	April 30, 2012	Text	Intersection of Hwy 97 and Hwy 16	Amend Section 8.6 Development Permit Guidelines by adding additional guidelines for Regional Commercial Areas at the Intersection of Highway 97 and Highway 16
114	8132	June 25, 2012	Rezoning	8230 & 830 LaSalle Ave.	To allow for higher density multiple-family apartment residential development.
115	8407	June 25, 2012	Rezoning	4038 Cowart Rd.	To allow for a liquor retail establishment
116	8413	June 25, 2012	Rezoning	475 Vancouver St.	To allow conversion to office space.
117	8415	June 25, 2012	Text		Deleting the definition of "Official Community Plan" in Section 2.3 in its entirety and replacing it with a new definition of "Official Community Plan". Deleting Section 6.5.8. in its entirety and replacing it with a new Section 6.5.8. to revise the reference to Road Network Map. Delete Section 8 -Development Permit Area Guidelines, in its entirety and replacing it with a new Schedule 8- Development Permit Area Guidelines, as attached to and forming part of this bylaw as Schedule "A". Deleting Section 9.1.4 1. in its entirety and replacing it with a new Section 9.1.4 1. to revise reference to Urban Area in Growth Management Map. Deleting Section 9.1.4 2. in its entirety and replacing it with a new Section 9.1.4 2. to revise reference to Urban Area in Growth Management Map. Deleting Section 11.6.6 2. in its entirety and replacing it with a new Section 11.6.6 2. to revise reference to Service Commercial designation.
118	8420	June 25, 2012	Rezoning	7235 Eugene Road	To facilitate subdivision.
119	8423	June 25, 2012	Rezoning	4659 Martin Rd.	To facilitate subdivision.
120	8428	June 25, 2012	Rezoning	1613 7th Ave.	To allow for a personal service use within the existing building on site..
121	8224	July 30, 2012	Rezoning	1755 Foothills	To facilitate an emergency service use.
122	8424	July 30, 2012	Rezoning	1512 12th Ave.	To allow for retail liquor store.
123	8431	August 20, 2012	Rezoning	2963 Hopkins Road	To rezone from RS2: Single Residential to RT1: Two-Unit Residential.
124	8430	September 10, 2012	Rezoning	2112 Redwood Street	To facilitate a subdivision.

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125	8447	October 1, 2012	Text		Delete Section 8. Development Permit Guidelines in its entirety and replace with a new Section 8. Development Permit Area Guidelines that includes Downtown Development Permit Guidelines. Delete and replace the definition of “Awning” in Section 2.3.6. Add new Schedule E: Preferred Street Wall Height and Schedule F: Downtown Commercial Street Types as references to the Downtown Development Permit Guidelines.
126	8449	October 15, 2012	Text		Amend Section 2.3.6 by deleting the definition of “Community Care Facility, Major” and replacing it with a new definition. Amend Section 2.3.6 by deleting the definition of “Community Care Facility, Minor” and replacing it with a new definition. Delete Section 5.6.3 in its entirety and replace with a new Section 5.6.3. Delete Section 5.6.6 in its entirety. Delete Section 6.5.8 in its entirety and replace it with a new Section 6.5.8. Delete Section 11.4.4.3 in its entirety and replace with a new Section 11.4.4.3.
127	8469	December 3, 2012	Rezoning	2833 Recreation Place	To facilitate the subdivision and subsequent commercial development on subject properties.
128	8470	December 3, 2012	Rezoning	2514, 2540, and 2544 Recreation Place	To facilitate the subdivision and subsequent commercial development on subject properties.
129	8476	December 3, 2012	Rezoning	285 & 293 Moffat St.	To facilitate the construction of a detached garage.
130	8455	January 7, 2013	Rezoning	770 Brunswick St.	To allow for a liquor retail establishment
131	8477	March 4, 2013	Rezoning	755 Douglas St.	To facilitate subdivision and the construction of a duplex
132	8481	March 4, 2013	Rezoning	110 North Quinn	To allow for infill residential development
133	8486	March 18, 2013	Rezoning	1625 Juniper St.	To facilitate the construction of a 2 unit residence
134	8488	March 18, 2013	Rezoning	7040 & 7062 Tony Road	To facilitate a subdivision
135	8475	April 22, 2013	Text	5877 Leslie Road	Amend Section 2.3.6 by adding the definition of “Community Care Facility, Therapeutic”, and Amend Section 9.4.2 by adding the wording “Community Care Facility, Therapeutic” on Lot C, District Lot 1597, Cariboo District, Plan 20539.
136	8445	May 6, 2013	Rezoning	14 lots on Cessna and Concord	To allow for light industrial uses on the subject property
137	8487	May 6, 2013	Rezoning	University Heights	To facilitate the development of a residential bareland strata within the University Heights Neighbourhood.

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138	8501	June 10, 2013	Rezoning	3240 10th Avenue	To facilitate subdivision and consolidation.
139	8512	June 10, 2013	Text	1935 Victoria Street (Text Amendment)	Amend Section 11.3.2 by adding the wording "Retail, Adult Orientated only on Lot A, District Lot 343, Cariboo District, Plan 9637".
140	8485	June 24, 2013	Rezoning	414 Ewert St	To facilitate the construction of a 2 unit residence.
141	8514	June 24, 2013	Rezoning	1175 Carney Street	To facilitate infill development.
142	8518	June 24, 2013	Rezoning	4679 Old Summit Lake Road	To facilitate future subdivision.
143	8517	August 19, 2013	Rezoning	2915 Andres Road	To facilitate the construction of a 2 unit residence
144	8520	August 19, 2013	Rezoning	5184 Chief Lake Rd.	To facilitate subdivision
145	8496	August 26, 2013	Text	8524 McGuire Road	Add Section 9.6 AR4: Rural Residential. Delete subsections 9.1.7 2. and 3., subsections 9.2.7 4. and 5., subsections 9.3.7 1., 4. and 5., and subsections 9.4.7 1. and 4. in their entirety and replace them with new subsections 9.1.7 2. and 3., subsections 9.2.7 4. and 5., subsections 9.3.7 1., 4. and 5., and subsections 9.4.7 1. and 4.
146	8438	September 23, 2013	Rezoning	2936 Boeing Rd.	To facilitate the construction of an industrial building.
147	8526	October 15, 2013	Rezoning	2789 Sanderson Road	To facilitate the operation of a community care facility, major.
148	8530	November 4, 2013	Rezoning	3050 Boeing Rd	To facilitate a liquor retail use.
149	8532	November 18, 2013	Text	3500 18th Avenue (Text Amendment)	Amend Section 2.3.6 Definitions by adding "Service, Food Bank" and "Second Hand Goods". Amend Section 12.1.2 Light Industrial by adding "service, food bank only on Lot A, District Lot 936, Cariboo District, Plan 16584". Insert a new section to 12.1.4 Light Industrial to include "Retail, general of second hand goods only" as a secondary use to Food Bank Services Only.
150	8511	December 11, 2013	Rezoning	6691 Hrt. Hwy	To rezone and discharge 2 LUC and limit the allowable land uses on-site to a pool hall and a Laundromat.
151	8440	December 16, 2013	Rezoning	Valleyview Lands	To facilitate future subdivision and residential development.
152	8541	December 16, 2013	Rezoning	1305 7th Ave	To facilitate future commercial development.
153	8553	February 3, 2014	Rezoning	1116 Sixth Ave	To facilitate a liquor primary land use
154	8484	February 24, 2014	Rezoning	9 properties on Hart Hwy	To facilitate light industrial development
155	8554	March 10, 2014	Rezoning	1338 Central Street East	To facilitate office use

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156	8464	March 31, 2014	Text	1970 Ospika Boulevard (Text Amendment)	Adding to Section 11.4.2, "Liquor Primary Establishment, Major" only on Strata Lot 1, District Lot 250, CD, Plan PGS353
157	8564	March 31, 2014	Rezoning	6464 Giscome Rd	Rezoning to facilitate future subdivision
158	8573	June 9, 2014	Rezoning	Barnes Drive	To allow for a reconfiguration of the park in order to facilitate residential subdivision, or other uses, permitted by the RS2: Single family Residential and P1: Parks and Recreation zoning designations.
159	8406	July 30, 2014	Text/Rezoning	4330 Giscome Road	Add section 15.16 Z16: Blackburn Commercial and insert Schedule G, Area A and Area B for zone Z16.
160	8500	August 25, 2014	Rezoning	1689 9th Avenue	To allow for an increase of on-site parking.
161	8575	August 25, 2014	Text	Parcel B (04455), District Lot 4039, Cariboo District, Except Plans: H226, 28088, 28628, 29887, 30133, PGP37486, PGP39527, PGP43199, PGP43200, and PGP43805, Lot 1 and 2, District Lot 4039, Cariboo District, Plan PGP43805	Add section 15.17 Z17: Monterey Road Commercial
162	8578	August 25, 2014	Text	Monterey Road West	Add section 15.8 Z18: Monterey Road Residential
163	8580	August 25, 2014	Rezoning	Hart Highway and Monterey Road	To facilitate industrial development, or other uses, pursuant to the M3: Business Industrial, AG: Greenbelt, and C6: Highway Commercial zoning designations.
164	8571	September 29, 2014	Rezoning	Highway 97 South	To facilitate industrial subdivision, or other uses, permitted by the AG: Greenbelt and M2: General Industrial zoning designation(s).
165	8609	September 29, 2014	Rezoning	470 Wainright Street	To facilitate the construction of a two-unit residence, or other uses, pursuant to the RT2: Two-Unit Residential zoning designation.
166	8593	October 8, 2014	Rezoning	5343 Marleau Road	To facilitate multi-family development, or other uses, pursuant to the RM3: Multiple Residential zoning designation.
167	8603	December 15, 2014	Text	City of Prince George Bowl Neighbourhoods	Delete Section 10.4 in its entirety and substituted with a new Section 10.4: Urban Residential. Delete Section 8.7 in its entirety and substituted with a new Section 8.7: Intensive Residential Development Permit Guidelines.

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168	8614	December 15, 2014	Text	1177 3rd Avenue (Lambda Cabaret)	Delete Section 11.1.6 1 in its entirety and substituted with a new Section 11.1.6 1. Add a new Section 11.1.6 1.1.
169	8617	December 15, 2014	Rezoning	3098 Clapperton	To facilitate a major community care facility, or other uses, pursuant to the P2: Minor Institutional zoning designation.
170	8586	April 13, 2015	Text		Medical Marihuana Updates
171	8633	April 13, 2015	Rezoning	695 Union Street	To facilitate the expansion of an existing daycare from a maximum of 12 children to a maximum of 24 children, or other uses, pursuant to the RM1: Multiple Residential zoning designation.
172	8585	May 11, 2015	Rezoning	4257 Blackburn Road	To facilitate subdivision or other uses, pursuant to the P1 Parks and Recreation designation(s).
173	8638	June 15, 2015	Rezoning	Recreation Place	To facilitate the development of a hotel complex, or other uses, pursuant to the Z8: Regional Commercial zoning designation(s).
174	8592	July 27, 2015	Rezoning	503, 511, 527, 535 Alward Street	To facilitate multiple-family residential housing, or other uses, pursuant to the RM5: Multiple Residential zoning designation.
175	8654	July 27, 2015	Rezoning	2640 Sanderson Road	To facilitate the construction of a two-unit residence, or other uses, pursuant to the RT1: Two-Unit Residential zoning designation.
176	8658	August 17, 2015	Rezoning	9094 Inglewood Road	To facilitate the subdivision of the site, or other uses, pursuant to the AR4: Rural Residential zoning designation.
177	8647	September 28, 2015	Rezoning	5952 Gauthier Rd/5917 Vanhill Rd	To re-align the subject property to reflect the appropriate zoning based on the existing land use and facilitate future subdivision, or other uses, pursuant to the AG: Greenbelt, RS5: Manufactured Homes, C6: Highway Commercial and C6I: Highway Commercial zoning designations.

Zoning Bylaw No. 7850, 2007

List of Amendments

#	AMENDING BYLAW	EFFECTIVE DATE	TYPE	Location	Purpose
178	8677	September 28, 2015	Rezoning	9094 Inglewood Road	To facilitate the future construction of a single-family home, or other uses, pursuant to the RS2: Single Residential zoning designation(s).
179	8676	October 5, 2015	Rezoning	965 La Salle Avenue	To facilitate the construction of a church, or other uses, pursuant to the P2: Minor Institutional zoning designation(s).
180	8681	October 20, 2015	Rezoning	5632 Leland Drive	To facilitate the subdivision of the property into two (2) lots, or other uses, pursuant to the RS1: Suburban Residential zoning designation.
181	8611	November 30, 2015	Text/Rezoning	7548 Highway 97 S	Repeal Section 15.10 Z10: Airport Plaza and substituted with a new Section 15.10 Z10: Inland Plaza. Repeal Section 8.2 Commercial Form & Character and substituted with a new Section 8.2 Commercial Form & Character.
182	8597	January 4, 2016	Text/Rezoning	2332 Tyner Blvd	To facilitate multiple residential development, or other uses, pursuant to the RM3: Multiple Residential zoning designation.
183	8690	February 1, 2016	Rezoning	2706 Sanderson Road	To facilitate the construction of a two-unit residence, or other uses, pursuant to the RT1: Two-Unit Residential zoning designation.
184	8711	February 1, 2016	Rezoning	6905 Old Summit Lake Road	To facilitate a future subdivision application to create one additional lot at least 15.0 hectares in size, or other uses, pursuant to the AG: Greenbelt zoning designation(s).
185	8685	February 22, 2016	Rezoning	2101 North Nechako Road and 4096 Brink Place	To facilitate the development of a future residential subdivision on the proposed 5.37 hectare consolidated lot.
186	8716	February 22, 2016	Rezoning	9147 Kelly Road North	To facilitate the subdivision of the 0.9 hectare lot into 5 residential lots with single detached housing, or other uses, pursuant to the RS1: Suburban Residential zoning designation(s).
187	8702	March 7, 2016	Rezoning	1975 Oak Street and 1902 Victoria Street	To facilitate a higher density multiple housing zone that is consistent with the form and character of the neighbouring Gateway facility, or other uses pursuant to the RM5: Multiple Residential zoning designation(s).
188	8713	March 7, 2016	Rezoning	4278 22nd Avenue	To facilitate the development of “comprehensively planned clusters of single detached and semi-detached housing, in a bare land strata format with urban services”, or other uses, pursuant to the RT3: Residential Cluster zoning designation(s).
189	8684	March 21, 2016	Rezoning	4650 Chief Lake Road	To facilitate the subdivision of the subject property into smaller lot sizes with a mix of housing forms, or other uses, pursuant to the RS2: Single Residential and RT1: Two-Unit Residential zoning designation(s).

Zoning Bylaw No. 7850, 2007

List of Amendments

#	AMENDING BYLAW	EFFECTIVE DATE	TYPE	Location	Purpose
190	8699	March 21, 2016	Rezoning	1783 11th Avenue	To facilitate the construction of a single practitioner medical office with a one unit residential suite situated above, or other uses, pursuant to the C8: Commercial Conversion zoning designation(s).
191	8715	March 21, 2016	Rezoning	1076 Johnson Street	To facilitate the construction of a two-unit residence, or other uses, pursuant to the RT1: Two-Unit Residential zoning designation(s).
192	8256	April 11, 2016	Text		Housekeeping Amendments
193	8724	April 11, 2016	Rezoning	962 Central Street	To facilitate the construction of a dental office with apartment housing situated above, or other uses, pursuant to the C8: Commercial Conversion zoning designation(s).
194	8739	May 30, 2016	Text	5877 Leslie Road	Remove "Community Care Facility, Therapeutic from Definitions, remove "community care facility, therapeutic only on Lot C, DL 1597, Cariboo District, Plan 20539" from Section 9.4.2, Principal Uses, add "Animal Breeding and Boarding only on Lot C, DL 1597, Cariboo District, Plan 20539" to Section 9.4.2, Principal Uses.
195	8730	June 27, 2016	Rezoning	5354 Shellburn Road	To facilitate a 2 lot residential subdivision with single detached housing, or other uses, pursuant to the RS1: Suburban Residential zoning designation(s).
196	8669	July 11, 2016	Rezoning	2110 Steele Road	To facilitate the construction of an industrial building and a paved parking area, or other uses, pursuant to the M3: Business Industrial zoning designation(s).
197	8692	July 11, 2016	Rezoning	6161 Otway Road	To facilitate light industrial uses on the subject property, or other uses, pursuant to the zoning designation(s).
198	8761	July 25, 2016	Rezoning	2131 North Nechako Road	To facilitate a residential subdivision or other uses, pursuant to the RS1: Suburban Residential and RS2: Single Residential zoning designations.
199	8735	August 15, 2016	Text/Rezoning	3300 Massey Drive	Add "Vehicle Wash, Minor" as a secondary use to the Z3: Retail and Warehouse Sales zone only for Lot B, District Lot 8170, Cariboo District, Plan 23659 to Section 15.3.3, Secondary Uses.
200	8742	August 15, 2016	Rezoning	1710 5th Avenue	To facilitate the development of multiple residential housing with a maximum of four (4) units, or other uses, pursuant to the RM3: Multiple Residential zoning designation.

Zoning Bylaw No. 7850, 2007
List of Amendments

#	AMENDING BYLAW	EFFECTIVE DATE	TYPE	Location	Purpose
201	8656	August 29, 2016	Text	City Wide	Provide definitions for liquor manufacturing uses and assign those uses to appropriate zones.
202	8736	September 19, 2016	Rezoning	1811 Spruce St.	To facilitate the development of not-for-profit multi-unit housing.
203	8726	October 17, 2016	Rezoning	1595 Torpy Rd.	Rezone from AF: Agriculture and Forestry to AG: Greenbelt, M2: General Industrial and AF: Agriculture and Forestry
204	8781	October 17, 2016	Rezoning	4300 Estavilla Drive	Rezone from AR3m: Rural Residential to RS1m: Suburban Residential
205	8789	October 17, 2016	Rezoning	1165 5th Avenue	Rezone from C1: Downtown to C1I: Downtown

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1 Administration

1.1 City of Prince George Zoning Bylaw No. 7850

A bylaw of the City of Prince George to establish and provide for zoning and other development regulation in order to implement the *Official Community Plan*, thereby fostering the economic, social and environmental well-being of the community.

WHEREAS Council may, pursuant to Part 26 of the *Local Government Act* divide the whole or part of the municipality into zones, name each zone, establish the boundaries of the zones, and regulate the use and development of land, buildings, and structures within each zone;

AND WHEREAS Council has given notice of its intention to adopt this *Bylaw* and has provided an opportunity for persons who consider they are affected by this *Bylaw* to make representations to Council at a Public Hearing pursuant to Part 26 of the *Local Government Act*;

NOW THEREFORE, Council of the City of Prince George, in an open meeting assembled, **ENACTS AS FOLLOWS**:

1.2 Title

1.2.1 This *Bylaw* should be cited as the *City of Prince George Zoning Bylaw No. 7850, 2007*.

1.3 Purpose

This *Bylaw* is to provide a clear and efficient system of land use regulation to implement the *Official Community Plan* by achieving a high quality of life, creating downtown as the community centre, providing employment and economic diversity, managing growth for the long term, engaging and communicating with the community, building strong neighbourhoods, fulfilling social responsibilities, considering diverse community needs, promoting environmental stewardship, and building a beautiful city.

1.4 Zones

1.4.1 The City is divided into zones that are named in Sections 9 through 15 of this *Bylaw*.

1.5 Zoning Map

Bylaw 8330
Bylaw 8586

1.5.1 The boundaries of the zones are shown on the attached zoning maps Schedule "A", the Home Business Overlay (HBO) in Schedule "B", Schedule "C", Schedule "D", Schedule "E", Schedule "F", Schedule "G" and Schedule "H", they form part of this *Bylaw*.

1.6 Uses and Regulations

Bylaw 8256

- 1.6.1** Except for legal non-conforming uses or development approved by a development variance permit, temporary use permit, or a Board of Variance order, uses, buildings, and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements in this *Bylaw*, and any applicable housing agreement, or heritage revitalization agreement.
- 1.6.2** No land, building, or structure shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this *Bylaw* for:
- a) the vertical extent of a zone;
 - b) the use of land, buildings, and structures;
 - c) the density of the use of land, buildings, and structures
 - d) the siting size and dimensions of buildings and structures, and the uses that are permitted on the land;
 - e) the location of the uses on the land and within buildings and structures; and
 - f) the shape, dimension, and area, including the minimum and maximum sizes, of all parcels of land that may be created by subdivision.
- 1.6.3** No off-street parking and loading spaces for any use, building or structure shall be developed except in conformity with the provisions of this *Bylaw*.
- 1.6.4** No paved area or roof area shall be developed, altered or maintained for the ongoing disposal of surface runoff and storm water, except in conformity with the provisions of this *Bylaw*.
- 1.6.5** No screening or landscaping shall be developed, altered, or maintained except in conformity with the provisions of this *Bylaw*.
- 1.6.6** The regulations in this *Bylaw* shall apply uniformly to all lands, buildings, structures, and uses, except as provided for in this *Bylaw*.
- 1.6.7** Uses not permitted in the *Bylaw* are prohibited.

1.7 Repeal

- 1.7.1** *Prince George Zoning Bylaw No. 3482, 1980* and all its amendments are repealed.

1.8 Compliance with Other Legislation

- 1.8.1** Compliance with this *Bylaw* shall not be deemed to be a representation by the City that any use, building, structure, or development complies with all applicable bylaws or other enactments. Every person is responsible to ensure compliance with all bylaws and other enactments.

1.9 Non-conformity

- 1.9.1** Non-conforming uses and siting are provided for by the *Local Government Act*.

1.10 Severability

1.10.1 If any section, subsection, sentence, clause, or phrase of this *Bylaw* is for any reason found invalid by decision of any court of competent jurisdiction, such decision shall not affect the validity of the other portions of this *Bylaw*.

1.11 Transitional Provisions

1.11.1 Lots created prior to the date of adoption of this *Bylaw*, regardless of area or dimensions, may be used for any of the uses permitted by its zone.

1.11.2 A complete building permit application received prior to the adoption of this *Bylaw* shall be processed in accordance with *Prince George Zoning Bylaw No. 3482, 1980*. Such applications shall be approved or rejected within 30 days of the adoption of this *Bylaw*, and if rejected, any further development shall be in accordance with this *Bylaw*.

Bylaw 8256 1.11.3 *Prince George Zoning Bylaw No. 3482, 1980* amendment bylaws that have received first two readings prior to the adoption of this *Bylaw*, but have not received final reading, shall be construed to have the zone from this *Bylaw* which corresponds to the zone from *Prince George Zoning Bylaw No. 3482, 1980*, as shown in Table 1.1.

Table 1-1 Table of Concordance

<i>City of Prince George Zoning Bylaw No. 7850, 2007</i>	<i>Prince George Zoning Bylaw No. 3482, 1980</i>
AG	GB
AF	AFO-1, AFO-2
AR1	RRS-1
AR2	RRS-2
AR3	SRS-1A
AR3m	SRS-1B
RS1	SRS-2A, URS-1A
RS1m	SRS-2B, URS-1B
RS2	URS-2A, URS-3A
RS2m	URS-2B, URS-3B
RS3	URS-4
RS4	URS-5
RS5	MHP-1
RS5c	MHP-2
RT1	URT-2, URT-3
RT2	URT-4
RT3	URC-1
RM1	URM-1A, URM-3C, P-5D
RM2	URM-3B
RM3	URM-1B, URM-2
RM4	URM-3A
RM5	URM-6
RM6	URM-4
RM7	URM-5
C1	C-1
C2	C-2A

C3	C-2B
C4	C-2C, C-3, C-6A, C-8
C4I	C-9
C5	C-4, C-4V
C6	C-5A, C-5D
C6I	C-9L
C7	C-5B
C8	C-7
C9	C-6B
M1	M-1
M2	M-1B
M3	M-1A, M-1C, M-1E
M4	M-1D
M5	M-2
M6	M-3
M7	M-4
P1	P-1
P2	P-5A, P-5B
P3	P-2
P4	P-1A
P5	P-1B
P6	P-5C
U1	P-4A
U2	P-4B, P-4C
W	W
Z1	P-3A
Z2	P-3B
Z3	C-5C
Z4	C-5E
Z5	C-5F
Z6	C-4G
Z7	CD-1
Z8	C-12, C-12A
Z9	URC-2
Z10	C-11
HBO	SHO

2 Interpretation

2.1 Rules of Interpretation

- 2.1.1 All measurements are metric.
- 2.1.2 The provisions of this *Bylaw* are cumulative.
- 2.1.3 Whenever references to a zone start with and include only the letters AG, AF, AR, RS, RT, RM, C, M, P, U, W or Z, they shall be deemed to include all zones starting with those letters in combination with other numbers or letters.

Bylaw 8256

- 2.1.4 Any enactments, codes or regulations referred to in this *Bylaw* are references to Federal or British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this *Bylaw* is a bylaw of the City of Prince George as amended, revised, consolidated or replaced from time to time.

2.2 Zone Boundaries

- 2.2.1 Where a zone boundary is shown on the Zoning Map as approximately following, immediately parallel to, or as an extension of a property line, the City boundary, the high water mark of a watercourse, or a topographic contour line, it follows that line. Where a zone boundary follows a high water mark it shall be construed to move with the high water mark in the case of slow and imperceptible change.
- 2.2.2 In circumstances not covered by Section 2.2.1, the zone boundary shall be determined by scaling the boundary from some known location on Schedule "A", "B", or "C" as applicable.
- 2.2.3 Where a highway forms a zone boundary, the zone shall extend to the midpoint of the highway. In cases where the highway is consolidated with abutting land, it shall be construed to have the same zoning as that abutting land.
- 2.2.4 In circumstances where a single lot is located in more than one zone, the provisions of this *Bylaw* that regulate the use of land, buildings and structures; the density of the use of land, buildings, and structures; the siting, size, and dimension of buildings and structures, and uses permitted on the land; the location of uses on the land and within the building and structures; and the shape, dimension, and area of all parcels of land that may be created by subdivision; shall apply as if the zone boundary were a property line, and in the case of subdivision, be in compliance with the largest minimum area, or smallest maximum area that applies to that lot or portion of the lot being created.

2.3 Definitions

- 2.3.1 Individual uses are grouped into definitions with common functional or physical effects or characteristics. These uses define the range of uses that are principal secondary, or accessory, with or without conditions, within various zones of this *Bylaw*.
- 2.3.2 Examples listed in a use definition are to illustrate typical uses and are not intended to be exclusive, exhaustive, or restrictive.
- 2.3.3 Where a specific use generally conforms to the wording of two or more uses, the use shall be construed to conform to, and is included in the use that is most similar in character, performance, and purpose.

- 2.3.4** Where zones are listed in the column to the left of uses, they are for convenience only. The list of uses within each zone determines which uses are allowed in each zone. Uses may only be allowed under certain circumstances outlined in the particular zone and other applicable sections.
- 2.3.5** All uses listed in a sentence after the phrase “may include accessory” are deemed accessory uses.
- 2.3.6** Definitions for key words and phrases not contained in legislation or other bylaws are listed below. In addition to definitions in a site-specific zone, the following words, terms, and phrases, wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

A

Abattoir: penning and slaughtering of animals, and the processing of animal carcasses including cutting, preserving, packing, storing and may include accessory wholesale of the product.

Abut: contiguous to, or physically touching, and when used with respect to sites means two or more that share a common property line of at least one point.

Access: a means, way or area that provides for the physical ingress and/or egress of vehicles and pedestrians from a highway.

Adjacent: when used with respect to sites means abutting, or would abut, if not for a common highway, walkway, watercourse, right of way, or easement.

Agricultural Land Reserve: as defined in the *Agricultural Land Commission Act*.

Agricultural Waste: includes manure, used mushroom medium and agricultural vegetation waste.

Bylaw 8586

Agriculture, General: means:

- a) growing, producing, raising or keeping animals or plants, or the primary products of those plants or animals;
- b) land cultivation;
- c) storage, packing, product preparation or processing agricultural products, if at least 50% of the agricultural product being stored, packed, prepared or processed is produced on the same site, or is feed required for agriculture production purposes on that site;
- d) agricultural retail sales if all of the agricultural product offered for sale is produced on the site on which the retail sales are taking place, or at least 50% of the retail sales area is limited to the sale of agricultural products produced on the same site, on which the retail sales are taking place and the total area, both indoors and outdoors, used for retail sales of all products does not exceed 300 m²;
- e) may include accessory:
 - i. land development works including clearing, berming, leveling, draining, irrigating and construction of reservoirs and other works;
 - ii. use of agricultural machinery, equipment, devices, materials and structures;
 - iii. storage and application of fertilizers, pesticides, soil conditioners, and biological control agents, including by ground and aerial spraying;
 - iv. production, storage, and application of compost and biosolids from agricultural wastes produced on that site for agricultural purposes; and
 - v. temporary seasonal agri-tourism, other than accommodation, limited to promoting or marketing agricultural products grown, raised or processed on that site.
- f) This use excludes any medical marihuana grow operation uses.

Bylaw 8586

Agriculture, Intensive Impact: intensive growing, producing, raising or keeping of livestock or poultry or the primary products of those animals, that because of area, extent, density, length of confinement, product type, and/or production methods, may have significant impact on adjacent lands or uses, or create an environmental hazard. Typical uses include feedlot, mushroom production, and significant composting. This use excludes any medical marihuana grow operation uses.

Agri-Tourist Accommodation: the accessory use of land, buildings and structures for short-term overnight accommodation limited to 4 sleeping units, and seasonal campsites combined, where the total area for buildings, landscaping, and access for accommodation is less than 5% of the lot.

Aircraft Sale & Rental: sale, charter, or rental of aircraft and may include accessory maintenance services and the sale of parts and accessories.

Airport: any area for the arrival, departure, movement or servicing of aircraft, and includes any associated buildings, installations, open space, and equipment in connection therewith. This also includes aircraft and airport related manufacturing, services, and flying instruction.

Alter or Alteration: soil relocation due to building or parking lot construction or removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration or retaining walls, patios, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this *Bylaw*; and to discontinue or change where the new use is differently defined as the original use, in the principal use of the lot, building or structure.

Animal Breeding & Boarding: keeping, breeding or boarding four or more pets over the age of four months, and may include accessory pet grooming and training services.

Animal Shelter: the temporary accommodation of lost, abandoned, stray or neglected animals, and may include accessory care of such animals.

Antenna: any system of wires, poles, rods, discs or similar device, and attendant processing equipment used for the transmission or reception of electromagnetic waves external to, or attached to the exterior of any building or structure.

Apartment Hotel: apartment housing having a principal common entrance, cooking facilities and furnishings within each dwelling that may be available for rent or occupation for periods of no less than 30 days. This does not include any additional commercial uses except when specifically permitted in the zone.

Aquaculture: growing, cultivating, harvesting, and the accessory storage of fish, mollusks, crustaceans, aquatic plants, and other aquatic organisms for commercial purposes, but excludes the processing of such products.

Attic: the unfinished space between the roof and the ceiling of the upper most storey, or between a dwarf wall and a sloping roof.

Auction, Major: sale of livestock, vehicles, trailers or industrial, agricultural or construction equipment, parts and materials to the highest bidder, and may include accessory repair and temporary storage of such items.

Auction, Minor: sale of household goods, and smaller commercial equipment and materials (less than 200 kg) to the highest bidder, and may include accessory repair and temporary storage of such items.

Bylaw 8256 **Authorized Person:** the person appointed by Council as head of the Department responsible for the land use planning function, or a person designated in writing by the head of the Department responsible for the land use planning function, to carry out any act or function under this *Bylaw*.

Bylaw 8447 **Awning:** A light, detachable structure of fabric, sheet metal or other flexible material supported from the building by a frame (fixed or retractable) to offer shelter from sun and rain.

B

Balcony: a platform, attached to, supported by, and projecting horizontally from the face of a building, normally surrounded by a balustrade, parapet or railing with access only from within the building.

Basement: that portion of a building between two floor levels that is partially or totally underground.

Bay Window: a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor area.

Bed & Breakfast: the accessory use of single or two-unit housing in which short-term overnight accommodation and limited meals are provided to overnight guests for consideration.

Bedroom: a room containing a window, located in a dwelling, which due to its design or location in the dwelling, is or may be used primarily for sleeping. It includes dens and lofts.

Boarder: a person other than a family member who is a lodger, roomer, or person who for consideration takes regular lodging in the dwelling, with or without meals or other services.

Boarding or Lodging House: a dwelling in which the owner lives and supplies sleeping unit accommodation for at least three and not more than ten residents, exclusive of the proprietor and members of the proprietor's family. It may or may not include meal service.

Boat Launch: a ramp that extends from an upland property or right-of-way across the foreshore and into a body of water or watercourse, the purpose of which is to facilitate placement and removal of boats and other water vessels.

Bylaw 8256 Boat Lift: an uncovered structure, attached to a dock, which facilitates the placement and removal of boats from the water; and allows for boat storage above the high water level of a body of water or watercourse.

Bylaw 8656 Brewery Distillery, Major: the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. This use may include the accessory retail of:

- a) liquor products manufactured on-site; and
- b) merchandise specific to the brewery & distillery function and company branding.

Bylaw 8656 **Brewery & Distillery, Minor:** the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the Liquor Control and Licensing Act. All processes, functions and mechanical equipment associated with this use must be contained indoors. The total area for manufacturing shall be limited to a maximum of 250 m². This use may include the accessory retail of:

- a) liquor products manufactured on-site; and
- b) merchandise specific to the brewery & distillery function and company branding.

Building: a temporary or permanent structure designed, erected, or intended for the shelter, enclosure or occupancy of persons or property including animals, materials, chattels and/or equipment. Any tent, awning, bin, bunk, container, vessel, vehicle or trailer used for the purposes above shall be deemed a building.

Building, Accessory: a building or structure detached from a principal building, which is naturally, normally and customarily incidental, subordinate, exclusively devoted to, and on the same site as the principal building or use. Typical accessory structures include flagpoles, swimming pools, propane tanks, antenna, satellite dishes, garages, and garden sheds. Where a building is attached to the principal building by each, and every one of the following: a common wall having heated functional living space on each side; common roof; and common foundation, it shall be deemed part of the principal building. Despite this requirement, a carport may be deemed part of the principal building.

Building & Garden Supply: the retail sale or wholesale of building materials, fixtures or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment.

Building Permit: written authorization from the Authorized Person to perform work regulated by the *City of Prince George Building Bylaw*.

Building, Principal: a building that accommodates the principal use of the site on which it is located.

Business or Office Supplies: machines, equipment and supplies customary to an office environment including stationary, safety equipment, hand tools, uniforms, cleaning supplies, and copying, audio-visual, printing, testing and telecommunications equipment.

Bylaw Enforcement Officer: an officer or employee of the City who has responsibility for inspection and enforcement relating to bylaw compliance.

C

Caliper: the diameter of a tree trunk measured at a point 300 mm above the top of the root ball.

Campground: land which has been planned, improved, or occupied for the seasonal short term use of tents, and camper vehicles, and is not used as year round storage or accommodation for residential use for a period exceeding 240 days in a calendar year. Typical uses include tourist trailer parks, campsites, and tenting grounds. This use may include accessory facilities for eating and assembly purposes, washrooms and bathing facilities, entrance kiosk, minor indoor and outdoor recreation, spectator and patron participation entertainment, and convenience retail with a maximum gross floor area of 100 m².

Canopy: a roof free of enclosed walls over an entrance to a building, structure, or a gasoline pump island.

Carport: a roofed structure free standing or attached to the principal building which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles.

Bylaw 8256 **Cellar:** a basement with a height between the finished floor and finished ceiling less than 2.0 m.

Cemetery: the use of land, buildings or structures for the internment of human or animal remains and includes burial grounds, columbarium, mausoleum, ash garden, and memorial park.

Chief of Police: the appointed Officer in Charge of the Prince George City Detachment of the Royal Canadian Mounted Police, or a person designated in writing by the appointed Officer in Charge of the Prince George City Detachment of the Royal Canadian Mounted Police to carry out any act or function under this *Bylaw*.

City: the City of Prince George.

Bylaw 8238 **Claims Centre:** a facility that provides auto insurance, vehicle licensing and registration, and applicable claims services. This may include accessory minor vehicle rental. The total combined area devoted to accessory minor vehicle rental shall not exceed 25% of the site devoted to the claims centre use

Club: a facility maintained by and for members of a social, athletic, recreational, fraternal, benevolent, patriotic, or veterans organization, whether incorporated under the laws of British Columbia or not, whose members pay an annual membership fee, but is not operated primarily for pecuniary gain, spectator entertainment, patron participation entertainment, and food and beverage service.

Club House or Base Lodge: an accessory building or structure that provides for day recreation and may include accessory food and beverage services, lockers, change rooms, meeting area, recreational equipment rental and sales facilities, and ticket sales, but shall not include overnight accommodation.

Commercial Use: an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

Bylaw 8449 Community Care Facility, Major: means:

- a) the residential care of seven or more persons who are not related by blood or marriage, in a facility licensed under the Community Care and Assisted Living Act, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers for continuing assistance or direction in the form of three or more prescribed services as defined in the *Community Care and Assisted Living Regulation*, or
- b) a day care licensed under the *Community Care and Assisted Living Act*, for 13 or more persons such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care, occasional, casual, or short term supervised child care. This use includes limited overnight accommodation for minors who are supervised under a prescribed program.

Bylaw 8449 Community Care Facility, Minor: the use of a principal dwelling for:

- a) the residential care of up to six persons who are not related by blood or marriage, in a facility licensed under the Community Care and Assisted Living Act, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers for continuing assistance or direction in the form of three or more prescribed services as defined in the *Community Care and Assisted Living Regulation*, or
- b) a day care licensed under the *Community Care and Assisted Living Act*, for up to 12 persons such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care, occasional, casual, or short term supervised child care. This use includes limited overnight accommodation for minors who are supervised under a prescribed program.

A minor community care facility shall comply with the development regulations for the housing type in which it resides.

Community Care Facility, Specialized: a facility where specialized care is provided to persons with addiction, and physical, mental or other developmental disability, or chronic or progressive condition, that is not primarily due to the aging process. Typical uses include mental care asylums, sanatoria, detoxification centre, drug addiction counseling and treatment, needle exchanges, and safe injection sites.

Concrete & Asphalt Plant: processing, manufacturing, recycling, and sale of concrete and asphalt and may include accessory facilities for the administration or management of the business, the stockpiling of bulk materials and finished products, the storage and maintenance of vehicles and equipment, and the manufacture and sale of products made from concrete and asphalt which are typically used for building or construction,

Bylaw 8330 **Consulting, Scientific and Technical:** the provision of technical consulting services that require a combination of officework and fieldwork with accessory equipment storage. For clarity, this use must include accessory vehicle, equipment or materials storage on the same site. This use is only permitted in the area identified in Schedule "D" of this *Bylaw*. Typical uses include surveying, forestry, biology and soil remediation consultants.

Contractor Service, Major: providing heavy building, utility, and highway construction services including road, bridge, pipeline, communication, site preparation, landscaping, concrete, logging, excavation, drilling, carpentry or similar services of a construction nature which require outdoor storage. This use may include accessory retail and wholesale; display; office; technical support; manufacturing, fabricating, and assembly activities; and fleet storage for any number of vehicles. This use also includes minor contractor services that require accessory outdoor storage and/or fleet storage for more than 4 fleet vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the major contractor service use on the same site.

Contractor Service, Minor: providing specialty or finish construction services including electrical, plumbing, elevator/escalator, heating, air-conditioning, foundation, structural, masonry, glass, roofing, siding, finish carpentry, painting, drywall, insulation and similar services of a construction nature which may require accessory indoor storage and warehouse space. This use may include accessory retail and wholesale; display; office; technical support; indoor manufacturing, fabricating, and assembly activities; and outdoor fleet storage of no more than four vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the minor contractor service use on the same site.

Correction Service: holding or confining, and treating and/or rehabilitating persons. Typical uses include prisons, jails, halfway houses, remand centres, and correction centres.

Council: the Municipal Council of the City of Prince George.

Bylaw 8256 **Crematorium:** a building or structure used for the cremation of human or animal remains.

CSA: Canadian Standards Association.

D

Deck: a platform with the top of the floor more than 0.6 m above landscape grade without a roof or walls, except for balustrade or railings.

Density: as defined in Section 872 of the *Local Government Act*, including the number of units on a site measured in units/area or floor area ratio, as the case may be.

Development: an excavation or stockpile and the creation of either of them; a building or structure, or an addition to or replacement or repair of a building or structure, and the construction or placing of any of them in, on, over, or under land; a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Dock: a structure, attached to or forming part of the mainland that provides for the mooring of boats or other floating vessel.

Dwelling: accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling does not include more than one room that, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen (this does not preclude a kitchen in a secondary suite). This use does not include a camper vehicle (except in accordance with Section 5.14 of the *Bylaw*) or a room in a hotel or motel.

Dwelling, Principal: either a dwelling that occupies the entirety of a building or a larger gross floor area than another dwelling in the same building.

E

Eave: the projecting lower edges of a roof overhanging a wall of a building, free of enclosed walls, without supporting columns.

Education: education, training, or instruction such as public, private, religious, philanthropic, recreational, cultural, special, alternative, continuing, or distance education and may include accessory administration, food and beverage service, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Education, Commercial: education, training, or instruction, for consideration, in a skilled trade or vocation typically for licensing, registration, or certification purposes such as secretarial, safety and first aid, business, beauty, modeling, art, dance, drama, and music school; or pet training.

Education, Higher: community colleges and universities and may include accessory administration, food and beverage service, research, development, high technology, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Emergency Service: a facility used by fire protection, police, ambulance, or other such services as a base of operations.

Entertainment, Adult-Oriented: live performances, or the showing of motion pictures, videos, or other electronic or photographic reproductions other than magazines, the central feature of which is the visual representation of a person's genitals, anus or pubic area, or physical contact with a person's genitals, anus or pubic area, including strip shows, exotic dancing and other adult-oriented performances.

Entertainment, Patron Participation: an accessory use where the patrons are predominantly participants such as sing-alongs or karaoke, dancing and amateur nights.

Entertainment, Spectator: live music, stage performances, or the showing of motion pictures within an enclosed building, where the patrons are predominantly spectators, such as an auditoria, cinema, theatre, performing arts, or concert hall.

Equestrian Centre, Major: horse riding, training, breeding, and boarding if the stables do not have more than 40 permanent stalls. This use does not include a racetrack for horse racing licensed under the *Gaming Control Act*.

Equestrian Centre, Minor: horse riding, training, breeding, and boarding if the stables do not have more than eight permanent stalls. This use does not include a racetrack for horse racing licensed under the *Gaming Control Act*.

Bylaw 8025

Equipment, Major: sale, rental, service, or repair of machinery or mechanical equipment typically used in building, utility, highway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production. This does not include major or minor vehicle repair.

Equipment, Minor: sale, rental, service or repair of tools, machines and light construction equipment, (under 500 kg) or similar items. This does not include major or minor vehicle repair.

Exhibition & Convention Facility: a building or site intended to provide permanent facilities for meetings, banquets, seminars, conventions, workshops, product and trade fairs and similar exhibitions. This use may include accessory food and beverage service, and spectator and patron participation entertainment.

F

Feedlot: means a fenced area where livestock or poultry is confined solely for the purpose of growing or finishing, and is sustained by means other than grazing.

Fence: an artificially constructed barrier of any material used to enclose or screen areas of land. For the purpose of calculating fence height, any arch, arbor, trellis or pergola affixed to or supported by a fence shall be deemed part of the fence.

Fire Separation: a construction assembly that acts as a barrier against the spread of fire as defined in the *BC Building Code*.

Fish Hatchery: growing, cultivating, and rearing fish for recreational or commercial purposes, or for preserving genetic integrity, or rebuilding native populations, but excludes the processing of such products.

Fleet Service: development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include taxi services, bus lines, mobile catering, towing, and messenger and courier services. This use includes a place where vehicles are impounded for breach of the law, and may be taken, towed and stored temporarily until reclaimed. This does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 10,885 kg or a wrecking yard.

Floor Area, Gross Leasable (GLFA): means the total floor area designed for tenant occupancy on which rent is paid or income produced, and includes basements, mezzanines and upper floors, if any, but excludes parking areas.

Floor Area, Gross Leasable Constructed: the total floor area designed for tenant occupation on which rent is paid or income produced, and includes basements, mezzanines and upper floors, if any, but excludes parking areas; for which a Building Permit has been issued pursuant to the *Building Bylaw*.

Floor Area, Gross (GFA): the total area of all the floors, measured to the extreme outer limits of the building, including all dwellings and all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases and stairwells, and includes enclosed balconies and mezzanines, enclosed porches, decks, or verandas, elevator shafts and accessory buildings. For the purpose of calculating required off-street parking, gross floor area does not include parking areas.

Floor Area, Ground: gross floor area of the first storey.

Floor Area, Net: the total area of all the floors, measured to the extreme outer limits of the building, including all dwellings and all areas giving access thereto, excluding basement areas used exclusively for storage or service to the building, attics, parking areas, elevator shafts, breezeways, porches, decks, balconies, exit stairways, landings, corridors, patios and terraces. In the case of multiple dwellings, corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

Floor Area Ratio: the numerical value of the net floor area on all levels of all buildings and structures on a site, divided by the area of the site.

Foreshore: Crown land between the high and low water levels of a lake.

Forestry: growing, or the cultivating, protecting, harvesting, sorting or storage of forest products grown on the same site, and may include accessory auction, retail or wholesale of forest products grown on the same site, and the storage of harvesting equipment or supplies and temporary repair of such equipment used on the same site, but excludes the manufacturing or processing of any forestry products.

G

Bylaw 8164 **Gaming Facility:** casino gaming with not more than 575 electronic gaming machines (slot machines or community gaming units), 15 gaming tables, bingo
Bylaw 8104 with not more than 650 gaming seats, licensed under the *Gaming Control Act*, horse racing teletheatre, and may include the accessory retail sale of British Columbia Lottery Corporation products, spectator entertainment and patron participation entertainment.

Garage: an accessory structure, or part of a principal building, designed and used primarily for the storage of vehicles. It includes a carport.

Garage Sale: the occasional sale of secondhand household goods belonging to the owner or tenant of residential premises as an accessory use only to a single detached or two-unit dwelling, but does not include the sale of vehicles, new goods, or goods on consignment.

Grade, Building: with reference to the height of a building or structure, the average elevation of the finished surface of the ground abutting the front of such building facing the front lot line, exclusive of any localized embankment or entrenchment such as for vehicle or pedestrian entrances.

Bylaw 8256 Grade, Landscaped: with reference to the height of balconies, decks, patios, terraces, arbours, trellises, pergola and other architectural or landscape features, the average elevation of the finished surface of the ground under the four principal corners of the balconies, decks, patios, terraces, arbours, trellises, pergola, fences and other architectural or landscape features.

Grade, Natural: the elevation of the ground surface in its natural state, before artificial alteration; or on sloping or irregular sites, the plane, before alteration.

Bylaw 8586 Greenhouse & Plant Nursery: cultivating, harvesting, storing and selling vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products, and may include the accessory retail or wholesale of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools, provided this accessory use occupies not more than 400 m² on any site. This use excludes any medical marihuana grow operation uses.

H

Habitable Room: a room in a dwelling designed for living, sleeping, eating or food preparation.

Hard surfacing: a durable ground surface, constructed of cast-in-place concrete, brick, or concrete unit pavers, turfstone, stone, asphalt, or similar materials (but excluding gravel and clay).

Bylaw 8077 Health Service, Community Outreach: the provision of integrated and responsive community health care services and programs of a clinical, educational, preventive, diagnostic, treatment, therapeutic, rehabilitative, palliative or counselling nature delivered on an outreach basis directly to patients in their homes or in a clinical setting by appointment on an individual patient or a pre-selected group basis.

Typical outreach services that are primarily delivered in the patient's home include

home support personal care, home care nursing/education, rehabilitation (physiotherapy and occupational therapy), palliative care consulting, long term care assessment, integrated health team multidisciplinary, health services/community living and lifeline emergency programs.

Typical health care services that may be provided on a limited onsite basis within a clinical setting to individual patients by appointment or to small groups meeting selected criteria include intravenous therapy and wound care, education and group medical sessions of a preventive and disease management nature for frail, elderly and those living with a chronic disease such as diabetes, heart or similar conditions.

The floor area devoted to accessory office shall not exceed 40% of the gross floor area of the building(s) devoted to the community outreach health service use on the same site.

Health Service, Major: a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and may include accessory staff residences, food and beverage service, religious assembly, medical and diagnostic laboratories, and pharmaceutical dispensary. Typical uses includes hospitals, morgues, and nursing homes with health care for dependant residents.

Health Service, Minor: the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include medical and dental offices, health clinics, acupuncture clinics, vocational rehabilitation, blood- bank, and counseling services, and may include accessory medical and diagnostic laboratories, the retail sale or rental of medical supplies, and pharmaceutical dispensary. This does not include massage services.

Height: with reference to a building or structure, the greatest vertical distance from building grade of such building or structure to the highest point of such building or structure. With reference to a fence, the height shall be determined by measurement from the average landscape grade 1.0 m from both sides of the fence. In the case of the retaining wall, the height at the high side will be used.

High Water Mark: the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

Highway: any public street, road, sidewalk, lane, bridge, boulevard, or any other public way intended for the general public for the passage of vehicles within the City or land as shown as road on a plan of survey that has been filed or registered in the Land Titles Office or used as a public road.

Home Business Overlay (HBO): lands identified in Schedule “B” of this *Bylaw*.

Home Business 1: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 1 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; taxidermy; education; on-site manufacturing, processing, fabricating or assembling goods heavier than 5 kg; repair, washing or painting of vehicles or equipment; on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service; or the sale of products manufactured off-site, other than products accessory to the business, mail order sales, telephone sales, or where the customer does not enter the premises to inspect or pick up the goods.

Home Business 2: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 2 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; taxidermy; on-site manufacturing, processing, fabricating or assembling of goods heavier than 200 kg; on-site repair, washing or painting of vehicles or equipment; on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.

Home Business 3: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 3 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; on-site repair, washing or painting of vehicles or equipment (unless accessory to the business); on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.

Home Furnishings: portable items used to increase the comfort and utility of a dwelling and includes appliances, electronic entertainment equipment, furniture, window and floor coverings, electrical fixtures, lamps, kitchen and bathroom accessories, fabrics and bedding.

Hotel: providing rooms or suites for temporary sleeping accommodation where the rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests.

Household: means

- a) a person;
 - b) two or more persons related by blood, marriage, common law relationship, or adoption, together with not more than two persons unrelated to such persons; or
 - c) a group of not more than 6 persons who are not related by blood, marriage, common law relationship or adoption;
- all living together in a dwelling, comprising a single housekeeping group and using cooking facilities shared in common. Unrelated persons may include owners, renters, tenants, boarders, paid domestic servants, or foster children.

Bylaw 8304

Housing, Apartment: any physical arrangement of attached dwellings, intended to be occupied by separate households, which does not conform to the definition of any other residential use class

Housing, Congregate: housing in multiple unit form for semi-independent persons within which is provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services such as transportation for routine medical appointments and counseling. This may include housing for seniors.

Housing, Four-Plex: any physical arrangement of three or four attached dwellings intended for separate households with separate exterior access to grade.

Housing, Manufactured: a building or structure containing only 1 dwelling exclusively used for occupancy by 1 household, whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to *CAN/CSA Z240* MH Series certification standards and may be moved from one place to another by being towed or carried, and set-up in accordance with required factory recommended installation instructions or the *CAN/CSA Z240* site preparation standard.

Housing, Row: a development containing three or more dwellings with a separate individual, direct access at grade that shares no more than two party walls with adjacent dwellings. No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing.

Housing, Single Detached: a building containing only 1 dwelling exclusively used for occupancy by 1 household, except where permitted by this *Bylaw* a secondary suite may be within a single detached home. This use includes manufactured homes that conform to the *CSA A277* standards.

Housing, Stacked Row: row housing, except that dwellings may be arranged two deep, either horizontally so that dwellings may be attached at the rear as well as the side, or vertically so that dwellings may be placed over others. Each dwelling will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor or steps.

Housing, Supportive: an accessory use in a principal dwelling where no more than two prescribed services, as defined in the *Community Care and Assisted Living Regulation*, are provided by an operator to any number of adults related to the operator by blood or marriage, or not more two adults to whom they are not related.

Housing, Two-Unit: a building designed exclusively to accommodate two households living independently in separate primary dwellings above, below, or beside each other. This type of development is designed and constructed as two dwellings at initial construction. It does not include a secondary suite.

I

Bylaw 8656

Industry, Heavy: the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment from raw materials; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or business use. This use typically has area, intensity, and land use impacts with greater magnitude and significance than light industry. This use includes a sawmill; planing mill; veneer and plywood plant; wood preserving; the manufacturing of prefabricated, log, or manufactured homes; carpet mill; vehicle, heavy equipment, tank, boiler, or shipping container manufacturing. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; major vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the heavy industrial use on the same site.

Bylaw 8256

Industry, Light: the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or household use. This use typically has area, intensity, and land use impacts with lesser magnitude and significance than heavy industry. This use includes manufacturing of packaged food (not including an abattoir) and beverage products; clothing, leather, electronics, and furniture manufacturing; metal or hardware fabrication; and machine shop. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; minor vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the light industrial use on the same site. This use does not include other uses that are defined separately. This use includes only those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building.

Bylaw 8256 Industry, Special Heavy: any offensive trade including processing or manufacturing uses such as an oil refinery; chemical, explosive or fertilizer plant; pulp and paper mill; particle-board plant; cement or structural clay products manufacturing; smelter, basic iron and steel manufacturing; and tannery. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; major vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the heavy industrial use on the same site.

Intersection: the area within the connection of two or more highways intended for use by vehicles.

K

Kitchen: facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which taken together, may be intended or used for the preparation or cooking of food.

L

Landing: a platform, with or without a roof, between flights of stairs or the floor at the foot or head of a flight of stairs.

Landscaping: the preservation or modification of the natural features of a site through the placement or addition of any or a combination of soft landscaping elements (trees, shrubs, plants, lawns, ornamental plantings, etc.), decorative hard surfacing elements (bricks, pavers, shale, crushed rock, etc., but excluding concrete and asphalt in the form of patios, walkways, and paths), and architectural elements (decorative fencing, walls, sculpture, etc.).

Lane: a highway not exceeding 10.0 m in width.

Bylaw 8025 Leave Strip: an area of land where development is regulated to preserve, protect, restore or enhance the natural features, functions, and conditions that support fish life processes.

Library & Exhibit: the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films; or a development for the collection, preservation and exhibition of works or objects of historical, scientific, natural, archival, or artistic value. Typical uses include libraries, museums, art galleries, botanical gardens, arboreta, and archaeological and cultural exhibits. This use may include accessory retail, spectator entertainment and patron participation entertainment.

Liquor Primary Establishment, Major: a place or premises, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on site, and may include accessory adult-oriented entertainment only in C1I, spectator entertainment, patron participation entertainment, minor arcade and liquor off-sales.

Liquor Primary Establishment, Minor: a place or premises, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on site, with a maximum indoor occupant load of 125 persons, and may include accessory adult-oriented entertainment only in C1I, spectator entertainment, patron participation entertainment, minor arcade and liquor off-sales.

Livestock: cattle, goats, horses, sheep, swine, game, and similar farmed or fur bearing animals.

Loading Space: an off-street parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

Log Storage: handling, sorting and storage of logs harvested on the same site they are stored on.

Lot: a parcel of land, including Crown Land, which is legally defined either by registered plan or metes and bounds description.

Lot, Corner: a lot or site located at the intersection of two highways, other than lanes.

Lot, Double Fronting: a lot which abuts two highways which are parallel or nearly parallel and do not intersect at the boundaries of the lot.

Lot, Interior: a lot other than a corner lot.

Lot, Panhandle: a lot that has its primary legal access from a highway through a narrow strip of land that is an integral part of the lot. This narrow strip is referred to as the panhandle.

Lot, Pie: a lot that is generally configured such that its width at the rear lot line is greater than at its front lot line.

Lot, Reverse Pie: a lot that is generally configured such that its width at the rear lot line is less than at its front lot line.

Lot, Strata: a lot shown on a strata plan according to the *Strata Property Act*.

Lot Area: the total horizontal area within the lot lines of a lot, except where a parcel is a panhandle lot, the access strip or panhandle shall not be calculated as part of the minimum lot area. When used in reference to a subdivision shall be the size of lot that may be created by subdivision under Sections 903(1)(d) and 946 (4) of the *Local Government Act*.

Lot Depth: the horizontal distance between the midpoints of the front and rear lot lines.

Lot Line: the legally defined boundary of any lot or property line.

Lot Line, Front: in the case of an interior lot, a lot line separating the lot from the highway; or in the case of a corner lot, a line separating the narrowest highway frontage of the lot from the highway not including a corner rounding or corner cut; or in the case of a double fronting lot, the front lot line may be on both frontages in order to be consistent with the location of permitted access and the orientation of other development in the block. In the case of a lot abutting a watercourse, the front lot line is the lot line abutting the highway.

Lot Line, Rear: either the lot line opposite to, and most distant from, the front lot line, or, where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

Lot Line, Side: any lot boundary line that is not a front or rear lot line.

Lot Width: the width of a lot where it abuts the highway except in the case of an irregularly shaped lot such as a pie lot where the width shall be the horizontal distance between the side lot lines at 9.0 m from the front lot line. For a reverse pie lot, the lot width is the horizontal distance between the side lot lines 22.0 m from the front lot line. For other lots where the lot width cannot be reasonably calculated by these methods, the City shall determine the lot width having regard to the access, shape and buildable area of the lot, and the lot width and location of buildings on abutting lots.

M

Manufactured Home Park: a development for manufactured homes not having a registered plan of individual lots. Spaces, or spaces with individual manufactured homes already sited on them, may be rented for residential occupation. This does not include the situation where an additional agricultural dwelling is located on a lot where the principal dwelling is a manufactured home.

Manufacturing, Custom Indoor: small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools. Typical uses include jewelry, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

Bylaw 8256 Marihuana For Medical Purposes Regulation: the federal regulation, and any subsequent regulations or acts which may be adopted, that regulates the possession, production, selling, transportation, or destruction of medical marihuana.

Bylaw 8586 Medical Marihuana Grow Operation: a facility licensed under the Marihuana for Medical Purposes Regulation. The function of this grow operation is to produce dried marijuana for individuals with a chronic illness, having a prescription from a registered health care practitioner.

Motel: providing rooms or suites for temporary sleeping accommodation where the rooms do not have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, minor indoor and outdoor recreational facilities, meetings rooms, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests and visitors.

N

N/A: not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this *Bylaw* still apply.

Natural Features, Functions & Conditions: include, but are not limited to the following:

- a) large organic debris that falls into the watercourse or streamside area, including logs, snags and root wads;
- b) areas for channel migration, including active floodplains;
- c) side channels, intermittent watercourse, seasonally wetted contiguous areas and floodplains;
- d) the multi-canopied forest and ground cover adjacent to watercourses that moderates water temperatures, provides a source of food, nutrients and organic matter to watercourses, establishes root matrices that stabilize soils and stream banks, thereby minimizing erosion, and buffers watercourses from sedimentation and pollution in surface runoff;
- e) a natural source of watercourse bed substrates; and
- f) permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in watercourses, especially during low flow periods.

Non-Resident On-Site Employee: any person employed by the resident operator of a home business who normally works on the site of the home business more than a total of four hours in a consecutive 7-day period as part of their employment. Employees who work off-site or occasionally attend the site for less than this period of time in any consecutive 7-day period shall not be considered a non-resident on-site employee.

Nuisance: anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire, electrical interference, or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours, and the traveling public, to the normal enjoyment of any land or building.

O

Bylaw 8330 **Office:** the provision of administrative, professional, management, technical, or consulting services with no accessory outdoor storage. This use also includes scientific and technical consulting that requires no accessory outdoor storage. This use excludes the growing, extraction, manufacture, processing, assembly, fabrication, storage, sale, service or repair of goods on the same site.

Bylaw 8415 **Official Community Plan:** City of Prince George Official Community Plan Bylaw.

Bylaw 8256

Open Space: that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building occupants.

Open Space, Usable: an unobstructed area available for use by all occupants of a building, having no dimension less than 4.5 m and no slope more than 10%, providing for greenery, recreation space and other leisure activities normally carried on outdoors, but excludes off-street parking and loading spaces, service drive-ways, and roof areas unless developed as recreation space.

Outdoor: in relation to uses are those that are not entirely enclosed within a building or structure.

Bylaw 8025

Outdoor Storage: storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, shipping and cargo containers, trailers and rail car storage, or heavy equipment storage compounds.

Owner: as defined in the *Community Charter*.

P

Parapet or Parapet Wall: that portion of a perimeter building wall that rises above the roof.

Park: any outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally significant areas, forest reserves, wildlife sanctuaries, greenbelts, conservation areas, allotment gardens, buffers, nature and cultural interpretation areas, and similar land uses. It includes all landscaping, facilities, sports fields, accesses, trails, buildings and structures consistent with the general purpose of parkland. It does not include a campground or manufactured home park.

Parking, Non-Accessory: providing vehicular parking that is not primarily intended for the use of residents, employees, customers, visitors, members, or clients of a principal use on the same site. Typical uses include surface parking lots and parking structures located above or below grade.

Parking Space: an off-site space of the size and dimensions to park one vehicle in conformance with Section 7 of this *Bylaw* exclusive of driveways, aisles, ramps, or obstructions.

Party Wall: a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

Patio: an area of hard surfacing or platform with the top of the floor not more than 0.6 m above the landscaped grade without a roof or walls, except for balustrade or railings.

Penthouse: a structure projecting above a building roof or parapet, housing an elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

Person: in addition to its usual connotation, shall include a firm or partnership, association, company, society, and body corporate.

Pet: cat, dog, bird or other domestic animal, excluding livestock and poultry.

Porch: a roofed structure projecting from the exterior wall of a building forming a covered approach or vestibule to a doorway.

Poultry: chickens, turkeys, ducks, geese, and similar farmed fowl.

Premises: means a building or site, or portion of a building or site where a business is operated.

Property Line: a legal boundary of a lot.

Q

- Bylaw 8256** **Qualified Professional:** an applied scientist or technologist, acting alone or together with another qualified professional that is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association; the individual is acting within that individual's area of expertise, the individual is a full member and is not in training, articling, retired, on leave or a student member.

R

Railway: railway right-of-way exclusively used for rail transportation.

- Bylaw 8025** **Ravine:** a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3 (horizontal) to 1 (vertical).

- Bylaw 8256** **Recreation, Indoor:** the provision of recreational services entirely within an enclosed building for sports, active recreation and performing arts, where patrons may or may not be participants. This use may include accessory indoor food and beverage service, and the sale and service of recreational products.

- Bylaw 8256** **Recreation, Outdoor:** the provision of recreational services conducted primarily outdoors, for the public at large for sporting events and active recreational uses, where patrons may or may not be participants. This use may include buildings or structures consistent with a club house or base lodge.

- Bylaw 8256** **Recycling Centre, Intermediate:** buying, selling, collection, sorting, bailing, packing, and temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include waste management or wrecking yard.

Recycling Centre, Major: buying, selling, collection, sorting, bailing, packing, processing and temporary storage of left over paints, solvents, flammable liquids, pesticides, and petroleum products, filters, containers, and similar goods and materials. This use includes intermediate recycling centre where there is outdoor storage. This use does not include waste management or wrecking yard

Recycling Centre, Minor: unattended bins and containers for the collection and temporary storage of recyclable materials including cardboard, plastics, glass, paper, cans and similar household goods. Recyclable material left at the drop-off shall be periodically removed and taken to larger, permanent recycling operations for final recycling. This use does not include waste management or wrecking yard. Minor recycling centres are permitted as an accessory use with any multiple dwelling residential, commercial, industrial, or institutional use subject to the landscaping and screening provisions of Section 6.7 of this *Bylaw*.

Registered Plan: subdivision plan registered in the Land Titles Office.

Religious Assembly: the assembly of persons for religious worship, services, or rites, and may include accessory food and beverage service, administration, educational, social, recreational, charitable or philanthropic activities, spectator entertainment, patron participation entertainment, and a residence for a caretaker or head of congregation. Typical uses include chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple.

Residential Sales Centre: building used for a limited period of time for the purpose of marketing residential land or buildings.

Residential Security/Operator Unit: a secondary dwelling within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone. No more than one residential security/operator unit is permitted on a site.

Bylaw 8256

Restaurant: the primary purpose is the retail sale of prepared foods and beverages for consumption on or off the site. Typical uses are restaurants, coffee, donut, bagel or sandwich shops, ice cream parlors, and dessert shops. This use may include a food primary license issued under the *Liquor Control and Licensing Act* and accessory spectator or patron participation entertainment.

Retail, Adult-Oriented: providing, offering or furnishing the rental, use, viewing, or sale of an object, other than a magazine, contraceptive device or prescription medicine, the central feature of which is the visual representation of a person's genitals, anus or pubic area, or physical contact with a person's genitals, anus or pubic area.

Retail, Convenience: retail sale of those goods required by area residents or employees on a day to day basis. Typical uses include stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, and may include accessory video rental.

Retail, Farmers Market: retail sale of farm produce, homegrown food products, meat, fish, seafood and retailing of handicrafts as an accessory product to retailing of farm produce.

Retail, Flea Market: sale of new or used goods by more than 3 vendors renting tables and/or space outdoors or in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally handicrafts, household items, tools, electronic equipment, food products or concessions, plants, clothing, and furniture. This use only occurs on weekends and statutory holidays, and the goods may not be stored or displayed outdoors between sale days.

Retail, General: the retail sale of goods, wares, merchandise, substances, articles or things. Typical uses include grocery, hardware, appliance, electronics, furniture, antiques, second-hand, consigned, and pawned items, catalogue sales, health and personal care, clothing and accessories, hobby, book, music, video or game (including rental), flower, office supply, stationary, gift, pet supply (may include accessory pet grooming & day care), art and sporting goods stores. This use may include accessory storage and servicing of the retail goods.

Retail, Liquor: the retail sale of packaged liquor for consumption off-site.

Retaining Wall: structure constructed to hold back, stabilize or support an earthen bank.

S

Satellite Dish and Receiver: an accessory structure designed to send or receive telecommunication signals from a satellite.

Screen, Solid: continuous solid fence or wall used as an enclosure and a total visual barrier around all of a use and includes gates on all access points made of materials comparable to the fence or wall, all of which shall be self-supporting or attached to a durable and sturdy structural frame.

Screen: continuous fence or wall used as an enclosure and a visual barrier around all or part of a lot, interrupted only for driveways and walkways, all of which shall be self-supporting or attached to a durable and sturdy structural frame.

Screening: continuous wall, fence, compact evergreen hedge or combination thereof, supplemented with landscape planting, that would effectively screen from view at street levels the property which it encloses, and is broken only by access drives and walks.

Secondary Suite: an accessory, self-contained dwelling within a single detached house, exclusively used for occupancy by one household that complies with the requirements of this *Bylaw*.

Bylaw 8532

Second Hand Goods: previously owned home furnishings, clothing, household items, and similar goods, but specifically excluding vehicles and any goods for pawn or sale by consignment.

Service, Business Support: services to businesses including security guard, patrol, and security systems services, packaging, labeling, document preparation, publishing and printing, testing laboratories, film developing and processing, and the servicing of office equipment and machines.

Service, Dating or Escort: providing or furnishing an escort or partner for a social occasion or function, but does not include a person providing assistance to another person because of that other person's age, medical condition or disability.

Service, Financial: financial, insurance, accounting, bookkeeping, and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, pay-day loan operation, or agency where money is deposited, kept, lent or exchanged, excluding pawn.

Bylaw 8532

Service, Food Bank: the storage and distribution of food products, home furnishings, clothing, supplies, and household items to patrons for non-profit or charitable purposes.

Service, Funeral: the preparation of the dead for internment or cremation, and the holding of memorial services, and may include accessory retail sale and storage of caskets, urns and other related funeral supplies. This includes funeral homes and undertaking establishments.

Service, Household Repair: the provision of maintenance and repair services for goods and equipment normally found in a home. Typical uses include engraving, the repair or maintenance of telecommunication devices, radios, televisions, appliances, recreation equipment, and furniture refurbishing and upholstery shops.

Service, Industrial Support: services to businesses and buildings including locksmiths, armoured car services, laundering uniforms, table cloths or other items for a business, extermination and pest control services, janitorial services, window cleaning service, waste collection, carpet and upholstery cleaning service, duct and chimney cleaning service, septic tank installation, sign shop, pumping and repair services, water-well and other drilling services.

Service, Massage: providing or furnishing a massage service involving the application of physical external manipulation of the soft tissues of the human body by another person. It does not include massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or massage therapy service.

Service, Massage Therapy: massage therapy service as defined by the Massage Therapist Regulation, as practiced by a massage therapist designated under the *Health Professions Act*.

Service, Personal: services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, hairdressers, manicurists, tailors, dressmakers, shoe repair shops, tanning, photography studios, dry-cleaning establishments, tattoo parlors, and laundries but does not include health services.

Service, Pet Grooming & Day Care: pet grooming and the supervised care of pets during the day, but does not include overnight accommodation.

Service Station, Major: the retail sale of vehicle fuel, lubricant, and other fluids and may include accessory minor vehicle repair, and minor vehicle washing, with more than 2 service and washing bays combined, and the retail sale of sundry items and packaged food.

Service Station, Minor: the retail sale of vehicle fuel, lubricant, and other fluids and may include accessory minor vehicle repair, and minor vehicle washing within a building containing not more than 2 service and washing bays combined, and the retail sale of sundry items and packaged food.

Setback: the distance that a development must be set back from a property line or any other features specified by this *Bylaw*.

Site Coverage: the percentage of the total horizontal area of a site that may be built upon including principal and accessory buildings and structures permitted by this *Bylaw*, except for projections permitted under section 4.2 of this *Bylaw*.

Site: area of land consisting of a lot or two or more abutting lots of sufficient size and dimension to meet the minimum lot area and lot width requirements of this *Bylaw* in respect of the particular zone, use, site coverage, and area to which the lot or lots relate.

Sleeping Unit: a habitable room, or a group of two or more habitable rooms, not equipped with self contained cooking facilities, providing accommodation for guests.

Snow Storage: storage of snow, whether permanent or temporary, and may include associated snow dumping, berming, grading, equipment storage and access control facilities. Snow dumping sites include only those lands on which snow is placed after being brought from a separate site, and not areas in which snow is moved from one portion of a site after being cleared from the rest of the site.

Soil Crushing: mechanically operated device or structure used to crush or break soil.

Soil Screening: fixed or a mechanically operated device or structure to sift, sort or separate rock, sand, gravel or other material of which land is composed.

Soil Washing: use of water to wash or separate silts, and other fine or small materials from larger rock, sand, gravel or other material of which land is composed.

Storey: that portion of a building, other than an attic or half storey, which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Storey, First: the uppermost storey having its floor level not more than 2.0 m above building grade.

Storey, Half: that portion of a building located wholly or partly within a slopping roof having a floor area not more than two-thirds of the floor area of the storey next below, side walls not less than 1.2 m in height, and a ceiling with a minimum height of 2 m over an area equal to at least fifty percent of its floor area; or that portion of a building between two floor levels which is partially underground having walls between 0.6 m and 2.0 m in height measured between the building grade and finished floor next above.

Structural Alteration: any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams and girders.

Structure: a permanent or temporary construction of any kind or any material whether attached to or supported by or sunk into land or water including a building or edifice of any kind, such as a tent, awning, bin, bunk, container, vessel, tower, arbor, trellis, gazebo, pergola, swimming pool, dock, tank, but excludes fences, retaining walls, moving vehicles and open air surface areas at landscape grade such as pavements, walks, and curbs.

Studio Dwelling: dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms.

Subdivision: as defined in Section 872 of the *Local Government Act*.

T

Tandem Parking: two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle or highway.

Temporary Sawmill: an accessory use to the construction of a building or structure involving the cutting, sawing, or planning of timber, either to finished lumber, or to an intermediary step, and temporarily stored raw or finished lumber, but may not include kiln drying or the wholesale or retail of such products.

Temporary Shelter Services: the provision of temporary accommodation for one or more individuals who are otherwise temporarily or permanently homeless, or lack fixed, regular or adequate accommodation, or may be in a crisis or emergency situation.

Temporary Building or Structure: A building or structure without any foundation or footings which is removed when the designated time period, activity, or use for which the temporary structure has ceased.

Tenancy: a separate or self-contained premise that contains one commercial use.

Bylaw 8025 **Top of Bank:** the points closest to the boundary of the active floodplain of a watercourse or water body where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point* for a minimum distance of 15.0 meters measured perpendicularly from the break. Where banks are not well defined (as determined by a qualified professional) the top of bank is equivalent to the high water mark. * Minor variations in elevation may be discounted where slope change greater than 3 (horizontal) to 1 (vertical) results in less than 1.0 metre elevation gain between the points where the slope is less than 3 (horizontal) to 1 (vertical).

Bylaw 8025 **Top of Ravine Bank:** the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point* for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed. * Minor variations in elevation within the 15.0 meters may be discounted where slope change greater than 3 (horizontal) to 1 (vertical) results in less than 1.0 metre elevation gain between the points where the slope is less than 3 (horizontal) to 1 (vertical).

Trailer: is as defined in the *Motor Vehicle Act*.

Bylaw 8025 **Training Works:** Any wall, dyke or protective structure used to prevent a watercourse from leaving its channel at a given location. This includes any debris flow training structures including basins, trash racks, or other works.

Bylaw 8256 **Transportation Depot:** a transportation facility providing for the receiving and discharge of passengers traveling by, rail, water, bus, taxi or other vehicle, and may include accessory ticket offices, luggage checking, and trans-shipment of goods.

Truck or Rail Terminal, Major: a transportation facility providing a break-of- bulk or assembly point for commodities that require specialized storage and handling methods such as petroleum bulk plants, cement storage facilities and similar uses, which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes related warehousing & storage and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock.

Truck or Rail Terminal, Minor: a transportation facility providing a break-of- bulk or assembly point for commodities which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes warehousing & storage and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock. This use may include the accessory storage of shipping and cargo containers, trailers and rail cars, whether or not they are also used for warehousing & storage.

U

Use: the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

Use, Accessory: a use that is naturally, normally, and customarily incidental, subordinate, and exclusively devoted to a principal use located on the same site.

Use, Principal: the main or primary use for which a site, or its buildings and structures, are used, designed, arranged, developed, maintained, occupied or intended.

Bylaw 8256 Use, Secondary: uses contained within the lists of secondary uses in the zones of this *Bylaw*, that are only permitted on sites that are maintained, and occupied for one or more of the principal uses permitted by that zone.

Bylaw 8256 Utility, Major: sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, utilities and services, district heating plants, and may include accessory vehicle, equipment and material storage. This use does not include waste management sites.

Utility, Minor: the unattended equipment necessary for the operation of a water, sewer, gas, radio or television receiving or broadcasting antenna, telecommunication relay station, automatic telephone exchange, navigational aid, electrical substation or generation stations, or other utility, excluding outdoor vehicle, equipment or material storage.

V

Vehicle: any motor vehicle as defined in the *Motor Vehicle Act*.

Vehicle, Camper: a vehicle or a trailer designed, constructed, and equipped, either temporarily or permanently, as temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers but not manufactured homes.

Bylaw 8256 Vehicle, Heavy: any vehicle or trailer that exceeds either a length of 7.5 m or a maximum gross vehicle weight of 5,500 kg. Heavy vehicles do not include passenger buses with a gross vehicle weight of 6,400 kg or less, or camper vehicles.

Vehicle, Home Business: any commercial vehicle as defined in Section 664 of the *Local Government Act*, including a trailer, or piece of equipment in excess of 1,000 kg, that is used in the operation of a home business.

Bylaw 8256 Vehicle Rental, Major: rental of new or used vehicles, trailers or boats with a gross vehicle weight greater than 5,500 kg, and may include accessory administration and vehicle storage.

Bylaw 8256 Vehicle Rental, Minor: rental of new or used vehicles, trailers or boats with a gross vehicle weight of 5,500 kg or less, and may include accessory administration and vehicle storage.

Bylaw 8256 Vehicle Repair, Major: general repair, rebuilding, or reconditioning of engines, vehicles, trailers or boats with a gross vehicle weight greater than 10,885 kg, including collision repair, body repair, frame straightening, painting, vehicle steam cleaning, sandblasting and undercoating.

Bylaw 8256 Vehicle Repair, Minor: the servicing and incidental replacement of parts and fluids for vehicles, trailers or boats with a gross vehicle weight of 10,885 kg or less, and camper vehicles. This includes transmission, muffler, tire, upholstery, and automotive glass shops.

Bylaw 8256 Vehicle Sale, Major: sale or lease on a monthly or longer basis of new or used vehicles, trailers or boats with a gross vehicle weight greater than 10,885 kg, and may include accessory retail sale of vehicle parts and accessories.

Bylaw 8256 Vehicle Sale, Minor: sale or lease on a monthly or longer basis of new or used vehicles, trailers or boats with a gross vehicle weight of 10,885 kg or less, manufactured homes and camper vehicles and may include accessory retail sale of vehicle parts and accessories.

Vehicle Wash, Major: a facility designed, maintained or intended for the washing of vehicles or trailers with a gross vehicle weight greater than 5,500 kg, on an automated, semi-automated or manual basis.

Vehicle Wash, Minor: a facility designed, maintained or intended for the washing of vehicles or trailers with a gross vehicle weight of 5,500 kg or less on an automated, semi-automated or manual basis.

Vehicle Weight, Gross: means the combined weight of a vehicle or trailer and its load derived by adding the weights on all the axles of a vehicle or trailer.

Veterinary Service, Major: care, diagnosis and treatment of sick, ailing, infirm, or injured livestock and poultry, including medical intervention, surgery, and may include accessory short-term accommodation of such animals.

Veterinary Service, Minor: care, examination, diagnosis and treatment of sick, ailing, infirm, or injured pets, including medical intervention, surgery, and may include accessory short-term accommodation of pets, pet grooming, and the sale of medicine and pet supplies.

W

Walkway: thoroughfare intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed for maintenance and emergency vehicle use.

Warehousing & Storage: storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers. This use does not include warehousing & storage for retail sale purposes on the same site, or a wrecking yard, truck or rail terminal, or waste management.

Waste Management: a site used primarily for the storage, bailing, packing, processing, treatment and disposal of solid and/or liquid wastes. Typical uses include sanitary landfills, incinerators, and similar uses.

Watercourse: includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

Wholesale: sale of goods to retail dealers or to other wholesale dealers or to contractors or manufacturers for resale or for incorporation into other products.

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Winery & Cidery: the processing, manufacturing and storage of fermented beverage products containing berries and fruit. These products have an alcoholic content exceeding 1% by volume. The processing, manufacturing and selling of any liquor product(s) must be licensed by the Liquor Control and Licensing Act. This use typically includes accessory:

- a) retail of liquor products manufactured on-site; and
- b) retail of merchandise relating to the winery & cidery function and company branding.

Wood Waste: includes hog fuel, mill ends, wood chips, bark and sawdust, demolition waste, and construction waste, but does not include tree stumps, branches, logs or log ends.

Wrecking Yard: use of land, buildings and structures for the collection, demolition, dismantling, storage, salvage, bailment, recycling, reclamation, reuse, remanufacture and/or the sale of waste materials including scrap metal, inoperable vehicles, vehicle parts, tires, building materials, machinery, appliances and other used, worn out, or discarded materials. The presence on any site of two or more vehicles, which, for a period exceeding 30 days, have not been capable of operating under their own power or from which parts have been or are to be removed for reuse or sale shall be deemed to be a wrecking yard.

Y

Yard: a setback measured 0.5 m above landscape grade.

Yard, Exterior Side: a side yard that abuts a highway.

Yard, Front: the area between side lot lines extending from the front lot line to the nearest wall of a building. On a corner lot, it is the yard associated with the front lot line.

Yard, Interior Side: a side yard abutting another lot.

Yard, Rear: the area between the side lot lines extending from the rear lot line to the nearest wall of a building.

Yard, Side: the portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard shall be situated between the side lot line and a line on the site parallel to it, at a specified distance from it, and measured at a right angle to it along its full length

Z

Zone: an area of the City as defined in Sections 9 to 15 of this *Bylaw*.

Zone, Business and Industrial: any M zone included in Section 12 of this *Bylaw*.

Zone, Commercial: any C zone included in Section 11 of this *Bylaw*.

Zone, Recreation and Institutional: any P or W zone included in Section 13 of this *Bylaw*.

Zone, Rural: any AG or AF zone included in Section 9 of this *Bylaw*.

Zone, Rural Residential: any AR zone included in Section 9 of this *Bylaw*.

Zone, Site Specific: any Z zone included in Section 15 of this *Bylaw*.

Zone, Utility: any U zone included in Section 14 of this *Bylaw*.

Zone, Residential: any R zone included in Section 10 of this *Bylaw*.

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3 Enforcement

3.1 Right of Entry

- 3.1.1 No person shall interfere with or obstruct the entry of the Authorized Person, Chief of Police, Bylaw Enforcement Officer or any authorized City representative on to any land or into any building to which entry is made or attempted.

3.2 Offense and Penalty

- 3.2.1 Every person who violates any provision of this *Bylaw*, or who permits, suffers or allows any act to be done in violation of any provision of this *Bylaw*, or who neglects to do anything required to be done by any provision of this *Bylaw*, commits an offence punishable upon summary conviction and is subject to a fine not less than \$2,000.00 and not more than \$10,000.00, or a term of imprisonment not exceeding three months, or both.
- 3.2.2 Each day during which any violation, contravention or breach of this *Bylaw* continues shall be deemed a separate offence.
- 3.2.3 This *Bylaw* may be enforced by means of a ticket in the form prescribed for the purpose of section 264 of the *Community Charter*.
- 3.2.4 Pursuant to section 264(1)(b) of the *Community Charter*, Bylaw Enforcement Officers, the Chief of Police and the Authorized Person are designated to enforce this *Bylaw*.
- 3.2.5 Pursuant to section 264(1)(c) of the *Community Charter*, the words or expression in Column 1 of Section 3.3 of this *Bylaw* designate the offence committed under the *Bylaw* section number appearing in Column 2 opposite the respective words or expression.
- 3.2.6 Pursuant to section 265(1)(a) of the *Community Charter*, the fine amount in Column 3 of Section 3.3 of this *Bylaw* is the fine amount that corresponds to the section number and words or expression set out in Columns 1 and 2 opposite the fine amount.
- Bylaw 8256 3.2.7 Council hereby delegates the authority to Bylaw Enforcement Officers, the Chief of Police, and the Authorized Person, to refer any disputed tickets to the Provincial Court.

3.3 Fine Schedule

Column 1 <u>Description of an offence</u>	Column 2 <u>Section #</u>	Column 3 <u>Fine</u>
Interfere with entry	3.2	\$200
Home business contrary to <i>Bylaw</i>	5.2, 5.3, 5.4, or 5.5	\$200
Secondary suite contrary to <i>Bylaw</i>	5.6	\$200
Bed & breakfast contrary to <i>Bylaw</i>	5.7	\$200
Garage sale contrary to <i>Bylaw</i>	5.8	\$200
Camper vehicle occupied contrary to <i>Bylaw</i>	5.14	\$200
Outdoor Storage contrary to <i>Bylaw</i>	5.15	\$200
Parking heavy vehicle contrary to <i>Bylaw</i>	7.1	\$200
Keeping livestock or poultry contrary to <i>Bylaw</i>	9.1.7, 9.2.7, 9.3.7, 9.4.7, or 9.5.7	\$200

4 General Development Regulations

4.1 General Provisions

- Bylaw 8256** 4.1.1 The General Development Regulations of Section 4 apply to all zones. Where there appears to be a conflict with the regulations in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.

4.2 Projections into Yards

- 4.2.1 No building, structure, feature, or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained, or added to within any required yard except:
- a) uncovered steps, landings, and fire escapes, chimneys, eaves, cornices, leaders, gutters, ornaments, pilasters, belt courses, sills, bay windows, vents, fans, shutters, antennae, and satellite dish and receivers less than 0.6 m in diameter, provided that such projections do not extend more than 0.6 m into the required yard, and collectively occupy no more than 20% of the building face which is oriented to the required yard;
 - b) awnings, balconies, sunshades, and canopies (supported only by the face of a building), provided that such projections do not extend into the required yard more than 1.2 m or 50% of the width of a required yard, whichever is less;
 - c) patios and terraces, provided the top of floor is less than 0.6 m above landscaped grade, and any associated screen, balustrade or railing complies with the fence height limits of Section 6.8;
 - Bylaw 8256** d) fences and retaining walls which are subject to the provisions of Section 6.8;
 - Bylaw 8256** e) arbours, trellises, and pergola which are subject to the maximum height of the applicable zone for accessory development, and fish ponds, lawn ornaments, flag poles, or similar landscape features;
 - Bylaw 8256** f) completely uncovered swimming pools, hot tubs, or ice rinks provided that the pool, hot tub or ice rink is not constructed within any required front yard or nearer than 1.2 m from any side or rear property line; and
 - g) utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.

4.3 Height

- Bylaw 8256** 4.3.1 Structures such as antennae, wind turbines, chimney stacks, industrial processing towers, spires, belfries, monuments, fire and hose towers, masts, cranes, silos, steeples, cupola, elevator housings, penthouses, roof stairway entrances, ventilating equipment, skylights, or flagpoles are not subject to the maximum height limits of a zone provided that the structure(s):
- a. cover(s) less than 20% of the site area; or,
 - b. if located on a roof, cover(s) less than 10% of the roof area and the combined height of the building and structure do not exceed twice the maximum height of the applicable zone.

4.4 Grade

- 4.4.1 The proposed building grade shall, to the extent practical, retain the natural contour of the land, minimize the use of retaining walls, and ensure positive drainage to appropriate receiving watercourses or municipal storm water system.
- 4.4.2 Landscape grade shall be consistent with the lot-grading plan approved by the Authorized Person.

4.5 Accessory Development

Accessory buildings and structures in non-residential zones

- Bylaw 8256** 4.5.1 Accessory buildings and structures are subject to the *Regulations for Accessory Development*, or in cases where the *Regulations for Accessory Development* are not specified, the Development Regulations shall apply.
- Bylaw 8256** 4.5.2 Accessory buildings and structures in AG, AF, or AR zones located within 30.0 m of a lot in a residential zone shall be subject to the accessory development regulations of the residential zone.
- 4.5.3 No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is incidental has been erected or will be erected simultaneously with the accessory building or structure. The City may require security to ensure the accessory building's removal if the principal building is not built and occupied within 2 years of the building permit issuance in accordance with Section 4.7.

Accessory buildings and structures on corner or double fronting Sites

- 4.5.4 An accessory structure on a double fronting lot shall be sited as if a front yard is required on both lot lines abutting highways unless it is a residential lot with its vehicle access from one highway consistent with lots on the same block.

4.6 Subdivision

- 4.6.1 The minimum lot area provisions of this *Bylaw* shall not apply where one existing lot is being bisected into two lots by a highway that is dedicated at the time of subdivision.
- 4.6.2 The minimum lot area provisions of this *Bylaw* shall not apply where an existing lot is being reduced in size because of land dedication for a highway or works, and each of the lots being created are at least 95% of the minimum.
- Bylaw 8256** 4.6.3 The minimum lot area and lot width provisions of this *Bylaw* shall not apply where the lot being created is to be used solely for the unattended equipment necessary for the operation of a water, sewer, gas, radio or television receiving or broadcasting antenna, telecommunication relay station, automatic telephone exchange, navigational aid, electrical substation or generation stations, or any other utility or a park. Provided that no sewage is generated from the above-mentioned uses, the following applies:
- a) the owner registers a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time the subdivision is registered;
 - b) this covenant shall restrict or prohibit the construction of buildings or structures, and/or the use of any lot; and,
 - c) such covenant shall be satisfactory to the Approving Officer.

- Bylaw 8256** **4.6.4** The minimum lot area and lot width provisions of this *Bylaw* shall not apply for AG, AF and AR lots where the purpose of a subdivision is to protect environmentally sensitive areas, recreational amenities, or agricultural land from development. Provided that the average subdivision area, including the parent parcel, is greater than or equal to the minimum subdivision area, the following applies:
- a) the owner registers a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time the subdivision is registered;
 - b) this covenant shall restrict or prohibit the construction of buildings or structures, and/or the use of any lot; and,
 - c) such covenant shall be satisfactory to the Approving Officer.
- 4.6.5** The minimum lot area and lot width provisions of this *Bylaw* shall not apply to air space parcels, nor shall they apply to strata lots within the RT3, RM, C, M, P, or Z zones provided the entire strata plan meets the lot area and lot width provisions of this *Bylaw*.
- 4.6.6** In circumstances where a single lot is located in more than one zone, see Section 2.2.4 of this *Bylaw*.

4.7 Security

- 4.7.1** The Authorized Person may require that an applicant for a building permit provide security based on a complete construction cost estimate from a qualified professional in an amount equal to 120% of the estimated cost to satisfy a landscaping or screening requirement of this *Bylaw*, correct an unsafe condition, correct damage to the environment, or guarantee the removal of a temporary manufactured home, accessory building or structure, or temporary sawmill within the time limits specified in this *Bylaw*, as a condition that must be met for obtaining, continuing to hold, or renewing a building permit. If a permit holder fails to satisfy the above-mentioned requirements the City may undertake, at the expense of the permit holder, the works, construction, or other activities required to satisfy the landscaping or screening requirement, correct the unsafe condition, correct the damage to the environment, or removal of the temporary manufactured home, accessory building or structure, or temporary sawmill, and apply the security in payment of the cost of the works, construction, or other activities, with any excess returned to the holder of the permit.
- 4.7.2** The Authorized Person may require that the owner provide security, in a form approved by the Authorized Person by whichever of the following the owner chooses: an irrevocable letter of credit, cash deposit, or certified cheque.

4.8 Density

- 4.8.1** When the calculation of residential density results in a fraction of a dwelling, the nearest positive integer shall be used.

4.9 Runoff Control

- Bylaw 8256** **4.9.1** An owner who carries out the construction of a permanent or temporary paved area for vehicle service, repair, or wash facility, wrecking yard, or waste management facility must manage and provide for the ongoing disposal of surface runoff and storm water by installing, operating, and maintaining an interceptor in accordance with the *City of Prince George Storm Sewer System Bylaw*.

5 Specific Use Regulations

5.1 Application

- 5.1.1 The specific use regulations shall apply to all development unless otherwise exempted in this section.
- 5.1.2 Where these regulations may be in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.

5.2 Home Business

- 5.2.1 All home businesses shall comply with the following general regulations:

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- a) **Location:** a home business shall not be located in conjunction with a community care facility.
- b) **Nuisance:** nuisance detectable beyond the property boundary shall not be produced by the home business. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained.
- c) **Traffic:** except for emergency situations, all home business vehicle trips shall be restricted to:
 - i) Monday to Saturday between the hours of 6:00 AM and 10:00 PM; and
 - ii) Sundays and Statutory Holidays between the hours of 10:00 AM to 6:00 PM.

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- d) **Parking and Loading:** A home business shall provide parking in accordance with Section 7 in addition to the required residential parking spaces. There shall also be adequate on-site parking or storage space provided for all home business vehicles. Any related heavy vehicles shall be parked indoors or outdoors in a location that is not generally visible from a highway or adjacent property. Except for on a permitted driveway, no parking shall be permitted in a front yard.
- e) **Outdoor Activities:** There shall be no outdoor manufacture of materials, equipment or vehicles.
- f) **Number:** No more than two home businesses may be located in one principal building.

5.3 Home Business 1

- 5.3.1 In addition to Section 5.2 above, a home business 1 shall comply with the following regulations:
- a) **Gross Floor Area:** the home business 1 does not occupy more than 25% of the gross floor area of the principal dwelling.
 - b) **Storage:** any storage, display, or sale of materials or goods related to the home business 1 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted.
 - c) **Traffic:** there shall be no more than three home business clients or customers on site during any period of 24 hours for a home business 1.
 - d) **Owner/Number of Employees:** the home business 1 shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and shall employ no non-resident, on-site employees.
 - e) **Vehicles:** the home business 1 shall have no more than one home business vehicle parked and maintained on the premises. There shall be no heavy vehicles used in

conjunction with a home business 1.

5.4 Home Business 2

5.4.1 In addition to Section 5.2 above, a home business 2 shall comply with the following regulations:

- a) **Gross Floor Area:** the home business shall not occupy more than 25% of the gross floor area of the principal dwelling.
- b) **Storage:** any storage, display, or sale of materials or goods related to the home business 2 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than one non-resident on-site employee.
- d) **Traffic:** there shall be no more than one home business client or customer on site during any 60 consecutive minutes, except for one instruction class once a week for up to five students.
- e) **Vehicles:** the home business 2 shall have no more than two home business vehicles parked and maintained on premises. There shall be no heavy vehicles used in conjunction with a home business 2.

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5.5 Home Business 3

5.5.1 In addition to Section 5.2 above, a home business 3 shall comply with the following regulations:

- a) **Gross Floor Area:** On lots 2.0 ha or smaller, a home business 3 shall not occupy more than 25% of the gross floor area of the principal dwelling plus the area of accessory structures, but in no case shall the total area of the home business exceed the gross floor area of the principal dwelling. On lots larger than 2.0 ha, the total gross floor area of a home business 3 shall not exceed 2% of the site area to a maximum of 1,000 m².
- b) **Storage:** any storage of materials or goods related to the home business must be located within the principal dwelling and/or accessory structures. However, on a site larger than 1.0 ha, outdoor storage may be allowed provided that the storage area shall be completely screened from adjacent lands, meet the minimum setback requirements for principal buildings in the zone, and does not exceed 2,000 m², inclusive of the vehicles stored under Section 5.5.1 e). There shall be no outdoor display or sale of goods on the site except those produced or processed on the same site.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than two non-resident on-site employees.
- d) **Traffic:** there shall be no more than two home business clients or customers on site during any 60 consecutive minutes.
- e) **Vehicles:** the home business 3 shall have no more than three home business vehicles parked and maintained on sites which are 1.0 ha or less. One of these three home business vehicles may be a heavy vehicle. On sites greater than 1.0 ha, home business vehicles may occupy no more than 2,000 m², inclusive of the materials and goods stored under Section 5.5.1 b). All of the home business vehicles on sites larger than 1.0 ha may be heavy vehicles.

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5.6 Secondary Suites

- 5.6.1 Secondary suites, when permitted, are to be located only in single detached housing.
- 5.6.2 No more than one secondary suite shall be permitted per principal dwelling.
- Bylaw 8449** 5.6.3 The maximum floor area of a secondary suite shall not exceed the lesser of 90 m² or 40% of the total floor area of the principal building.
- 5.6.4 Parking shall be in conformance with the regulations of this *Bylaw*.
- 5.6.5 A secondary suite is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, or a boarding or lodging house on the same site.

5.7 Bed & Breakfasts

- 5.7.1 Bed & breakfasts shall be operated as a secondary use only within the principal dwelling, with a maximum of two sleeping units with not more than one household per sleeping unit.
- 5.7.2 A bed & breakfast is not permitted in conjunction with an agri-tourist accommodation, community care facility, boarding or lodging house, or secondary suite.
- 5.7.3 Bed & breakfasts shall be operated only by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and not more than 1 non-resident employee on site.

5.8 Garage Sales

- 5.8.1 A maximum of three garage sales are permitted to be conducted on a site in a calendar year and each separate sale shall be limited to a maximum duration of two consecutive days between the hours of 8:00 AM and 6:00 PM the same day.
- 5.8.2 Only the occupant of the dwelling shall operate the garage sale.
- 5.8.3 There shall not be outdoor storage or display of garage sale items between non-consecutive sale days.

5.9 Soil Processing

- Bylaw 8256** 5.9.1 Any soil washing, soil screening or soil crushing use shall be permitted in any zone provided the soil washing, soil screening or soil crushing occurs in accordance with a current permit under the *Soil Removal and Deposit Bylaw*.

5.10 Utilities

- 5.10.1 Any minor utility used to accommodate local distribution, collection or appurtenant facilities only, with no related vehicle or equipment storage, maintenance or repair, or material storage shall be permitted in any zone.

5.11 Campgrounds

- 5.11.1 Campgrounds should be designed using the principles outlined in *Park Design Guidelines and Data* published by the BC Ministry of Environment, Lands and Parks.

5.12 Temporary Sawmills

- 5.12.1** A temporary sawmill may be operated on a site for a period not exceeding one year from the date a building permit has been issued while the owner constructs or supervises construction of a building or structure for which the milled timber is required.
- 5.12.2** At least 50% of the volume of timber processed by the temporary sawmill must be harvested from the lot on which the temporary sawmill is located.
- 5.12.3** Security may be required to ensure that the temporary sawmill is removed in accordance with Section 4.7 of this *Bylaw*.

5.13 Residential Sales Centre

- 5.13.1** Residential sales centres are permitted in any RS, RT, RM or C zones.
- 5.13.2** A residential sales centre may operate on a site for a period not exceeding one year from the date a building permit has been issued for the development, while the owner constructs or supervises construction of buildings within the development.
- 5.13.3** Residential sales centres may only be used to market the existing or proposed development that is part of, or adjacent to the building occupied by the residential sales centre.

5.14 Temporary Buildings and Structures

- 5.14.1** No temporary building or structure may be occupied as a dwelling, except for a tent or camper vehicle, which may be occupied for a maximum period of:
- 125 days in any calendar year in a campground or agri-tourist accommodation;
 - 30 days in any calendar year on a site zoned AG, AF, or AR;
 - 4 days in any 30 day period on a site zoned RS, RT, or RM;
 - the duration of the demolition, construction or alteration of a principal building or structure on the same site, provided that:
 - the site is zoned C, M, P, U, or Z;
 - no more than one person occupies the camper vehicle at any one time;
 - no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²; and
 - security may be required to ensure that the camper vehicle is removed in accordance with Section 4.7 of this *Bylaw*.
- Bylaw 8180** **e)** the duration of a valid soil removal Permit on a designated property, provided that:
- no more than one person occupies the camper vehicle at any one time;
 - no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²;
 - the camper vehicle shall have a minimum front, rear and side yard requirement of 6.0 m from all property lines;
 - there shall be a minimum landscape screen 1.5 m wide, along all highway frontages in the area of the camper vehicle, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.

- v) Fencing and/or screening shall be maintained to provide effective screening of the camper vehicle, to a minimum height of 1.5 m above the landscape grade;
- vi) the camper vehicle will be subject to the annual review of the active soil removal permit to assess screening, setbacks and landscaping requirements as indicated above. The Authorized Person may request the removal of the structure prior to completion of a valid permit based on violation of the aforementioned requirements; and
- vii) security may be required to ensure that the camper vehicle is removed in accordance with section 4.7 of this *Bylaw*.

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5.15 Outdoor Storage

- 5.15.1** Unless included in the HBO, no construction or industrial equipment, or building materials shall be stored on a site zoned RS, RT, RM, or Z9 except for materials and equipment necessary for the demolition, construction, maintenance or alteration of a building or structure on the same site, provided the equipment and materials are removed upon the completion or expiration of the related Demolition Permit or Building Permit.
- 5.15.2** No shipping containers, cargo containers, or rail cars are permitted on a site zoned RS, RT, RM, C1, C2, C3, C4, C5, C6, C7, C8, C9, P1, P2, P3, P6, Z6, Z7, Z9, Z10, Z11, Z12, Z14, Z15 or Z18 unless completely enclosed within a building or structure.
- 5.15.3** Notwithstanding Section 5.15.2, a cargo container may be located on a site for use for any waste building materials for a period not exceeding two years from the date a Building Permit has been issued provided that the cargo container shall be removed upon completion or expiry of the Building Permit. The City may require security to ensure its removal in accordance with Section 4.7 of this *Bylaw*.
- 5.15.4** Notwithstanding Section 5.15.2, shipping containers, cargo containers or rail cars are permitted on Lot 26, Cariboo District, District Lot 1511, Plan 25047 (Railway and Forestry Museum).

5.16 Medical Marihuana Grow Operation

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- 5.16.1** Medical Marihuana Grow Operations (MMGOs) will be permitted in:
- a) the Agricultural Land Reserve, subject to the regulations identified in Section 9.1, and 9.2 of this *Bylaw*; and
 - b) The areas identified on Schedule "H" as "Boundary Industrial Park", "BCR Industrial Park", and "Danson Industrial Park", in accordance with the regulations identified in Section 12.1, 12.2 and 12.3 of this *Bylaw*.

- Bylaw 8256** **5.16.2** In addition to meeting all other applicable municipal, provincial and federal regulations, MMGOs shall comply with the following regulations:
- a) These facilities will require a Building Permit and a Business License. Information required at the Building Permit and/or Business License stage shall include:
 - i) The Authorized Person will request confirmation that the MMGO has been licensed under the *Marihuana for Medical Purpose Regulation*.
 - ii) A Letter of Assurance through a qualified professional, in a relevant field, as per the BC Building Code, to provide a ventilation plan to ensure that no offensive odours leave the building in accordance with the *Marihuana for Medical Purposes Regulation*.
 - iii) Fire safety measures for all buildings, sites, storage areas and other areas shall be produced and submitted to the Fire Department for review. All fire safety plans and fire pre-plans shall be submitted on a form and diagram template acceptable to the Fire Chief.
 - b) MMGOs shall require a Waste Discharge Permit.
 - c) This facility is not permitted in a shipping container, cargo container, rail car, modular unit, mobile home, camper vehicle or any other vehicle.

6 Landscaping and Screening

6.1 Site Triangles

- 6.1.1** No fence, retaining wall, landscaping or screen shall be grown, placed or caused or allowed to be grown or placed on a lot to a height exceeding 1.0 m above the landscaped grade within the triangular area 5.0 m from the intersection of an exterior side lot line and a front lot line, or an extension of those lines. For intersections of municipal highways with provincial arterial highways the site triangle provisions of the *Provincial Public Undertakings Regulation* shall apply.

6.2 General

- 6.2.1** Notwithstanding the landscaping and screening provisions of Section 6, no landscaping or screening shall be grown, placed or caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device.

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- 6.2.2** The regulations in Section 6 apply to all zones except the AG, AF, and AR zones.

- 6.2.3** In RS and RT zones, the owner of the property is responsible for the placement and proper maintenance of landscaping on the site for all yards visible from a highway. All yards visible from a highway shall be seeded with grass or sodded within 18 months of occupancy. Alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.

- 6.2.4** Where landscaping is required by this *Bylaw*, the Authorized Person may require security in accordance with Section 4.7 of this *Bylaw*.

- 6.2.5** Unless covered by the provisions of a development agreement, any landscaping area between the property line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development to the standard of landscaping required by the *Subdivision and Development Servicing Bylaw*.

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- 6.2.6** Existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of Section 6 unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.

- 6.2.7** In the event that plant material required in an approved development is inappropriate or fails to survive, the City may allow or require alternative materials to be substituted.

6.3 Landscape Requirements for Parking & Storage

- 6.3.1** A parking area having eight or more parking spaces and which is visible from an adjacent site in a residential zone shall be fenced or screened. Such fencing and/or screening shall be maintained to provide effective screening to a height of 1.5 m above the landscaped grade.

- 6.3.2** Where off-street parking for 30 or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 0.4 m² for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.

- 6.3.3** A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway other than a lane, shall be fenced and/or screened. Such fence and/or screening shall be maintained to provide effective screening from the ground to a height of 2.0 m.
- 6.3.4** Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, the City may require a masonry wall, wood fence, earth berm, or combination thereof, to be substituted.

6.4 Landscape Requirements for Open Space

- 6.4.1** In addition to the landscaping of off-street parking and vehicular use areas, all remaining open spaces on any developed lot shall conform to the following minimum requirements:
- a) Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within 6.0 m of any building or paving or other use such as storage.
 - b) All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any unsightly appearance.
 - c) In all non-residential districts, a minimum of 15% of the total site area shall be devoted to landscaping with not less than 50% of the landscaping being located in the required front yard and exterior side yard.
- Bylaw 8256 6.4.2** Trees shall be included on the landscape plan and planted in non-vehicular open space to meet the following requirement:
- a) 1 tree for each 25 m² and one shrub for each 15 m² of required yards in non- industrial districts;
 - b) 1 tree for each 46 m² of any required yard in industrial districts; and
 - c) 1 tree for each 15 m² and 1 shrub for each 10 m² of required parking area island provided that there will be at least one tree per parking area island.
- 6.4.3** When existing trees that are retained on a development site are at least 15.0 cm in caliper, they may count double towards meeting the tree requirements of this Section. When existing trees are at least 25 cm in caliper, they may count triple towards meeting the tree requirements of this Section.

6.5 Minimum Landscape Buffers

- 6.5.1** The C1 zone shall have a landscape screen 1.0 m wide, along all highway frontages, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways:
- 6.5.2** All other commercial zones and site-specific zones with a primary commercial nature shall have a landscape screen 2.0 m wide, along all highway frontages, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways:
- 6.5.3** Industrial zones shall have a landscape screen 1.5 m wide, along all highway frontages except lanes, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.

6.5.4 An opaque fence with a minimum height of 1.8 m is to be installed where industrial or utility development will have outdoor storage (excluding display areas) or will abut non-industrial development.

6.5.5 A fence or opaque landscape screen with a minimum height of 1.8 m is to be installed where commercial development will abut residential development.

Bylaw 8119 **6.5.6** Wrecking Yard uses not contained within a building shall be bounded on all sides by a solid screen not less than 2.5 m in height, and not more than 3.0 m in height.

6.5.7 A landscape buffer is required for all land abutting the Agricultural Land Reserve including non-farm developments on the Agricultural Land Reserve, regardless of zone, according to the requirements of the Agricultural Land Commission.

Bylaw 8025 **Bylaw 8415** **Bylaw 8449** **6.5.8** Outdoor storage uses and storage areas associated with Major Equipment uses not contained within a building, and located on any site abutting an Arterial Road or Provincial Highway defined in Schedule B-10: 15 Year Major Road Network in the *Official Community Plan* shall be bounded on all sides by a solid screen of not less than 2.5 m in height. For the purpose of this regulation the outdoor display of Major Equipment for sale, lease or rent will not be considered as storage areas.

Bylaw 8256 **6.5.9** Rooftop mechanical and electrical equipment in the R, C, M, P, U and Z zones shall be screened where visible from a highway.

6.6 Specifications for Landscape Construction

6.6.1 All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in a manner consistent with good horticultural practice.

6.6.2 All landscape areas and installations shall meet or exceed the current British Columbia Landscape Standards and be regularly maintained.

6.6.3 All plant materials shall be hardy to Prince George and to the location on the site where they are planted.

6.6.4 Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20.0 cm.

6.6.5 All required landscaping shall conform to the following at installation:

- Bylaw 8256**
- a) tree species at maturity shall have an average spread of crown greater than 5.0 m. (trees having a lesser average mature crown of 5.0 m may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity);
 - b) deciduous trees shall be at least 60 mm caliper;
 - c) coniferous trees shall have a minimum height of 2.0 m,
 - d) coniferous shrubs shall have a minimum spread of 300 mm; and
 - e) deciduous shrubs shall have a minimum height of 300 mm.

6.7 Refuse and Recycling Bins

6.7.1 When any development is proposed provisions for garbage storage, recycling and collection shall be provided on the same site as the development.

6.7.2 All site refuse and recycling bins in zones other than AG and AF zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and highways.

- 6.7.3** All screening will be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
- 6.7.4** All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in height.
- 6.7.5** All refuse or recycling bins shall be located a minimum of 3.0 m from any abutting residential zone so as to not obstruct pedestrian or vehicle traffic.
- 6.7.6** An unobstructed access lane with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided to provide access to required garbage and recycling room or enclosure.

6.8 Fencing and Retaining Walls

- 6.8.1** No fence constructed at the natural grade in rural residential or residential zones shall exceed 2.0 m, except where abutting an agricultural, commercial, or business & industrial zone, the maximum height is 2.5 m. In residential zones, the maximum height is 1.2 m for the portion of a fence that is placed within the required front yard. Fence height shall be measured using the average grade setback 1.0 m from each side of the fence.
- Bylaw 8256 6.8.2** Commercial and industrial zoned properties shall have a maximum fence height of 2.5 m from the natural grade.
- 6.8.3** Retaining walls on all RS and RT lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from the base of the wall on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.
- 6.8.4** Where a retaining wall higher than 1.2 m, measured from the base on the lowest side, is located within 1.2 m of the property line, the maximum height for a fence on the retaining wall is 0.9 m.
- Bylaw 8256 6.8.5** The limitation in Section 6.8.3 shall not apply to an open mesh or chain-link fence erected in a cemetery, park, recreation area, school, or college. In such cases, the maximum height of a fence shall be 3.7 m
- 6.8.6** No barbed wire fencing shall be allowed in any rural residential, residential, or recreation & institutional zones except for use in livestock enclosures and for correction services.

7 Parking and Loading

Bylaw 8256

7.1 Off-street Vehicle Parking

- 7.1.1** Where off-street parking or loading are provided but not required, the location, design, operation, and maintenance of such parking and loading areas shall comply with the regulations of Section 7.
- 7.1.2** Owners and occupiers of any land, building, or structure must provide and maintain off-street parking and loading space for the use, building, or structure, in accordance with Section 7. Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.
- 7.1.3** All required off-street parking spaces shall be used only for the following purposes:
- accommodating the vehicles of clients, customers, visitors, employees, members, residents, or tenants who make use of the principal building or use for which the parking area is provided; and
 - seasonal short-term parking (no more than 36 consecutive hours) of self-contained camper vehicles (having internal washing, cooking, sleeping and toileting facilities) within the C2, C5, Z3, Z6 and Z8 zones, provided that:
 - the camper vehicle parking area is built and maintained in accordance with this *Bylaw*;
 - the camper vehicle parking is not permitted within 60 m of any adjacent property zoned RS, RT, RM, Z9, Z11, Z12, Z14 or Z18; and
 - such parking areas shall not be used for off-street loading, driveways, access or egress, signage, or the display, sale, storage, manufacture or repair of goods of any kind.

Number of Parking Spaces

- 7.1.4** The minimum number of off-street parking spaces required for each use is specified in the **Table 7.4: Parking Requirements**, except as noted below.

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- 7.1.5** Lands within Schedule "A" of the *Prince George Parking Area Bylaw* are exempt from the requirement of providing off-street vehicle parking.
- 7.1.6** Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
- 7.1.7** If a development contains more than one use or involves collective parking for more than one building or use, the total number of spaces shall be the sum of the various classes of uses calculated separately and a space required for one use shall not be included in calculations for any other use.
- 7.1.8** When the term "employees" is used for the calculation of off-street parking it shall mean the maximum number of employees on the premises at any one time.
- 7.1.9** Where uses are not defined or for major projects, the City may require a parking assessment by a qualified professional and use this study in determining parking requirements.
- 7.1.10** Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 m of width of such seating accommodation shall be counted as 1 seat.

Residential and Residential Related Uses

- 7.1.11** Parking shall be subject to all setbacks and yard requirements except as provided for elsewhere in Section 7.
- 7.1.12** No off-street parking shall be located in the required front or a flanking side yard, except in a manufactured housing park or where a driveway provides access to required off-street parking that is not in the front or flanking side yard, in which case a single vehicle may be parked in front of each off-street parking space (e.g. garage space or equivalent).
- 7.1.13** No more than 4 vehicles may be parked on a site zoned RS or RT.
- 7.1.14** No heavy vehicles shall be parked longer than 3 hours between 8 AM and 10 PM on the same day, on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, or Z9, except those permitted for a home business in the HBO. No heavy vehicles shall be parked between 10 PM and 8 AM the next day, on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, or Z9, except those permitted for a home business in the HBO.
- 7.1.15** No more than one camper vehicle, one passenger bus and one trailer shall be parked or stored on a lot zoned RS or RT, provided that any camper vehicle, passenger bus or trailer longer than 6.1 m is not parked in the required front yard.
- 7.1.16** No dismantled, wrecked, unlicensed or inoperable vehicle shall be parked or stored on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, or Z9 for a period exceeding 30 days in any calendar year, provided that the vehicle is not parked or stored in the required front yard. This regulation does not apply to dismantled, wrecked, unlicensed or inoperable vehicles parked or stored within a completely enclosed building.
- 7.1.17** No part of any parking area shall be located within 5.2 m of any window of any habitable room in apartment housing.
- 7.1.18** Parking spaces may be configured in tandem for single detached and two-unit housing.
- 7.1.19** For apartment housing and row housing, tandem parking spaces may be provided equivalent to the total required parking minus the total number of dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.
- 7.1.20** Parking and open space areas to be used by the guests of a bed & breakfast shall be screened and oriented away from abutting development to minimize the impact of the operation on nearby properties.

Remote Parking

- 7.1.21** Except in C1, all off-street parking spaces required or provided for residential uses shall be located on the same site, and having the same zone, as the residential use they are intended to serve.
- 7.1.22** All off-street parking spaces required or provided for uses other than residential and for residential uses in the C1 Zone may be located on another site within C1 or on a zone which permits non-accessory parking, but shall be within 60.0 m of the development or building they are intended to serve.

7.1.23 Where required off-street parking is located on property separate from the site of the development:

- the owner shall register a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time of development, and such covenant shall be satisfactory to the Authorized Person and shall restrict or prohibit the construction of buildings or structures, and the use of any lot to off-street parking;
- the owner shall give priority for any off-street parking to visitor use and provide staff parking on the remote site;
- remote parking shall be developed to the same standard as off-street parking; and
- required off-street parking shall be subject to all setbacks and yard requirements specified elsewhere in this *Bylaw*.

Dimension

Bylaw 8256

7.1.24 Subject to the other regulations of Section 7, the minimum dimension of all off-street parking shall be in accordance with Section 7, Figure 7.0, Tables 7.1, 7.2 and 7.3..

FIGURE 7.0 Off-Street Parking Dimensions

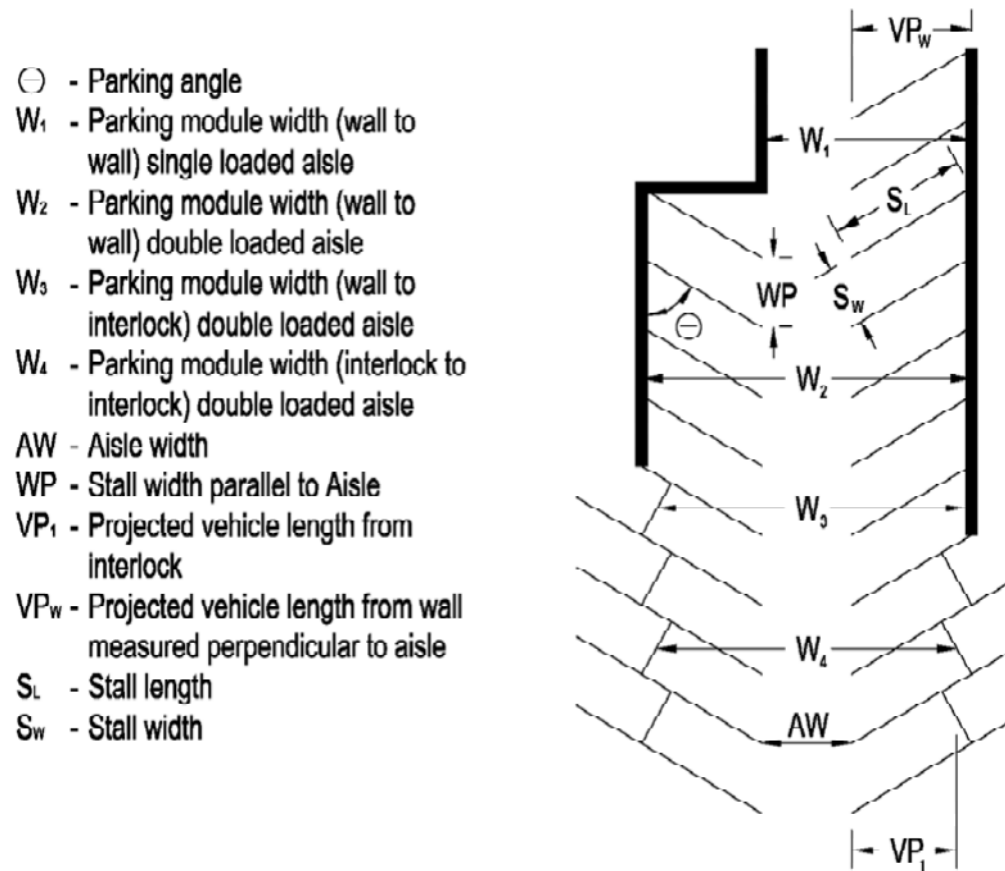


Table 7-1 Parking Classifications for Tables 7.2 and 7.3

Parking Class	Typical Turnover Rate			Typical Land Uses ¹
	Low	Medium	High	
A			X	Commercial, other than office and non-accessory parking
B		X		Office, residential & related, community & recreational, institutional & service
C	X			Agriculture, business & industrial, and non-accessory parking
	¹ See Table 7.4 for a complete list of land uses that correspond to this column.			

Table 7-2 Standard Vehicle Layout Dimensions

Parking Class	S _w Basic Space Width (m)	WP Space Width Parallel to Aisle (m)	VP _w Space Depth to Wall (m)	VP _i Space Depth to Interlock (m)	AW Aisle Width (m)	W2 Wall to Wall (m)	W4 Interlock to Interlock(m)
Two-Way Aisle 90°							
A	2.8	2.8	5.4	5.4	7.9	18.6	18.6
B	2.6	2.6					
C	2.5	2.5					
Two-Way Aisle 60°							
A	2.8	3.2	5.5	5.0	7.9	18.9	18.0
B	2.6	2.7					
C	2.5	2.9					
One-Way Aisle 75°							
A	2.8	2.8	5.6	5.3	6.7	18.0	17.4
B	2.6	2.7					
C	2.5	2.6					
One-Way Aisle 60°							
A	2.8	3.2	5.5	5.0	5.5	16.5	15.5
B	2.6	3.0					
C	2.5	2.6					

Table 7-3 Small Vehicle Layout Dimensions

Parking Class	S _w Basic Space Width (m)	WP Space Width Parallel to Aisle (m)	VP _w Space Depth to Wall (m)	VP _i Space Depth to Interlock (m)	AW Aisle Width (m) ¹	W2 Wall to Wall (m)	W4 Interlock to Interlock (m)
Two-Way Aisle 90°							
A	2.5	2.5	4.6	4.6	6.4	15.5	15.5
B/C	2.3	2.3					
Two-Way Aisle 60°							
A	2.5	2.9	4.7	4.3	6.4	15.9	15.3
B/C	2.3	2.7					
One-Way Aisle 75°							
A	2.5	2.6	4.9	4.6	5.2	15.0	14.4
B/C	2.3	2.4					
One-Way Aisle 60°							
A	2.5	2.9	4.7	4.3	4.6	14.0	13.1
B/C	2.3	2.7					

¹ Standard vehicle aisle widths are required in accordance with Table 7.2 if the aisle contains standard vehicle spaces. This may change other measurements

- a) The minimum width for a standard or small vehicle parking space limited on one side by a wall or column, which is more than 1.2 m from either end of the space, is 0.2 m wider than shown in Table 7.2 or 7.3, as applicable; and
- b) parallel parking spaces shall be a minimum of 7.3 m in length, except that an end space having an open access at the end of a row may be a minimum of 5.5 m.

7.1.25 Up to 20% of the required number of parking spaces may be small vehicle parking spaces if they:

- a) are not parallel parking spaces or disabled parking spaces; and
- b) are clearly designated with elevated signs reading "Small Car Only."

Bylaw 8256 7.1.26 A setback of 1.5 m must be provided for any parking spaces adjacent to a laneway.

7.1.27 Vehicle queuing storage areas must be provided at entrances and exits to a site of sufficient size to prevent queuing vehicles from blocking highway through traffic, blocking internal circulation routes, or conflicting with off-street parking or loading spaces.

7.1.28 Despite the minimum aisle dimensions of Tables 7.2 and 7.3 wider aisles are required when warranted by vehicle volumes, and large truck or emergency vehicle turning movements.

7.1.29 Despite the minimum aisle dimensions of Tables 7.2 and 7.3, interpolated parking angles are permitted between the ranges provided to accommodate alternative layout dimensions.

Parking for the Disabled

Bylaw 8256

7.1.30 Parking space for the disabled:

- a) where more than 25 spaces are provided, parking spaces shall be provided in the ratio of 1 for the first 50 or part thereof and 1 for each additional 150, except a minimum of one parking space for the disabled is required for any education use or for any use that a disabled person would reasonably be expected to frequent; and
- b) shall be included in the calculation of the applicable minimum parking requirement.

7.1.31 Parking spaces for the disabled shall be located close to accessible entrances or in a central location when a parking lot serves several buildings. They should be designed to minimize the need for persons in wheelchairs to travel behind other cars or across vehicle aisles.

7.1.32 Parking spaces for the disabled shall have a firm, slip resistant, and level surface that is a minimum of 4.0 m in width for 1 space, but may be reduced in width to 3.7 m when two spots are side by side, with a shared 1.2 m access space

7.1.33 Parking spaces shall have a vertical clearance of at least 4.5 m.

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7.1.34 Signage and paint markings for disabled parking spaces shall meet the requirements of the *Parking and Traffic Bylaw*.

Access and Egress

Bylaw 8256

7.1.35 The number, location, and width of all points of access and egress from any off-street parking or loading area to a highway shall be subject to the approval of the Authorized Person in accordance with the *Highways Bylaw*.

7.2 Off-street Loading

7.2.1 Where any development is proposed, off-street loading space shall be provided and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

7.2.2 The number of off-street loading spaces required for each use is specified in **Table 7.5: Loading Requirements**.

7.2.3 Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

7.2.4 Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.

7.2.5 Where **Table 7.5: Loading Requirements** does not clearly define requirements for a particular development, the single use or combination of uses deemed to be most representative of the proposed development shall be used to determine the loading requirement.

Location

7.2.6 Off-street loading space shall be provided entirely within the development being served and is subject to all setbacks and yard requirements specified elsewhere in this *Bylaw*.

Size and Access

- 7.2.7** Access to any loading area shall be provided, wherever possible, internally to the development or from a lane adjacent to the development.
- 7.2.8** Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes undue interference with traffic on the adjoining or abutting highways or lanes.
- 7.2.9** Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28.0 m² in area, less than 4.0 m in width, or have less than 3.7 m in overhead clearance.

School Loading Requirements

- 7.2.10** Loading spaces for schools, if they serve primarily as passenger drop-off/pick-up spaces, shall be a minimum of 7.0 m in length. The minimum width is 3.0 m and the minimum vertical clearance is 4.5 m.
- 7.2.11** School bus loading spaces shall be a minimum of 15.0 m in length and 3.0 m in width if adjacent to a sidewalk or passenger loading area or 5.0 m width otherwise.
- 7.2.12** The total number of school loading spaces shall be calculated on the basis of the ultimate loading requirements for all potential future school development on the site in question whether contained in a core facility or in attached portable pods.
- 7.2.13** School loading spaces shall be oriented parallel to the flow of traffic to accommodate through-movement of vehicles and to eliminate the need for backing or significant turning movements.
- 7.2.14** Where an existing school building is to be enlarged to accommodate an increased enrolment of more than 100 students, or of more than 20% of existing student enrolment, whichever is less, the standards for school loading spaces based on the additional school capacity shall apply. Where a school development is proposed which is a change of use of an existing structure, the standards shall apply to the total school enrolment capacity.

7.3 Off-street Parking and Loading Development Standards

Vehicle Parking and Loading

- 7.3.1** Every off-street parking or loading area, and every access to such required parking or loading area, shall have a durable, dust-free, hard surface of concrete, asphalt or similar material, except in AG, AF, AR, RS, RT, C9, M5, M6, and M7 zones, provided that these required parking or loading areas are graveled, compacted, and treated to suppress dust and kept free of plant growth.

- 7.3.2** Every off-street parking or loading area required by this *Bylaw* to accommodate three or more vehicles:
- a) shall clearly delineate individual parking spaces, maneuvering aisles, entrances, and exits with conventional pavement markings (white to designate spaces, yellow for opposing traffic separation), signs, and/or other physical means;
 - b) shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located except when parking spaces are accessed directly from a lane;
 - c) shall restrict surface drainage, directly or via catch basins, to the public storm sewer system, if available, or alternatively to approved planting areas or an approved system of rock pit manholes, with no surface drainage flowing overland except within the boundaries of the site; and
 - d) shall be constructed with surface grades no more than 5%, except that driveways and aisles with no parking spaces may have grades up to 8.3%.
- 7.3.3** Every off-street parking or loading area and access to it shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon property lines, required landscaping or buildings.

Lighting

Bylaw 8256

- 7.3.4** Every surface off-street parking or loading area required by this *Bylaw* to accommodate five or more vehicles, and every access to such required parking or loading, shall:
- a) be illuminated, with residential areas having an average illumination of 6 lux, and commercial, institutional, and industrial areas having an average illumination of 11 lux;
 - b) have a uniform ratio for average illumination levels to a minimum of 6:1 for surface parking; and
 - c) be arranged so that the direct rays of light are reflected upon the parking or loading area, and not on adjacent lots or highways.

7.4 Off-street Bicycle Parking

- 7.4.1** Where any development is proposed, off-street bicycle parking shall be provided in addition to vehicle parking and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

- 7.4.2** The number of Class I and Class II off-street bicycle parking spaces required for each use is specified in the **Table 7.6: Bicycle Parking Requirements**.
- 7.4.3** Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

Design and Standards

- 7.4.4** Bicycle parking spaces shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.
- 7.4.5** Aisles between parked bicycles should be a minimum 1.2 m in width.
- 7.4.6** Bicycle racks shall be located in a convenient, well-lit location that is easily located by visitors and subject to visual surveillance by occupants of the building served by the rack.

7.4.7 Bicycle racks shall:

- a) be constructed of theft-resistant material;
- b) be securely anchored to the floor or ground;
- c) support the bicycle frame above the centre of gravity; and
- d) enable the bicycle frame and front wheel to be locked with a U-style lock that is CSA compliant.

Table 7-4 Parking Requirements

	Type of Development (Land Use)	Required Parking Spaces
Residential & Residential Related		
	Single Detached Housing Two Unit Housing Four-plex Housing Manufactured Home not in a manufactured home park	2 per dwelling
	Agri-tourist Accommodation	1 per sleeping unit, plus 1.1 per camping space
	Apartment Housing Row Housing Stacked Row Housing	1 per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1.5 per 2 bedroom dwelling, plus 1.75 per 3+ bedroom dwelling, plus 1 per 7 dwellings as designated visitor parking
	Boarding or Lodging House	1 per 2 sleeping unit, plus spaces required for the corresponding base dwelling
	Bed & Breakfast	1 per sleeping units
	Community Care Facilities	1 per 2 employees, plus 1 per 10 patrons; minimum of 4
	Congregate Housing	1 per 2 employees, plus 1 per 2 sleeping units
	Home Business 1 Home Business 2 Home Business 3	1 per non-resident, off-street employee working on the site at the same time (in addition to the required residential parking)
	Manufactured Home Park	1 per dwelling, plus 1 per 4 dwellings as designated visitor parking
	Residential Sales Centre	2 per centre
	Residential Security/Operator Unit	1 per unit
	Secondary Suite	1 per unit
	Temporary Shelter Service	1 per 5 units
Agriculture		
	Agricultural, General Agriculture, Intensive Impact Aquaculture	None beyond spaces required for residential dwellings, except 2 spaces are required for every 100 m ² of agricultural retail sales area.
	Animal Breeding & Boarding	2, plus 1 per employee
	Equestrian Centre, Major and Minor	2, plus 1 per employee
	Greenhouse & Plant Nursery	2 per 100 m ² GFA of retail sales structure plus 1 per 100 m ² GFA of yard and/or warehouse
Commercial		
	Animal Shelter	2, plus 1 per employee

	Apartment Hotel (excluding accessory eating and drinking establishment)	1 per sleeping unit
	Auction, Major and Minor	1 per 3.5 seating spaces, or 3.1 per 10 m ² GFA, whichever is greater
	Fleet Service	1 per employee
	Funeral Service	1 per 4 seats
	Gaming Facility, Major Gaming Facility, Minor	1 per 2 seating spaces, or 3.1 per 100 m ² GFA used by patrons, whichever is greater
	Health Service, Minor	4 per practitioner
	Hotel	1 per 2 sleeping units, plus 1 per 4 seats of any associated eating or drinking establishment
	Motel	1 per sleeping unit, plus 1 per 4 seats of any associated eating or drinking establishment
	Office Business Support Service	3.4 per 100 m ² GFA
	Restaurant Liquor, Major Primary Establishment Liquor, Minor Primary Establishment	1 per 4 seats
	Restaurant, Drive-in	2.2 per 100 m ² GFA; minimum 5
	Retail, Liquor	4 per 100 m ² GFA
	Building & Garden Supply Retail, Adult-Oriented Retail, Convenience Retail, Flea Market Retail, General Equipment, Minor Household Repair Service Personal Service and any Commercial Use not listed separately in this Table (a) GFA 2,500 m ² or less (b) GFA greater than 2,500 m ²	(a) 5.0 per 100 m ² GLFA, or 2.2 per 100 m ² of GFA, whichever is greater (b) 5.0 per 100 m ² GFA
	Retail, Farmer's Market	4 per 100 m ² GLFA.
	Service Station, Major Service Station, Minor Wrecking Yard	2.2 per 100 m ² of GLA for retail sales plus 2 per service bay
	Service, Dating or Escort Service, Financial Service, Massage Service, Massage Therapy Service, Personal Service, Pet Grooming & Day Care	3.4 per 100 m ² GFA
	Vehicle Rental, Major Vehicle Rental, Minor	2, plus per employee
	Vehicle Sale, Major Vehicle Sale, Minor	2.2 per 100 m ² GFA
	Vehicle Repair, Minor	2 per service bay

	Vehicle Repair, Major	
	Vehicle Wash, Major Vehicle Wash Minor	1 per wash bay
	Veterinary Service, Minor Veterinary Service Major	4 per veterinarian
	Business & Industrial	
	Aircraft Sale & Rental	2 per business
Bylaw 8330	Consulting, Scientific and Technical	1.1 per 100m ² of GFA
	Custom Indoor Manufacturing Contractor Service, Major and Minor Industrial Support Services Industry, Light Utility, Major and any Industrial Use not listed separately in this Table	1.0 per 100 m ² GFA; or 3 per tenant / establishment
Bylaw 8586	Medical Marihuana Grow Operation	2 per 100 m ² of GFA
	Recycling Centre, Intermediate	3 per employee
	Recycling Centre, Minor	2 per bin/container
	Industry, Heavy Industry, Special Heavy Recycling Centre, Major Warehousing & Storage Waste Management Wholesale Truck or Rail Terminal Major Truck or Rail Terminal Minor	0.5 per 100 m ² GFA up to 2,000 m ² , plus 0.2 per additional 100 m ² GFA

Institutional & Service		
	Cemetery	10 per ha
	Commercial Education	1 per 8 students
	Correction Service	1 per 2 clients (maximum capacity)
	Education	
	(a) Elementary School	(a) 2.0 per classroom or 1.0 per 10 students, whichever is greater
	(b) High School	(b) 5.0 per classroom or 1.0 per 5 students, whichever is greater
	(c) University or College	(c) 10 per class room
	Emergency Service	10 per 100 m ² GFA
	Health Service, Major	1.1 per 100 m ² GFA
Community & Recreational		
	Campground	1.1 per camping space
	Club Club House or Base Lodge	1 per 5 fixed seating spaces; plus 20 per 100 m ² of floor area used by patrons
	Exhibition & Convention Facility	1 per 5 fixed seating spaces; plus 20.0 per 100 m ² of floor area used by patrons
	Fish Hatchery	1 per employee
	Library & Exhibit	2.0 per 100 m ² GFA
	Marina	1 per 2 boat spaces
	Recreation, Indoor	1 per 3.5 seats, or 3.1 per 100 m ² GFA used by patrons, whichever is greater
	Recreation, Outdoor Park	1 per 3.5 seats, or 3.1 per 100 m ² GFA used by patrons, or 5 per 4000 m ² of area used for sports fields, whichever is greater
	Religious Assembly	1 per 8 m ² of floor area used for assembly purposes
	Spectator Entertainment Adult-Oriented Entertainment	1 per 3.5 seats

Table 7-5 Loading Requirements

	Type of Development (Land Use)	Required Loading Spaces
	Residential and Residential Related Uses	None
	Commercial Uses, except those listed below Business & Industrial Uses	1 per 1,900 m ² , minimum 1
	Hotel Motel Restaurant Liquor Primary Establishment, Minor Liquor Primary Establishment, Major	1 per 2,800 m ² , minimum 1
	Institutional and Basic Service Uses Community, Recreational, & Cultural Uses	1 per 2,800 m ² , minimum 1
	Elementary School	3.0 per 100 students, minimum 5; plus minimum 3 bus loading spaces
	Commercial Education High School University or College	1.5 per 100 students, minimum 5; plus minimum 3 bus loading spaces

Table 7-6 Bicycle Parking Requirements

	Type of Development (Land Use)	Required Bicycle Parking Spaces
	Apartment Housing	Class I: 5% of required number of vehicle parking spaces Class II: 5 per building over 20 dwellings
	Row Housing	Class II: 3 per building over total 10 dwellings
	Restaurant Institutional Use (except Education uses) Office Personal Services Retail, Convenience Retail, General	Class I: 5% of required number of vehicle parking spaces Class II: 2 per building with less than 500 m ² GFA, 5 per building with 500m ² GFA or greater.
	Primary or Secondary School	Class II: 10% of the number of students, plus 3% of the number of staff
	College, University, or Commercial Education	Class I: 1 space per 2 dormitory units Class II: 6% of the number of students, plus 3% of the number of employees.

Class I Bicycle Parking is parking intended for the long-term use of development residents or employees, and may consist of attended facilities, bicycle lockers, or restricted access parking (including garages and carports provided for each dwelling), in accordance with the standards specified in this *Bylaw* and any applicable standards approved by the City.

Class II Bicycle Parking is parking intended for the short-term use of development patrons or visitors, and may consist of bicycle racks located in an accessible outside location, in accordance with the standards specified in this *Bylaw* and any applicable standards approved by the City.

Bylaw 8447

8 Development Permit Area Guidelines

8.1 General Provisions

8.1.1 Development permit areas are designated in the *Official Community Plan*.

8.2 Commercial Form & Character

Exemptions

8.2.1 A commercial form & character development permit is not required for the following development:

- a) subdivision;
- b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
- c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
- d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or
- e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

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Guidelines

8.2.2 Developments not on arterial or collector highways should be built to the front property line to encourage a pedestrian-friendly shopping environment and streetscape.

8.2.3 Entrances to multi-tenant buildings should be closely spaced to encourage vitality with windows occupying the bulk of the highway facing facades.

8.2.4 Pedestrian weather protection shall be incorporated through site and building design, awnings, and other screening. Retail uses should have pedestrian weather protection along highway fronts, including extending this protection between buildings.

8.2.5 Pedestrian continuity between building complexes, loading areas, and bus stops should be emphasized by extending sidewalk-paving patterns over crosswalk areas.

8.2.6 In mixed-use developments, the residential component should have a separate entrance.

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8.2.7 Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.

8.2.8 Vehicle oriented uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.

8.2.9 The form and character of new development should respect the form and character of existing development in the area around the development site.

8.2.10 Parking should be provided in smaller nodes preferably to the rear or side of buildings.

- 8.2.11 Lighting of parking and pathways should generally be at pedestrian level with pole and fixture between 2.7 m and 4.2 m to prevent vandalism and provide illumination over a reasonable area.
- 8.2.12 Every off-street parking or loading area that is illuminated should have all lighting positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.
- 8.2.13 Parking in regional commercial centers should be visually separated into smaller sections by curbing, landscaping and similar elements.
- 8.2.14 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
- 8.2.15 A snow management plan should be provided for any site larger than 2,500 m².
- 8.2.16 Landscape buffers at least 6.0 m wide should screen regional commercial centres from Provincial Highways.
- 8.2.17 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.2.18 Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.
- 8.2.19 Utility and mechanical equipment should be screened from pedestrians.
- 8.2.20 Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
- 8.2.21 Containers for garbage and recyclables should be effectively screened behind an opaque fence on a minimum of three sides.
- 8.2.22 In addition to meeting the requirements of the *Sign Bylaw*, signs should be integrated with the building facade through colour and graphic style.

Additional Guidelines for Regional Commercial Areas at the Intersection of Highway 16 and Highway 97

- 8.2.23 Buildings should be designed to provide visual interest. All sides of large buildings should be finished with architectural details (not simply painted features) with no blank elevations.
- 8.2.24 Buildings should not be used as “signs”. Innovative alternatives should be explored to maintain corporate identity and to avoid turning the entire building into a corporate poster.
- 8.2.25 Signage should be limited to a single message per business and should be arranged to have a maximum of one grouping of signs per road frontage.
- 8.2.26 Free-standing signs are encouraged to be located adjacent to the required landscaped areas but should not be incorporated within such areas, or between the landscaped areas and the boulevard.
- 8.2.27 Regional commercial uses should be screened from the adjacent Highway 16 and Highway 97 right of way according to the Landscaping Plan outlined in Figure 10 (Drawing L1 and L2) of the Golf Course – Pine Centre Neighbourhood Plan. Limited interactive display areas may be integrated within the landscaped area provided it does not exceed 10% of a property's frontage.

- 8.2.28** In order to accommodate pedestrian traffic throughout the site, a trail should be installed along the highway frontage according to the details outlined in Figure 10 (Drawing L1 and L2) of the Golf Course – Pine Centre Neighbourhood Plan.

Bylaw 8597 Additional Guidelines for the Z10: Inland Plaza Zone

- 8.2.29** Visitor commercial uses focused near the intersection of Highway 97 and Boundary Road should include outdoor gathering spaces that include landscaping and amenities (such as benches and garbage bins). These spaces will provide relief from asphalt and provide comfortable outdoor spaces for visitors.
- 8.2.30** Outdoor gathering spaces should be designed to be comfortable in summer and winter months. This could include, but is not limited to: utilizing screens to block wind, locating public spaces in areas with sun exposure (not shady areas), and incorporating outdoor furniture that is comfortable in cold and warm climates.
- 8.2.31** For properties fronting Highway 97 and Boundary Road, buildings should be sited to front Highway 97 and Boundary Road, with parking concentrated behind buildings.
- 8.2.32** Buildings should be designed to provide visual interest. All sides of large buildings should be finished with architectural details (not simply painted features) with no blank elevations.
- 8.2.33** Plans for landscaped areas and outdoor gathering spaces should consider how low impact development standards can be integrated into the design to manage storm water on-site. This could include, but is not limited to: bio-retention basins or ponds, constructed wetlands, and storage/re-use of storm water run-off for irrigation.
- 8.2.34** Pedestrian continuity between buildings, tenancies, and properties should be achieved through the use of paths and sidewalks.
- 8.2.35** Encourage the use of wood façade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.
- 8.2.36** Access ramps and related elements should be visually integrated with the overall building design and site plan so as to not appear as an unintegrated add-on to a building façade.

8.3 Downtown Development

Exemptions

Bylaw 8256

- 8.3.1** A downtown development permit is not required for the following:
- a) subdivision;
 - b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - c) construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
 - d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building;
 - e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location;

- f) the repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector; or
- g) replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, canopies, or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions, as determined by the Planning and Development Department.

Guidelines

Connectivity: Enhancing the Pedestrian and Cycling Network

- 8.3.2** For new development or redevelopment on large sites, incorporate streets and pathways that support and extend existing streets, lanes, the open space network and pattern of small blocks established by the original 1912 Brett and Hall Town Plan.
- 8.3.3** Where lanes have been removed, they should be restored through redevelopment as opportunities arise.
- 8.3.4** Avoid cul-de-sacs and other physical barriers that deter or prevent people from walking or cycling and remove these barriers as opportunities arise.
- 8.3.5** Increase pedestrian connections to adjacent parks, activity nodes, and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.

Street Definition

Bylaw 8256

- 8.3.6** Minimize the distance that buildings are set back from the sidewalk to create good street definition and a sense of enclosure.
- 8.3.7** Build ground floor commercial uses up to the front property line so that a continuous commercial street frontage and a positive street definition are maintained. A setback may be considered where there is a courtyard, restaurant patio or other feature that benefits businesses, patrons and pedestrians, or to respond to the building setback from an adjacent property, and should consider the incorporation of public art.
- 8.3.8** For new developments with tall buildings (over 6 storeys in height) incorporate a base building or street-wall at a scale similar to adjacent buildings and street width.
- 8.3.9** Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, unusual topography and natural features, sites framing important open spaces, and sites with buildings that terminate a street end view.

Transparency: Creating Active Frontages

Commercial and Mixed-Use Buildings

Bylaw 8256

- 8.3.10** Provide pedestrian access to storefronts and businesses from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.
- 8.3.11** On corner lots, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner or primary streets.
- 8.3.12** Ensure that storefronts are transparent: clear sight lines from the inside of buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.

- 8.3.13** The following design parameters are desired to create active and transparent street frontages:
- a) provide a minimum glazing area of 75% for frontages at grade for commercial frontages downtown;
 - b) establish a minimum retail frontage depth of 10 m along commercial streets;
 - c) entrances 10 m to 20 m apart along commercial streets to create active storefront activity; and
 - d) recess entrances to buildings from the sidewalk or property line by a minimum of 0.6 m to protect the pedestrian from door swings and to emphasize entrances.
- 8.3.14** Architecturally differentiate residential entrances (private) from business entrances (public) in mixed-use buildings.
- 8.3.15** Incorporate small, transparent storefronts with frequent entrances into large floor plate commercial developments to compliment the pattern and character of commercial streets downtown.
- 8.3.16** Encourage smaller shop frontages and upper level residential uses into large format commercial buildings.
- 8.3.17** Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as:
- a) install a vertical trellis in front of the wall with climbing vines or other plant material;
 - b) set the wall back slightly to provide room for evergreens and conifers that provide year-round screening;
 - c) provide art (e.g. a mosaic, mural, relief) over a substantial portion of the wall surface.
 - d) employ quality materials of different textures and colours to make the wall more interesting visually;
 - e) provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest;
 - f) incorporate walls into a patio or sidewalk café space; and,
 - g) terrace (step down) retaining walls.

Residential Buildings

- 8.3.18** Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.
- 8.3.19** Develop ground floor residential uses that incorporate individual entrances to each ground floor unit and are accessible from the fronting street. This enhances pedestrian connections, street activity and safety.
- 8.3.20** Create residential entries that are clearly visible and identifiable from the fronting public street to make the building more approachable and create a sense of association amongst neighbours.
- 8.3.21** Set back buildings with residential uses on the ground floor generally between 2 m and 4 m, and elevate the entryway by a minimum of 0.6 m to create a semi-private transition zone to individual units.
- 8.3.22** On streets with high traffic volumes, consider a landscaped transition zone in between the entryway and public sidewalk.
- 8.3.23** Ensure lobbies and main building entries are clearly visible from the street, and have direct sight lines into them.

- 8.3.24** Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.

Parking, Servicing, and Access

- 8.3.25** Parking, vehicular loading, service functions, garbage disposal, and other similar activities should be located at the rear of the building with lane access and appropriate landscape screening so as not to conflict with pedestrian-oriented activity fronting the street.
- 8.3.26** Structured underground parking is preferred over off-street surface parking.
- 8.3.27** To ensure attractive and pedestrian oriented open spaces, off-street parking located between the front face of a building and the public sidewalk is strongly discouraged along commercial streets within the downtown.
- 8.3.28** Screen off-street parking adjacent to the public sidewalk using materials that provide a visual buffer while still allowing clear visibility into the parking areas. Screening could include landscaping, such as trellis or grille with climbing vines.
- 8.3.29** Locate public on-street parking at the curb to provide convenient and easy access to commercial and residential entrances.
- 8.3.30** In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is difficult or not possible, access may be provided from the street, provided that:
- a) access is from the long face of the block;
 - b) there is minimal interruption of the pedestrian realm and streetscape treatment through the use of mountable curbs to reduce grade change;
 - c) waiting or pick-up/drop-off areas are located internal to the site, not in the public right-of-way; and
 - d) there is no more than one interruption per block face and only one curb cut on the street.
- 8.3.31** Architecturally integrate vehicular entrances and associated components into the building through treatments such as enclosure, screening, high-quality finishes, sensitive lighting and landscaping. Avoid ramps located directly off the street.
- 8.3.32** Do not locate vehicle entrances and curbs cuts along Primary Retail and Service Street (see Schedule "F" of this *Bylaw*).
- 8.3.33** Provide clear lines of sight at access points to parking, site servicing, and utility areas to enable casual surveillance and improve traffic and pedestrian safety, with pedestrian priority design.
- 8.3.34** Encourage shared parking and access where possible.
- 8.3.35** Avoid large parking lots by incorporating pedestrian pathways and landscaping.
- 8.3.36** For hotels, incorporate adequate and comfortable drop-off areas that are directly adjacent to lobbies to minimize impacts on the pedestrian realm and streetscape.
- 8.3.37** In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.27, additional parking should suit the circumstances.

Height and Massing

- 8.3.38** Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and to create variation along the street. This can be achieved by incorporating minor visual breaks in building façades using vertical setbacks and upper-storey step-backs.

- 8.3.39** Limit the visual mass of building façades to lengths of 40 m or less. This can be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.
- 8.3.40** Buildings over 3 storeys in height should be developed with a maximum frontage length of 80 m. Development of buildings 3 storeys in height or lower should have a maximum frontage length of 40 m.
- 8.3.41** Determine street wall height by the width of the fronting street; generally, the wider the street, the taller the street wall (see Schedule “E” of this *Bylaw* for preferred Downtown Street Wall Height).

Weather Protection

General

- 8.3.42** Provide weather protection over storefronts and display windows to encourage browsing and casual viewing of merchandise by pedestrians.
- 8.3.43** Provide adequate weather protection in front of buildings adjacent to bus zones and street corners where people wait for traffic lights.
- 8.3.44** Provide weather protection from building entrances to curb-side taxi zones or drop-off areas for major buildings and places of entertainment, where people wait for significant durations.
- 8.3.45** Balance weather protection with daylight penetration when placing awnings and canopies. Avoid opaque canopies that run the full length of façades.
- 8.3.46** Integrate the design and placement of awnings or canopies with public space furnishings such as ornamental street lighting, banners, hanging baskets or street trees.

Awnings

- 8.3.47** Awnings are preferred to canopies for use on storefronts less than 10 m in length, and along George Street to reinforce its heritage character.
- 8.3.48** Three-point or four-point awnings are preferred.
- 8.3.49** Avoid the use of quarter-barrel awnings.
- 8.3.50** Awnings should meet the following dimensions:
 - a) a minimum clearance of 2.6 m measured from the sidewalk; and,
 - b) a minimum width over the sidewalk of 1.8 m, but no more than two thirds of the total sidewalk width.
- 8.3.51** Establish a minimum slope of 30 degrees for awnings to allow for proper drainage and the cleaning action of rain and wind.
- 8.3.52** Design awnings to be sympathetic to the style, scale, form, and period of the building.
- 8.3.53** Construct awnings of durable, colourfast material. This may include reinforced plastic-coated fabric provided that the look and feel of canvas is maintained.
- 8.3.54** In order to encourage attractive building frontages, discourage the use of awnings as signs (and signs as awnings). Signage on the front face of a 4-point awning should not exceed 0.3 m in height along the front face of the awning.
- 8.3.55** Awnings, canopies, and overhangs should incorporate architectural design features and the fenestration pattern (placement of windows and doors) of the buildings they extend from.

- 8.3.56** Minimize obscurement of the building façade or historic detailing when placing awnings and canopies.

Canopies

- 8.3.57** Canopies are preferred for use on building frontages over 15 m, along sloped sidewalks, along major pedestrian routes having a predominance of existing canopies, and on theatres and other buildings in front of which people wait for significant durations.
- 8.3.58** Canopies should have a minimum vertical clearance of 2.6 m, as measured from the sidewalk. Extend canopies out over the sidewalk by at least 2.6 m, while maintaining a minimum 0.6 m setback from the outer face of the curb.
- 8.3.59** Transparent and translucent canopies are preferred to allow natural light to penetrate to storefronts and the sidewalk. Wood and glass are encouraged for canopies.
- 8.3.60** Design canopies to extend over building frontages greater than 30 m to reduce their apparent scale and length to better relate to the pedestrian scale of the street. The preferred approach is to break up the canopy to reflect the architecture and fenestration pattern (placement of windows and doors) of the building façade, and to step down to follow the profile of the street.
- 8.3.61** Unless indicated otherwise by the City, install canopies in a way as to be removable should this be required at a future date.

Signage

- 8.3.62** Provide attractive signage on commercial buildings that clearly identifies uses and shops, and is scaled to the pedestrian rather than the motorist.
- 8.3.63** Provide visible signage identifying the building address at all entrances.
- 8.3.64** Limit signage in number, location, and size to reduce visual clutter and to make individual signs easier to see.
- 8.3.65** Representational and iconic signs are encouraged to help recognize Prince George's history and character.
- 8.3.66** Apply a single fascia sign to each façade at the first storey, in a size that does not exceed 0.9 m in height along any length.
- 8.3.67** Signage should be externally lit. Signage within shop front glazing may be backlit, but it is recommended not to exceed 0.5 m in height and 2 m in length.

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- 8.3.68** Maintain a minimum 4.5 m clearance for vertical banners above sidewalk/street level, and do not project them into the street.
- 8.3.69** The following are preferred or acceptable types of commercial signage in the downtown:
- projected two-dimensional or marquee signs suspended from canopies and awnings (fitting within a 36.2 by 60.2 inch horizontal rectangle);
 - flush-mounted fascia signs;
 - externally lit signs;
 - small vertical banners and signs with individual letters should not exceed 18 inches in any dimension; and,
 - individual cut-out or silhouette letter signs mounted on storefronts. Individual letters should not exceed 18 inches in any dimension.

8.3.70 To create pedestrian scale, flush-mounted signs and marquee signs hanging from awnings and canopies are preferred along Primary Retail and Service Streets (see Schedule “F” of this *Bylaw*). Maintain a minimum clearance of 2.3 m for signs projecting over the sidewalk or other public space.

8.3.71 The following types of signage are strongly discouraged and should be avoided:

- a) signs as awnings or awnings as signs;
- b) internally lit plastic box signs;
- c) pylon (stand-alone) signs; and
- d) rooftop signs.

Lighting

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8.3.72 Encourage architectural lighting on the face of commercial buildings and at main entries of residential buildings to help create a sense of safety and intimate space around a building.

8.3.73 Light paths and entry areas sufficiently to ensure pedestrian comfort and security.

8.3.74 Full-spectrum white light or incandescent sources are preferred in public areas.

8.3.75 Ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down-lights or up-lights with cut-off shields.

8.3.76 Gooseneck lights and sconces that are applied to fascias underneath weather protection elements are preferred for storefront lighting.

8.3.77 A higher level of lighting for pedestrian areas is preferred through the use of metal halide with a 3,200° Kelvin rating.

8.3.78 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.

8.3.79 Encourage the use of LED lighting for storefronts and street trees.

8.3.80 Avoid the use of exterior fluorescent light sources.

8.3.81 Install glare-free lighting into the canopy soffit. Fluorescent tube lights are not permitted for this purpose.

8.3.82 Minimize light pollution through the use of full cut-off lighting, avoiding light reflectance, and directing lighting downwards. Exceptions may be made for signage and architectural lighting.

Architectural Concept: Achieving a Human Scale

General

8.3.83 Create visual interest for the pedestrian, buildings facades by incorporating a range of architectural features and design details in building facades that express both variation and consistency.

Consider architectural features that include:

- a) building height, massing, articulation and modulation;
- b) bay windows and balconies;
- c) corner features accent, such as turrets or cupolas;
- d) decorative rooflines and cornices Building entries; and
- e) canopies and overhangs

Consider architectural details that include:

- f) treatment of masonry (for example, ceramic tile, paving stones, brick patterns);
- g) treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors);
- h) articulation of columns and pilasters;
- i) ornament or integrated artwork;
- j) integrated architectural lighting;
- k) detailed grilles and railings;
- l) substantial trim moldings; and
- m) trellises and arbors.

8.3.84 Design buildings to express their internal function and use.

8.3.85 Locate and design entrances to create building identity and to distinguish between individual commercial or residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.

8.3.86 Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.

8.3.87 Utility and mechanical equipment should be screened from pedestrians.

8.3.88 Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).

Windows and Doors

8.3.89 Reinforce the human scale of architecture by incorporating individual windows in upper storeys that:

- a) are vertically proportioned and approximately the size and proportion of a traditional window;
- b) include substantial trim or molding;
- c) are separated from adjacent windows by a vertical element;
- d) are made up of small panes of glass; and,
- e) are separated with moldings or jambs but grouped together to form larger areas of glazing.

8.3.90 Discourage the use of figured or frosted glass or tinted glazing for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

Exterior Materials

8.3.91 Encourage the use of wood in facade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.

8.3.92 Incorporate natural building materials into façades of new buildings to avoid a “thin veneer” look and feel, incorporated along with more modern treatments, such as glass curtain walls for office buildings.

8.3.93 The following materials are recommended for use in the downtown:

- a) natural wood materials, including:
 - milled and un-milled timbers;
 - window and door trim;
 - canopy structures;
 - signage;
- b) brick masonry;
- c) glazed tile;
- d) stone;
- e) concrete, painted;
- f) flat profile “slate” concrete tiles;
- g) glass and wood for window assemblies;
- h) standing seam metal roofing; and,
- i) glass curtain walls for office buildings.

8.3.94 The following materials are acceptable for use in the downtown:

- a) pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both; and,
- b) limited amounts of stucco.

8.3.95 The following materials are discouraged for use in the downtown:

- a) vinyl siding;
- b) swirl Type Stucco; and
- c) vinyl for window frames.

Landscaping

8.3.96 Create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.

8.3.97 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.

8.3.98 Use hard landscape treatments such as terraced retaining walls and planters to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:

- a) incorporate a planter guard or low planter wall as part of the building design;
- b) use distinctive landscaping in open areas created by building articulation;
- c) include a special feature such as a courtyard, fountain, or pool; and,
- d) emphasize entries with special planting in conjunction with decorative paving or lighting.

Strengthening Neighbourliness

- Bylaw 8256** **8.3.99** Ensure that new development responds to the positive architectural characteristics of existing development. Achieve a good fit with new or renovated buildings by ensuring that such development references the distinctive and desirable architectural qualities of adjacent buildings, such as similar or complementary:
- a) massing, height, articulation and scale;
 - b) architectural style;
 - c) roof forms;
 - d) building details and fenestration proportions and patterns; and
 - e) materials and colour.
- 8.3.100** Incorporate articulation into the design of new buildings to create intervals in their façades that respond to the existing pattern along the street. Below are several methods in which building articulation can promote compatibility with the existing architectural context:
- a) modulate the façade with step-backs or forward extensions along a portion of the façade to create a series of intervals or breaks;
 - b) repeat window patterns at intervals that correspond to extensions and step-backs;
 - c) provide a porch, patio, deck, or covered entry for each interval;
 - d) provide a balcony or bay window for each interval; and,
 - e) change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

Green and Healthy Buildings

- 8.3.101** Site and design new development to minimize the disruption of privacy and outdoor activities of adjacent buildings and private open spaces.
- 8.3.102** Site and orient new development so that the majority of living spaces receive direct sunlight (for the daylight hours at equinox).
- 8.3.103** Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).
- 8.3.104** Design new buildings with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.
- Bylaw 8256** **8.3.105** Dwelling units with exterior access on only one side should provide a good view of the direction of the sun (ideally both) and are most suitable. Wide frontages with shallow floor plans allow adequate penetration of daylight. Dwelling units with exterior access on two sides are usually suitable for narrower frontages and deeper floor plates.
- 8.3.106** Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
- 8.3.107** Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized.
- 8.3.108** In residential and mixed-use projects incorporate courtyards and greenways as defining elements of the project while providing a common garden area, play space, gathering place, walkway, or other use located to maximize the amount of direct sunlight received.

- 8.3.109** Incorporate safe and sunny play areas for children that have surveillance from ground-oriented and upper-storey dwellings in residential developments.
- 8.3.110** Where at-grade space is limited, rooftop common open spaces are encouraged. Upper-storey terraces are encouraged to open onto rooftop gardens, where possible, to increase access to semi-private outdoor amenity space.
- 8.3.111** Incorporate green roofs, where appropriate, to help absorb storm water and provide outdoor amenity space for residents and workers.
- 8.3.112** Retention and infiltration best management practices to be used as appropriate.
- 8.3.113** Make use of existing buildings where possible, or carefully deconstruct building and reuse materials. Use of materials with recycled content is strongly encouraged.
- 8.3.114** In each dwelling unit of a residential or mixed-use project incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper-level terrace. These should be of adequate size and be covered to ensure comfort and usability.
- 8.3.115** Residential development within 300 m of the Rail Terminal on 1st Avenue should consider design details to mitigate noise and vibration issues.

Personal Safety, Security, and Accessibility

- 8.3.116** Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
- 8.3.117** Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and childrens’ play areas.
- 8.3.118** Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.
- 8.3.119** Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary and where appropriate.
- 8.3.120** Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.
- 8.3.121** Design parking areas to allow natural surveillance by retaining clear lines of sight between public sidewalks and building entrances.
- 8.3.122** Eliminate structures and landscaping materials that provide hiding places for undesirable activity. Generally, landscape elements that shield areas above eye level or below the knee are appropriate.
- 8.3.123** Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

Environmental Considerations

- 8.3.124** Construct hanging signs, parapet extensions, awnings and canopies with sufficient bracing to withstand strong winds such as might be typical of the area.
- 8.3.125** Design and flash architectural elements exposed to precipitation, such as roofs, cornices, edges, canopies and decorative detailing, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas.
- 8.3.126** Design any building structure upon which snow accumulates (canopies, awnings, roof forms) to have spontaneous snow dump of accumulated loads into non-pedestrian areas. Snow must be positively shed or positively retained. Deflect shedding snow from pedestrian areas by dormers, hipped roofs, canopies, or other means. Protect all steps and wheelchair ramps from ice and snow build-up.
- 8.3.127** Repeated heating and cooling of snow loads can give rise to ice accumulations. In the building design, consider heat loss factors as a method of controlling ice build-up. Accord proper flashing to areas subject to ice accumulation. Design walkways, entries, and other human use areas with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.
- 8.3.128** Locate snow storage to ensure that solar radiation can sufficiently facilitate the melting of snow. Site plans should account for the runoff of melting snow.

Tall Buildings

- 8.3.129** The following guidelines are recommended for tall buildings (6 storeys or higher):
- maintain an open spacing to ensure adequate light, air, access, and views for residents;
 - site tall buildings with an offset spacing to avoid tall buildings looking directly into each other;
 - establish a minimum facing distance of 35 m between tall buildings;
 - establish a maximum floor plate width of 24 m;
 - use vertical and horizontal articulation (for example, incorporating changes of plane, stepped terraces, or modulated plan and façade forms);
 - achieve an interesting and varied roof form (for example, by incorporating a top-level penthouse or amenity space to conceal appurtenances and mechanical equipment);
 - incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street-wall definition;
 - set back tall buildings from the base building facade by a minimum of 5 m while still achieving good address on the fronting public street or open space;
 - incorporate ground-floor uses that have views into and access to, where possible, adjacent streets, parks and open spaces; and,
 - locate primary entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza, or other open space.
- 8.3.130** High rise buildings (11 storeys or higher) should have a maximum floor plate size of 750 m².

Master Planning

- Bylaw 8256** **8.3.131** A Master Plan may be required for Tall Buildings (6 stories or higher) or Large Sites (5000 m² or greater). The City may, at its discretion, identify other sites with special characteristics or conditions where Master Plans are required. A Master Plan for large sites and sites with tall buildings should detail through graphics and text, the following development issues:
- a) location and dimensions of:
 - public streets, parks, and accessible open spaces;
 - pedestrian circulation and the relationship to pedestrian sidewalks and paths, transit stops, and shelters;
 - base buildings and taller buildings;
 - building setbacks from streets, parks and open spaces;
 - building entrances;
 - site access, service areas, ramps, drop-off and parking for each building; and
 - Flood Plain Areas;
 - b) phasing plan and schedule;
 - c) perspectives showing important views; and,
 - d) shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
 - equinox: 8 AM, 12 noon, 4 PM;
 - winter solstice: 9 AM, 12 noon, 3 PM.

8.4 Flood Hazard

Exemptions

- 8.4.1** A flood hazard development permit is not required for the following development:
- a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
 - b) construction of, addition to, or alteration of a building or structure in accordance with the:
 - i) minimum flood level and setbacks from a watercourse, body of water, or dike;
 - ii) general exemptions to the minimum setback; or
 - iii) general exemption to the flood level;as defined in the *Flood Plain Regulation Bylaw*.
 - c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;
 - d) alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the *Tree Protection Bylaw*;
 - e) alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments; or
 - f) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works.

Bylaw 8256

Guidelines

- Bylaw 8256** **8.4.2** Land designated as Flood Hazard development permit areas must remain free from development, except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*) in relation to an exemption to:
- a) the flood level for the flood plain, and
 - b) the setback from a watercourse, body of water or dike of any landfill or structural support to elevate a floor system or pad above the flood level.
- Bylaw 8256** **8.4.3** No septic tank, drainage or deposit fields are to be constructed in the land designated flood hazard development permit areas except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*).

8.5 Groundwater Protection

Exemptions

- 8.5.1** A groundwater protection development permit is not required for the following development:
- a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
 - b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - c) alteration of land, or construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works;
 - d) alteration of land, or construction of, addition to, or alteration of buildings or structures for any use that does not involve the manufacture, processing, sale, storage, or distribution of wood waste, agricultural waste, petroleum products, allied petroleum products, and waste or effluent as defined under the Environmental Management Act, or snow storage, waste management, wrecking yard, composting or burial of livestock, poultry or aquaculture products; or
 - e) construction of, addition to, or alteration of a building or structure involving only interior renovation, repair or maintenance, façade improvement, or an addition less than 200 m².

Guidelines

- 8.5.2** The capture zone, or portion thereof, may be specified as areas that must remain free of development to prevent contamination of the aquifer.
- 8.5.3** Works may be required, including ongoing maintenance or repair, to preserve, protect, restore, or enhance the viability of the aquifer.
- 8.5.4** Protection measures may be required to preserve, protect, restore, or enhance the viability of the aquifer.
- 8.5.5** Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to preserve, protect, restore, or enhance the viability of the aquifer.

8.6 Industrial Form & Character

Exemptions

- 8.6.1** An industrial form & character development permit is not required for the following development:
- a) those properties designated or zoned as industrial within 50 m of the following Major Roads: Industrial Way, Northwood Pulpmill Road, PG Pulpmill Road, Sintich Road, and Willow Cale Road;
 - b) subdivision;
 - c) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - d) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
 - e) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or
 - f) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Bylaw 8256

Guidelines

- 8.6.2** Developments along major roads, as shown on Schedule B-10: 15 year Major Road Network Map in the Official Community Plan, should be sited towards the front property line to minimize the visibility of parking and loading areas.
- 8.6.3** Industrial uses in or near urban areas should include a high standard of design, colours and materials that are compatible with contemporary design. This includes the use of glazing, appropriate entrance design, varied roof features and exterior walls consistent with commercial and residential development.
- 8.6.4** Large blank building walls along highways are to be avoided.
- 8.6.5** Uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.
- 8.6.6** Parking should be provided at the rear or side of buildings.
- 8.6.7** Every off-street parking or loading area that is illuminated should have all lighting, positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.
- 8.6.8** Landscaping strips at least 1.5 m wide, with shrubbery height at least 0.75 m or acceptable fencing, should be provided where parking is adjacent to the highway.
- 8.6.9** Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.6.10** Front yards shall be landscaped with grass, trees, and shrubbery.
- 8.6.11** In addition to meeting the requirements of the *Sign Bylaw*, signs should be integrated with the building façade through colour and graphic style.

Bylaw 8603

8.7 Intensive Residential

Exemptions

- 8.7.1** An intensive residential development permit is not required for the following development:
- a) subdivision;
 - b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, and buildings and structures permitted by a Temporary Use Permit;
 - c) addition to or alteration of a building or structure;
 - d) construction of an accessory building; or
 - e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

Front Façade

- 8.7.2** Front doors are encouraged to be placed to one side of the front façade with clear visibility from the street and direct access from the public sidewalk.
- 8.7.3** Outdoor living space should be created through features such as verandas, porches, balconies and covered entryways.
- 8.7.4** Verandas should:
- a) not be taken or indented on the front façade
 - b) display ornamentation that is consistent with the style of the remainder of the structure to create a unified design; and
 - c) be open other than a parapet wall or balustrade, although temporary storm windows or screen are permitted for seasonal use.
- 8.7.5** Bay windows are encouraged in the first storey façade.
- 8.7.6** Consider roof designs and features that complement the character of the house, including pitched roofs, turrets and towers. Flat roofs should be avoided.
- Bylaw 8256 8.7.7** Where visible from the highway, the treatment of the front façade should wrap around the sides of the house.
- Bylaw 8256 8.7.8** Houses on corner lots should apply an equal quality of treatment to each façade fronting the highway.
- 8.7.9** The massing of the second storey should be softened and proportionally smaller than the first storey by incorporating character elements such as dormers, eaves brackets, varied rooflines, gables, hip and dormers.

Exterior Materials

- 8.7.10** Encouraged exterior materials include a combination of the following: brick, stone, hardiplank, shakes, shingles, thin weather board, or a product with a similar finish. Rough stucco should only be used as an accent or partial finish occupying a maximum of 15% of the total façade area on any exterior wall. The use of vinyl siding should be avoided.
- 8.7.11** The character and finish of accessory buildings should be consistent with that of the principal house.

Site Design

- 8.7.12** The building footprint should be rectangular.
- 8.7.13** The maximum setback of the front veranda should be 4.5 m from the front property line.
- 8.7.14** Pedestrian access for all areas of a site should be designed to be accessible to disabled persons.
- 8.7.15** Accessory buildings should clearly be incidental to the size and massing of the principal house.

Parking

- 8.7.16** Access for vehicles should only be provided from the rear lane. Access from the fronting street may be considered on lots wider than 9.0 m if the garage door or carport is setback from the main building façade and has a width that is less than 50% of the building façade.
- 8.7.17** Permeable alternatives to pavement are encouraged.

Neighbourhood Context

- 8.7.18** Narrow lot housing should be limited to six adjacent properties.
- 8.7.19** The character and design of narrow housing should not be replicated on adjacent lots.
- 8.7.20** Narrow lot housing should respect and compliment the high quality design elements of the surrounding streetscape, including roof design, elevation of entryway, exterior materials, building massing, fenestration patterns, and the proportion, size and detailing of windows.

Landscaping and Screening

- 8.7.21** Landscaping along the front property line should not exceed 1.2 m in height.
- 8.7.22** Landscaping should:
 - a) delineate the line between private property and public boulevard;
 - b) provide a buffer between residential and non-residential land uses;
 - c) create interesting views and focal points into and out of the site; and
 - d) focus on retaining healthy mature trees where possible.
- 8.7.23** Fencing should:
 - a) provide definition between property lines; and
 - b) not be fully opaque along the front property line (e.g. picket fences are encouraged).

8.8 Multiple Residential Form & Character

Exemptions

- 8.8.1** A multiple residential form & character development permit is not required for the following development:
- a) subdivision;
 - b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
 - d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or
 - e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Bylaw 8256

Guidelines

- 8.8.2** Row housing shall not contain more than 16 units in one building. Smaller clusters that take advantage of views and natural vegetation are preferred. Design should relate to nearby public spaces such as adjacent greenbelts, landscape features, parks and highways.
- 8.8.3** Row house buildings should not have a continuous façade of more than four units unless setbacks in facades of at least 0.75 m are provided.
- 8.8.4** Apartments and row housing should be designed with varied and interesting facades, including a variety of rooflines, roof cover over entry points, balconies, and porches.
- 8.8.5** Dwellings should be designed to maximize year round exposure to the sun, with special consideration given to sun angles during winter. Buildings should be designed to minimize the casting of shadows on nearby dwellings.
- 8.8.6** Buildings fronting highways should have front doors oriented to the highway and be finished with high quality materials.
- 8.8.7** Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
- 8.8.8** The form and character of new development should respect the form and character of existing development in the area around the development site.
- 8.8.9** Roof top mechanical equipment is to be screened.
- 8.8.10** Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.

Bylaw 8256

- 8.8.11** Dwellings fronting on a highway should have screened outdoor areas to provide privacy to residents.
- 8.8.12** All areas not covered by buildings, structures and parking shall be fully landscaped.
- 8.8.13** Garbage and recycling containers should be effectively screened behind a sight-obscuring fence on a minimum of three sides.
- 8.8.14** Noise attenuation should ensure the livability of the residential development along arterials and highways.
- 8.8.15** Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.8.16** In areas that have risk of bears, landscaping should be designed and selected to minimize conflict between bears and people.
- 8.8.17** For development with a residential density of 124 dwellings/ha or less, the usable open space shall be provided at a minimum rate of 10.0 m² per studio dwelling, 20.0 m² per 1 bedroom dwelling, 40.0 m² per 2 bedroom dwelling, and 50.0 m² per dwelling with 3 or more bedrooms.
- 8.8.18** For development with a residential density of 125 dwellings/ha. or greater, usable open space shall be provided at a minimum of 20% of the site area. A maximum of 25% of the required outdoor recreation space may be provided on the roof of a principle building.
- 8.8.19** Recreation and play areas should be sited away from highways and driveways, with consideration to sunlight exposure.
- 8.8.20** Private outdoor areas should have surveillance opportunity from windows of the adjacent dwelling.
- 8.8.21** Parking should be screened from first floor windows of dwellings.
- 8.8.22** Landscaping strips at least 1.5 m wide, except along lanes, should surround parking.
- 8.8.23** Below grade parking should be well lit and secured.
- 8.8.24** All visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings.
- 8.8.25** In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
- 8.8.26** A snow management plan should be provided for any development of six or more dwellings.
- Bylaw 8256** **8.8.27** Lighting for parking areas should generally be at pedestrian level so as to deter vandalism. Area lighting should be designed to minimize glare over adjacent properties, and should not impact the effectiveness of any traffic safety device.

Additional Guidelines for Multiple Residential Development in the University Heights Neighbourhood Plan Area

Bylaw 8597

- 8.8.28** Multiple residential development should include a variety of housing forms. Large concentrations of a single housing form in one location is not supported; integration with the overall neighbourhood is preferred.

8.8.29 Transitional development should be used to bridge areas of low density (single detached dwellings and duplexes) and areas of high densities (townhouses, apartments, row housing). This can be achieved through means such as stepped building heights, or low density, ground-oriented housing located to the periphery of a higher density developments.

8.8.30 Two-unit housing is supported where the number of buildings is limited and in a dispersed manner.

8.8.31 Two-unit housing is to be designed asymmetrically (i.e. non-mirror images).

8.9 Riparian Protection

Exemptions

8.9.1 A riparian protection development permit is not required for the following development:

- a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
- b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit that do not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes;
- c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;
- d) alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the *Tree Protection Bylaw*;
- e) alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments;
- f) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works;
- g) renovation, repair or replacement of a building or structure only to the extent that the renovation, repair or replacement would, when complete, involve no further contravention to the riparian protection area guidelines of this *Bylaw* than existing at the time the renovation or repair was started; or
- h) construction or alteration of a boat launch or boat lift where such a facility complies with this *Bylaw* and has been approved by relevant provincial agencies.

Bylaw 8256

Guidelines

- 8.9.2** Leave strips within riparian protection development permit areas must remain free of development, except in accordance with these guidelines, to ensure that natural features, function and conditions that support fish life processes are preserved, protected, restored or enhanced. Watercourses and water bodies shall have:
- a) 15.0 m leave strips from the top of bank for agricultural, outdoor recreation, and low density (<18 units/ha) residential developments;
 - b) 30.0 m leave strips from the top of bank for commercial, industrial and institutional developments;
 - c) notwithstanding sub-section 8.9.2 a), 30.0 m leave strips from the top of bank of the Fraser River and Nechako River, except 50.0 m leave strips are required where the leave strip area is devoid of trees and there is evidence of active bank erosion;
 - d) notwithstanding sub-sections 8.9.2 a), and b), 10.0 m leave strips from the top of ravine bank for ravines that are 60.0 m wide or greater; and
 - e) lesser leave strips shall be considered where the size is determined on the basis of an assessment report provided by a qualified professional in respect of a development proposal.
- 8.9.3** Development within a leave strip shall not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes.
- 8.9.4** Subject to section 8.9.3, development within a leave strip may include pedestrian access, vegetation and trees, and training works or protection measures in accordance with these guidelines.
- 8.9.5** Natural features, functions and conditions that support fish life processes are to be preserved, protected, restored or enhanced within leave strip areas determined under section 8.9.2.
- 8.9.6** Natural watercourses shall be dedicated if such dedication is to ensure that natural features, functions and conditions that support fish life processes are preserved, protected, restored or enhanced.
- 8.9.7** Training works shall be required, including their ongoing maintenance or repair, to preserve, protect, restore or enhance the natural features, functions, and conditions that support fish life processes.
- 8.9.8** Protection measures, including the installation of a fence in agricultural, commercial, industrial, institutional and multiple-family residential zones, and the planting or retention of vegetation and trees, may be required to preserve, protect, restore, or enhance riparian protection development permit areas, control drainage, or control erosion or protect banks.
- 8.9.9** Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to ensure that natural features, functions and conditions that support fish life processes are preserved, protected, restored or enhanced within the riparian protection development permit area.
- 8.9.10** The sequence and timing of development approved by the permit may be specified in the permit to reduce the potential for harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes.

8.10 Wildfire Hazard

Exemptions

8.10.1 A wildfire hazard development permit is not required for the following development:

- a) subdivisions involving only the moving of an interior lot line, where no additional lots are created;
- b) temporary buildings and structures in accordance with Section 5.14 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
- c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works; or
- d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement; construction of an accessory building; or an addition to the principal building less than 150 m².

Guidelines

8.10.2 The guidelines in The Home Owners Fire Smart Manual (B.C. Edition) shall apply to Wildfire Interface Development Permit Areas as follows:

- a) in Priority Zones 1 (within 10.0 m from structures), remove fuel and convert vegetation to fire resistance species to produce an environment that does not support combustion.
- b) in Priority Zones 2 (10.0 – 30.0 m from structures), increase fuel modified area by reducing flammable vegetation through thinning and pruning and produce an environment that will only support low-intensity surface fires.
- c) in Priority Zones 3 (30.0 – 100.0 m+ from structures), eliminate the potential for a high-intensity crown fire through thinning and pruning, thereby slowing the approach of a fire approach towards structures.
- d) fire resistant roofing materials (Class A or B) such as metal, clay tile, asphalt shingles and treated wooden shingles should be used on all buildings and structures;
- e) fire resistant exterior walls materials such as stucco, metal, brick, rock, and concrete should be used on all buildings and structures. Logs and heavy timbers, although less effective, are also permitted;
- f) roof vents should be closed in and screened;
- g) decks, porches and balconies should be sheathed with fire resistant materials;
- h) chimneys should have approved spark arrestors; and
- i) vegetation should be cleared 3.0 m back from power lines and propane tanks.

8.10.3 Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and housing density of the subdivision and lands beyond.

8.10.4 Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

8.10.5 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to protect persons and property from fire hazards.

- Bylaw 8256** **8.10.6** The Wildfire Hazard Development Permit Area, or portion thereof, may be specified as areas that must remain free of development to protect persons and property from fire hazards.
- Bylaw 8256** **8.10.7** The sequence and timing of development approved by the permit may be specified in the permit to ensure the development does not occur during periods of high fire hazard.

9 Rural Zones

AG

9.1 AG, AGn: Greenbelt

Bylaw 8586

9.1.1 Purpose

The purpose of this zone is primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.

9.1.2 Principal Uses

- agriculture, general only in the
- Agricultural Land Reserve
- agriculture, intensive impact only
- in the Agricultural Land Reserve
- community care facility, minor
- housing, manufactured
- housing, single detached
- medical marihuana grow operation, only in the Agricultural Land Reserve and AGn

Bylaw 8586

9.1.3

Secondary Uses

- animal breeding & boarding
- animal shelter
- bed & breakfast
- equestrian centre, major only in the Agricultural Land Reserve.
- equestrian centre, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing
- temporary sawmill
- winery & cidery only in agriculture, general

Bylaw 8256

Bylaw 8656

9.1.4 Subdivision Regulations

Bylaw 8415

Bylaw 8256

1. The minimum lot width is 100 m, except the minimum lot width is 20.0 m where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the *Official Community Plan*, and the owner registers a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.
2. The minimum lot area is 15.0 ha, except the minimum lot area is 845 m² where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.

Bylaw 8415

Bylaw 8256

9.1.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m.
2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
3. The maximum height is 10 m.

4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.
8. The minimum setback between principal buildings on the site is 12.0 m.

9.1.6 Regulations for Accessory Development

Bylaw 8256

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 6.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

9.1.7 Other Regulations

1. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

Bylaw 8496

2. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.

Bylaw 8496

3. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.

Bylaw 8256

4. The maximum number of poultry permitted on a lot is:
 - a. 0 on lots less than 2,000 m²;
 - b. 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c. 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d. On lots of 4.0 ha or greater, no limitations.

Bylaw 8256

5. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a. 0 on lots less than 0.4 ha;
 - b. 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c. On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d. On lots 4.0 ha or more, no limitations.

Bylaw 8586

6. Medical Marihuana Grow Operation uses shall be: located on a parcel having a minimum area of 15.0 ha; any structures shall have a minimum front, rear or side yard setback of 30 m; and have an external setback distance of 1 km from any property lines that are zoned for residential and correctional service purposes, including the Regional District of Fraser-Fort George.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8586 9.2 AF, AFn: Agriculture & Forestry

9.2.1 Purpose

The purpose of this zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels (and a second dwelling on parcels greater than 30.0 ha) and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area.

9.2.2 Principal Uses

- agriculture, general
- agriculture, intensive impact only in the Agricultural Land Reserve
- aquaculture
- community care facility, minor
- equestrian centre, major
- equestrian centre, minor
- fish hatchery
- forestry
- greenhouse & plant nursery
- housing, manufactured
- housing, single detached
- medical marihuana grow operation, only in the Agricultural Land Reserve and AFn
- veterinary service, major
- veterinary service, minor

9.2.3

Secondary Uses

- agri-tourist accommodation
- animal breeding & boarding
- animal shelter
- auction, major
- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing
- temporary sawmill
- Winery & Cidery only in agriculture, general

Bylaw 8656

Bylaw 8586

9.2.4 Subdivision Regulations

1. The minimum lot width is 100 m.
2. The minimum lot area is 15.0 ha.

Bylaw 8256 9.2.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m.
2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.
8. The minimum setback between principal buildings on the site is 12.0 m.

Bylaw 8256 9.2.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 20.0 m, except it is 6.0 m for lots smaller than 0.4 ha.
3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

9.2.7 Other Regulations

1. Log storage is not permitted within 300 m of any lot zoned AR, RS, RT, RM, C, P, or Z.
2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. No goods may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15 from any other lot line.
3. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

Bylaw 8496

4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.

Bylaw 8496

5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
6. The maximum number of poultry permitted on a lot is:
 - a. 0 on lots less than 2,000 m²;
 - b. 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c. 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d. On lots of 4.0 ha or greater, no limitations.
7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a. 0 on lots less than 0.4 ha;
 - b. 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c. On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d. On lots 4.0 ha or more, no limitations.

Bylaw 8586

8. Medical Marihuana Grow Operation uses shall be: located on a parcel having a minimum area of 15.0 ha; any structures shall have a minimum front, rear or side yard setback of 30 m; and have an external setback distance of 1 km from any property lines that are zoned for residential and correctional service purposes, including the Regional District of Fraser-Fort George.
9. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR1

9.3 AR1: Rural Residential

9.3.1 Purpose

The purpose of this zone is to foster agriculture and a rural lifestyle on properties of at least 4.0 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area.

9.3.2 Principal Uses

- agriculture, general
- agriculture, intensive impact only in the Agricultural Land Reserve
- community care facility, minor
- forestry
- greenhouse & plant nursery
- housing, manufactured
- housing, single detached
- veterinary service, major
- veterinary service, minor

9.3.3

Secondary Uses

- agri-tourist accommodation
- animal breeding & boarding
- animal shelter
- auction, major
- bed & breakfast
- equestrian centre, major
- equestrian centre, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing
- temporary sawmill
- Winery & Cidery only in agriculture, general

Bylaw 8256

Bylaw 8656

9.3.4 Subdivision Regulations

1. The minimum lot width is 100 m.
2. The minimum lot area is 4.0 ha.

9.3.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.

Bylaw 8256

Bylaw 8256 9.3.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 15.0 m, except it is 6.0 m for lots smaller than 0.4 ha.
3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

9.3.7 Other Regulations

Bylaw 8496

1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.
3. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

Bylaw 8496

4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.

Bylaw 8496

5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
6. The maximum number of poultry permitted on a lot is:
 - a) 0 on lots less than 2,000 m²;
 - b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d) On lots of 4.0 ha or greater, no limitations.
7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a) 0 on lots less than 0.4 ha
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d) On lots 4.0 ha or greater, no limitations.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

9.4 AR2: Rural Residential

9.4.1 Purpose

The purpose of this zone is to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.

9.4.2 Principal Uses

Bylaw 8475

Bylaw 8739

- agriculture, general
- agriculture, intensive impact only in the Agricultural Land Reserve
- animal breeding and boarding only on Lot C, District Lot 1597, Cariboo District, Plan 20539
- community care facility, minor
- greenhouse & plant nursery
- forestry
- housing, manufactured
- housing, single detached

9.4.3

Secondary Uses

Bylaw 8256

Bylaw 8656

- agri-tourist accommodation
- auction, major
- bed & breakfast
- equestrian centre, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing
- Winery & Cidery only in agriculture, general

9.4.4 Subdivision Regulations

1. The minimum lot width is 70.0 m.
2. The minimum lot area is 2.0 ha.

9.4.5 Regulations for Principal Development

Bylaw 8256

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.

9.4.6 Regulations for Accessory Development

Bylaw 8256

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 6.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

9.4.7 Other Regulations

Bylaw 8496

1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.
3. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

Bylaw 8496

4. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
5. The maximum number of poultry permitted on a lot is:
 - a) 0 on lots less than 2,000 m²;
 - b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d) On lots of 4.0 ha or greater, no limitations.
6. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a) 0 on lots less than 0.4 ha;
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d) On lots 4.0 ha or greater, no limitations.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

9.5 AR3, AR3m: Rural Residential

AR3

9.5.1 Purpose

The purpose of this zone is to foster a suburban lifestyle primarily on properties larger than 0.4 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area. Areas designated AR3m allow manufactured housing.

9.5.2 Principal Uses

- community care facility, minor
- housing, manufactured only in AR3m
- housing, single detached

9.5.3

Secondary Uses

- bed & breakfast
- equestrian centre, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing

Bylaw 8256

9.5.4 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.4 ha.

9.5.5 Regulations for Principal Development

Bylaw 8256

1. The maximum density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.

9.5.6 Regulations for Accessory Development

Bylaw 8256

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 6.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

9.5.7 Other Regulations

1. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
2. The maximum number of horses permitted with a minor equestrian centre is:
 - a. 0 on lots less than 0.4 ha;
 - b. 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; and
 - c. On sites of 1.2 ha or more, 1 for each 0.4 ha of portion thereof, up to a maximum of 8.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR4

Bylaw 8496 9.6 AR4: Rural Residential

9.6.1 Purpose

The purpose of this zone is to provide residents with a transitional option between rural and suburban uses on properties larger than 1.0 ha. This zone provides for complementary agricultural related uses that are compatible with the rural character of the area.

9.6.2 Principal Uses

- agriculture, general
- community care facility, minor
- housing, manufactured
- housing, single detached

9.6.3

Secondary Uses

- agri-tourist accommodation
- bed & breakfast
- equestrian center, minor
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing

Bylaw 8256

9.6.4 Subdivision Regulations

1. The minimum lot width is 50.0 m.
2. The minimum lot area is 1.0 ha.

9.6.5 Regulations for Principal Development

1. The maximum density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
3. The maximum height is 20.0 m, except it is 10.0 m single detached or manufactured housing.
4. The maximum number of storeys for single-detached housing is 2.5.
5. The minimum front yard is 4.5 m, except it is 10m for buildings or structures over 10 m in height.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.

Bylaw 8256

9.6.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
2. The maximum height is 6.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

Bylaw 8256

Bylaw 8256 9.6.7 Other Regulations

1. Despite the residential density provisions of this zone, a manufactured home may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervised the construction of a single detached dwelling, provided that the manufactured home shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
2. The maximum number of poultry permitted on a lot is:
 - a. 0 on lots less than 2,000 m²;
 - b. 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c. 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d. On lots of 4.0 ha or greater, no limitations.
3. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a. 0 on lots less than 0.4 ha;
 - b. 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c. On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha or portion thereof; and
 - d. On lots 4.0 ha or greater, no limitations.
4. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10 Residential Zones

RS1

10.1 RS1, RS1m: Suburban Residential

10.1.1 Purpose

The purpose of this zone is to foster a suburban lifestyle on properties larger than 845 m². The district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.

10.1.2 Principal Uses

- community care facility, minor
- housing, manufactured only in RS1m
- housing, single detached

10.1.3

Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing

Bylaw 8256

10.1.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 845 m².
3. The maximum lot area is 0.4 ha.

10.1.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.

10.1.6 Regulations for Accessory Development

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1. The total maximum combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.

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4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

10.1.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.2 RS2, RS2m: Single Residential

RS2

10.2.1 Purpose

The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.

10.2.2 Principal Uses

- community care facility, minor
- housing, manufactured only in RS2m
- housing, single detached

10.2.3

Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite only in single detached housing

Bylaw 8256

10.2.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².
3. The maximum lot area is 0.2 ha.

10.2.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 40%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.

10.2.6 Regulations for Accessory Development

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1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.

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4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

10.2.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.3 RS3: Single Residential

RS3

10.3.1 Purpose

The purpose of this zone is to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing, and compact housing. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

10.3.2 Principal Uses

- community care facility, minor
- housing, single detached

10.3.3 Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- secondary suite

10.3.4 Subdivision Regulations

1. The minimum lot width is 12.0 m.
2. The minimum lot area is 400 m².
3. The maximum lot area is 845 m².

10.3.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 45%
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.

10.3.6 Regulations for Accessory Development

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1. The maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.

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4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

10.3.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8603

10.4 RS4: Urban Residential

RS4

10.4.1 Purpose

The purpose of this zone is to accommodate single detached housing on lots with lane access. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

10.4.2 Principal Uses

- community care facility, minor
- housing, single detached

10.4.3 Secondary Uses

- home business 1
- home business 2
- secondary suite

10.4.4 Subdivision Regulations

1. The minimum lot width is 7.5 m.
2. The maximum lot width is 12.0 m.
3. The minimum lot area is 225 m².
4. The maximum lot area is 600 m².

10.4.5 Building Site Coverage

1. For lot widths less than 9.0 m with lane access, the maximum site coverage is 50%.
2. For lot widths less than 9.0 m without lane access, the maximum site coverage is 45%.
3. For lot widths 9.0 m to 12.0 m, the maximum site coverage is 45%.
4. For lot widths greater than 12.0 m, the maximum site coverage is 40%.

Bylaw 8256

10.4.6 Principal Development Regulations

1. The maximum residential density is one principal dwelling.
2. For lot widths less than 9.0 m:
 - a. The maximum height is 9.0 m; and
 - b. The maximum number of storeys is 2.0.
3. For lot widths 9.0 m to 12.0 m:
 - a. The maximum height is 10.0 m; and
 - b. The maximum number of storeys is 2.5.
4. For lot widths greater than 12.0 m:
 - a. The maximum height is 10.0 m; and
 - b. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 6.0 m.

Bylaw 8256 10.4.7 Accessory Development

1. For lot widths less than 9.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 60.0 m².
2. For lot widths 9.0 m to 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m².
3. For lot widths greater than 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
4. The maximum height is 5.0 m.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 1.2 m.

10.4.8 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.5 RS5, RS5c: Manufactured Homes		RS5
10.5.1	Purpose The purpose of this zone is to accommodate manufactured home parks and campgrounds. Only areas designated on the map as RS5c provide for campgrounds.	
10.5.2	Principal Uses <ul style="list-style-type: none">community care facility, minorcampground only in RS5chousing, manufacturedmanufactured home park	10.5.3 Secondary Uses <ul style="list-style-type: none">housing, single detached only as residential security/operator unithome business 1
10.5.4	Subdivision Regulations 1. Note: Subdivision shall conform to the <i>Manufactured Home Park Bylaw</i> .	
10.5.5	Regulations for Principal Development 1. Note: Development shall conform to the <i>Manufactured Home Park Bylaw</i> .	
10.5.6	Regulations for Accessory Development 1. Note: Development shall conform to the <i>Manufactured Home Park Bylaw</i> .	
10.5.7	Other Regulations 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.	

10.6 RT1: Two-Unit Residential

RT1

10.6.1 Purpose

The purpose of this zone is to provide for housing, primarily in buildings with two dwellings.

10.6.2 Principal Uses

- community care facility, minor
- housing, single detached
- housing, two-unit

10.6.3 Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- secondary suite only in single detached housing

10.6.4 Subdivision Regulations

1. The minimum site width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing.
2. The minimum site area is 650 m², except it is 500 m² for single detached housing and 325 m² for a single unit of attached side-by-side two-unit housing.
3. The maximum lot area is 0.4 ha.

10.6.5 Regulations for Principal Development

1. The maximum residential density is one dwelling per 325 m², or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house.
2. The maximum number of dwellings in one building is 2.
3. The maximum number of principal buildings on one lot is 1.
4. The maximum site coverage is 40%.
5. The maximum height is 10.0 m.
6. The maximum number of storeys is 2.5.
7. The minimum front yard is 4.5 m.
8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing) and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
9. The minimum rear yard is 6.0 m.

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10.6.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

Bylaw 8256

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10.6.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.7 RT2: Two-Unit Residential

RT2

10.7.1 Purpose

The purpose of this zone is to provide for housing, primarily in buildings with two dwellings in subdivisions with lanes for innovative, cluster housing, and compact housing.

10.7.2 Principal Uses

- community care facility, minor
- housing, single detached
- housing, two-unit

10.7.3

Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- secondary suite only in single detached housing

10.7.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except it is 12.0 m for single detached housing and 7.5 m for a single unit of attached side-by-side two-unit housing.
2. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing.
3. The maximum lot area is 845 m².

10.7.5 Regulations for Principal Development

1. The maximum residential density is one dwelling per 250 m², or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house.
2. The maximum number of dwellings in one building is two.
3. The maximum number of principal buildings on one lot is 1.
4. The maximum site coverage is 45%.
5. The maximum height is 10.0 m.
6. The maximum number of storeys is 2.5.
7. The minimum front yard is 4.5 m.
8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing) and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
9. The minimum rear yard is 6.0 m.

10.7.6 Regulations for Accessory Development

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1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.

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4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

10.7.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.8 RT3: Residential Cluster

RT3

10.8.1 Purpose

The purpose is to provide a zone for comprehensively planned clusters of single detached and semi-detached housing, in a bare land strata format with urban services.

10.8.2 Principal Uses

- community care facility, minor
- housing, single detached
- housing, two-unit

10.8.3

Secondary Uses

- home business 1
- home business 2

10.8.4 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.2 ha.

10.8.5 Regulations for Principal Development

1. The maximum residential density is 25 units/ha.
2. The maximum site coverage is 45%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front, side, and rear is 6.0 m.
6. The minimum setback between principal buildings is 2.4 m (except not required for a common wall for attached side-by-side units of two-unit housing).

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10.8.6 Regulations for Accessory Development⁺

⁺ *Buildings located on common property are not accessory buildings for the purpose of development regulations and need to comply with the provisions for principal buildings.*

1. The maximum height is 5.0 m.
2. The minimum front yard is 6.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.8.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.9 RM1: Multiple Residential

RM1

10.9.1 Purpose

The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha.

10.9.2 Principal Uses

- community care facility, major
- community care facility, minor
- housing, apartment
- housing, four-plex
- housing, row
- housing, single detached
- housing, two-unit

10.9.3

Bylaw 8256

Secondary Uses

- bed & breakfast only in single detached and two-unit housing
- home business 1
- home business 2 only in single detached and two-unit housing
- secondary suite only in single detached housing

10.9.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

10.9.5 Regulations for Principal Development

1. The maximum residential density is 30 dwellings/ha.
2. The maximum number of dwellings in one building is 6.
3. The maximum site coverage is 45%.
4. The maximum height is 10.0 m.
5. The maximum number of storeys is 2.5.
6. The minimum front yard is 4.5 m.
7. The minimum interior side yard is 1.2 m except it is not required for a common wall for attached housing.
8. The minimum exterior side yard is 3.0 m.
9. The minimum rear yard is 6.0 m.
10. The minimum setback between principal buildings is 4.5 m.

Bylaw 8256

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10.9.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 4.5 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.9.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.10 RM2: Multiple Residential

RM2

10.10.1 Purpose

The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 60 dwellings/ha.

10.10.2 Principal Uses

- community care facility, major
- community care facility, minor
- housing, apartment
- housing, four-plex
- housing, row
- housing, single detached
- housing, two-unit

10.10.3

Bylaw 8256

Secondary Uses

- bed & breakfast only in single detached and two-unit housing
- home business 1
- home business 2 only in single detached and two-unit housing
- secondary suite only in single detached housing

10.10.4 Subdivision Regulations

1. The minimum lot width is 20.0 m, except it is 15.0 m for single detached housing.
2. The minimum lot area is 845 m², except it is 500 m² for single detached housing.

10.10.5 Regulations for Principal Development

1. The maximum residential density is 60 dwellings/ha.
2. The maximum number of dwellings in one building is 6.
3. The maximum site coverage is 55%.
4. The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing.
5. The maximum number of storeys is 3, except it is 2.5 single detached and two-unit housing.
6. The minimum front yard is 6.0 m.
7. The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and is not required for a common wall for attached housing.
8. The minimum exterior side yard is 3.0 m.
9. The minimum rear yard is 6.0 m.
10. The minimum setback between principal buildings is 4.5 m.

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10.10.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.10.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.11 RM3: Multiple Residential

RM3

10.11.1 Purpose

The purpose of this zone is to provide for multiple housing with a maximum density of 60 dwellings/ha.

10.11.2 Principal Uses

- community care facility, major
- community care facility, minor
- housing, apartment
- housing, congregate
- housing, four-plex
- housing, row
- housing, single detached
- housing, stacked row
- housing, two-unit

10.11.3

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Secondary Uses

- bed & breakfast only in single detached and two-unit housing
- home business 1
- home business 2 only in single detached and two-unit housing
- secondary suite only in single detached housing

10.11.4 Subdivision Regulations

1. The minimum lot width is 18.0 m, except it is 15.0 m for single detached housing.
2. The minimum lot area is 750 m², except it is 500 m² for single detached housing.

10.11.5 Regulations for Principal Development

1. The maximum residential density is 60 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing.
4. The maximum number of storeys is 3, except it is 2.5 for single detached and two-unit housing.
5. The minimum front yard is 6.0 m.
6. The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and is not required for a common wall for attached housing.
7. The minimum exterior side yard is 3.0m.
8. The minimum rear yard is 6.0 m.
9. The minimum setback between principal buildings is 4.5 m.

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10.11.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.11.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.12 RM4: Multiple Residential

RM4

10.12.1 Purpose

The purpose of this zone is to provide for multiple housing with a maximum density of 90 dwellings/ha.

10.12.2 Principal Uses

- community care facility, major
- community care facility, minor
- housing, apartment
- housing, congregate
- housing, four-plex
- housing, row
- housing, stacked row

10.12.3

Secondary Uses

- home business 1

10.12.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m².

10.12.5 Regulations for Principal Development

1. The maximum residential density is 90 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 12.0 m.
4. The maximum number of storeys is 3.
5. The minimum front yard is 6.0 m.
6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
7. The minimum exterior side yard is 3.0 m.
8. The minimum rear yard is 6.0 m.
9. The minimum setback between principal buildings is 4.5 m.

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10.12.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

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10.12.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.13 RM5: Multiple Residential

RM5

10.13.1 Purpose

The purpose of this zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

10.13.2 Principal Uses

- community care facility, major
- community care facility, minor
- housing, apartment
- housing, congregate
- housing, four-plex
- housing, row
- housing, stacked row
- religious assembly only on sites
- less than 1.0 ha

10.13.3

Secondary Uses

- club
- health service, minor
- home business 1
- retail, convenience
- service, massage therapy
- service, personal

10.13.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,200 m².

10.13.5 Regulations for Principal Development

1. The maximum density is 125 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 15.0 m.
4. The maximum number of storeys is 4.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
7. The minimum exterior side yard is 3.0 m.
8. The minimum rear yard is 6.0 m.
9. The minimum setback between principal buildings is 6.0 m.

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10.13.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

Bylaw 8256

10.13.7 Other Regulations

Bylaw 8256

1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.14 RM6: Mid-rise Residential

RM6

10.14.1 Purpose

The purpose of this zone is to provide for mid-rise multiple housing with a maximum density of 140 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

10.14.2 Principal Uses

- apartment hotel
- community care facility, major
- community care facility, minor
- housing, apartment
- housing, congregate
- housing, four-plex
- housing, row
- housing, stacked row
- religious assembly only on sites
- less than 1.0 ha

10.14.3

Secondary Uses

- club
- health service, minor
- home business 1
- retail, convenience
- service, massage therapy
- service, personal

10.14.4 Subdivision Regulations

1. The minimum lot width is 27.0 m.
2. The minimum lot area is 1,500 m².

10.14.5 Regulations for Principal Development

1. The maximum density is 140 dwellings/ha.
2. The maximum site coverage is 45%. An additional 30% may be used for covered or enclosed off-street parking.
3. The maximum height is 30.0 m.
4. The minimum front yard is 4.5 m.
5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
6. The minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 4.5 m.
8. The minimum setback between principal buildings on the site is 6.0 m.

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10.14.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

Bylaw 8256

10.14.7 Other Regulations

Bylaw 8256

1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.15 RM7: Multiple Residential

RM7

10.15.1 Purpose

The purpose of this zone is to provide for high-rise multiple housing with a maximum density of 280 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

10.15.2 Principal Uses

- community care facility, major
- community care facility, minor
- apartment hotel
- housing, apartment
- housing, congregate
- housing, fourplex
- housing, row
- housing, stacked row
- religious assembly only on sites less than 1.0 ha

10.15.3

Secondary Uses

- club
- health service, minor
- home business 1
- retail, convenience
- service, massage therapy
- service, personal

10.15.4 Subdivision Regulations

1. The minimum lot width is 30 m.
2. The minimum lot area is 1,800 m².

10.15.5 Regulations for Principal Development

1. The maximum density is 280 dwellings/ha.
2. The maximum site coverage is 55%. An additional 30% may be used for covered or enclosed off-street parking.
3. The maximum height is 55.0 m.
4. The minimum front yard is 4.5 m.
5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
6. The minimum exterior side yard is 3.0 m.
7. The minimum rear yard is 4.5 m.
8. The minimum setback between principal buildings on the site is 6.0 m.

Bylaw 8256

Bylaw 8256

10.15.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

Bylaw 8256

10.15.7 Other Regulations

Bylaw 8256

1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11 Commercial Zones

C1

11.1 C1, C1I: Downtown

11.1.1 Purpose

The purpose of this zone is to provide for a mix of uses for the central business area of the city.

Bylaw 8256

11.1.2 Principal Uses

Bylaw 8164

Bylaw 8656

- apartment hotel
- auction, minor
- boarding or lodging house
- brewery & distillery, minor only in C1I
- club
- community care facility, major
- community care facility, minor
- education
- education, commercial
- education, higher
- emergency service
- entertainment, adult-oriented
- entertainment, spectator
- exhibition & convention facility
- gaming facility, minor (see 11.1.6)
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- housing, congregate
- housing, row
- housing, stacked row
- library & exhibit
- liquor primary establishment, major only in C1I
- liquor primary establishment, minor only in C1I
- motel
- office
- parking, non-accessory
- recreation, indoor

11.1.2

Principal Uses (Continued)

- religious assembly
- restaurant
- retail, adult-oriented
- retail, convenience
- retail, farmers market
- retail, flea market
- retail, general
- retail, liquor, in C1I only
- service, business support
- service, dating or escort
- service, financial
- service, funeral
- service, household repair
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, minor
- temporary shelter services
- transportation depot
- utility, minor
- vehicle rental, minor
- vehicle repair, minor only on lots abutting 1st Avenue (not including camper vehicles)
- vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured homes or camper vehicles)

11.1.3

Secondary Uses

- home business 1

11.1.4 Subdivision Regulations

1. The minimum lot width is 4.5 m.
2. The minimum lot area is 135 m².

11.1.5 Development Regulations

1. The maximum residential density is 280 dwellings/ha.
2. The maximum site coverage is 100%.
3. The maximum height is 55.0 m.
4. The minimum front, side, and rear yard is 0.0 m.

Bylaw 8256

Bylaw 8164

Bylaw 8614

11.1.6 Other Regulations

1. Outdoor use is not permitted except for retail, farmers market; utility; vehicle, sale; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; service station, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
2. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8614

Bylaw 8256

11.2 C2: Regional Commercial

C2

11.2.1 Purpose

The purpose of this zone is to provide for major shopping centres and complementary residential uses.

Bylaw 8256

11.2.2 Principal Uses

- auction, minor
- brewery & distillery, minor
- building & garden supply
- community care facility, major
- community care facility, minor
- education, commercial
- emergency service
- entertainment, spectator only involving the showing of motion pictures on Lot 1, District Lot 343, CD, Plan PGP40918
- greenhouse & plant nursery
- health service, minor
- library & exhibit
- liquor primary establishment, minor
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, minor
- restaurant
- retail, adult-oriented
- retail, convenience
- retail, farmers market

Bylaw 8656

11.2.2

Principal Uses (Continued)

- retail, flea market
- retail, general
- retail, liquor
- service, business support
- service, dating or escort
- service, financial
- service, funeral
- service, household repair
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- transportation depot
- vehicle rental, minor
- vehicle wash, minor service station, minor

11.2.3

Secondary Uses

- home business 1
- housing, apartment
- housing, congregate

11.2.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

11.2.5 Development Regulations

1. The maximum residential density is 60 dwellings/ha.
2. The maximum site coverage is 75%.
3. The maximum height is 20.0 m.
4. The minimum front yard is 6.0 m.
5. The minimum side yard is 3.0 m.
6. The minimum rear yard is 6.0 m.

11.2.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.
- Bylaw 8256** 2. Service, financial uses shall have a maximum gross leasable floor area of 300 m² per tenancy unless a larger branch of the same service, financial company is located within the C1 zone.
3. The maximum gross leasable floor area of an office use in one tenancy is 280 m².
4. The maximum total gross leasable floor area of office uses for any site is 2,800 m².
- Bylaw 8256** 5. Outdoor use is not permitted except for retail, farmers market; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; recycling centre; service station; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.3 C3: Neighbourhood Commercial

C3

11.3.1 Purpose

The purpose of this zone is to provide for neighbourhood commercial areas and complementary residential uses.

Bylaw 8256

11.3.2 Principal Uses

- community care facility, major
- community care facility, minor
- education, commercial
- emergency service
- health service, minor
- greenhouse & plant nursery
- office
- recreation, indoor
- recycling centre, minor
- restaurant
- retail, adult-oriented only on Lot A, District Lot 343, Cariboo District, Plan 9637
- retail, convenience
- retail, farmers market
- retail, general
- service, business support
- service, financial
- service, household repair
- Service, Industrial Support only on Block C, District Lot 1574, Cariboo District, Plan 8540, Except Plans 11535, 14080, 27425 and H699
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, minor
- vehicle wash, minor

11.3.3

Secondary Uses

- home business 1
- housing, apartment
- housing, congregate

Bylaw 8512

Bylaw 8179

11.3.4 Subdivision Regulations

1. The minimum lot area is 0.8 ha.

11.3.5 Development Regulations

1. The maximum residential density is 30 dwellings/ha.
2. The maximum site coverage is 50%.
3. The maximum height is 12.0 m.
4. The minimum front yard is 3.0 m.
5. The minimum side yard is 3.0 m.
6. The minimum rear yard is 3.0 m.

11.3.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.
- Bylaw 8256** 2. Service, financial uses shall have a maximum gross leasable floor area of 300 m² per tenancy unless a larger branch of the same service, financial company is located within the C1 zone.
- Bylaw 8256** 3. The maximum gross leasable floor area of an office use in one tenancy is 280 m².
- Bylaw 8179
Bylaw 8256** 4. The maximum total gross leasable floor area of office uses for any site is 840 m².
5. The maximum total gross leasable floor area of industrial support service uses for any site is 1,177 m².
- Bylaw 8256** 6. Outdoor use is not permitted except for a retail, farmers market; restaurant; greenhouse & plant nursery; service station; recycling centre; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
7. Outdoor restaurant patios have a maximum occupant load of 40 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.4 C4, C4I: Local Commercial

C4

11.4.1 Purpose

The purpose of this zone is to provide for local commercial areas and complementary residential uses.

Bylaw 8256

11.4.2 Principal Uses

- community care facility, major
- community care facility, minor
- health service, minor
- liquor primary establishment, major only on Strata Lot 1, District Lot 2508, Cariboo District, Plan PGS353
- liquor primary establishment, minor only in C4I
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- retail, liquor only in C4I
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.4.3

Secondary Uses

- home business 1
- housing, apartment
- residential security/operator unit

Bylaw 8464

11.4.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².
3. The maximum lot area is 4,000 m².

Bylaw 8449

11.4.5 Development Regulations

1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot.
2. The maximum site coverage is 50%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front, side, and rear yard is 3.0 m.

Bylaw 8256

Bylaw 8256 11.4.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.
2. The maximum gross leasable floor area of a restaurant or the retail of food is 420 m².
3. The maximum gross leasable floor area of a service, financial; office; or retail use in one tenancy is 280 m².
4. The maximum total gross leasable floor area of office uses for any site is 560 m².
5. Outdoor use is not permitted except for a restaurant; liquor primary establishment, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor liquor primary establishment, minor patios have a maximum occupant load of 20 people.
7. Outdoor restaurant patios have a maximum occupant load of 40 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.5 C5: Visitor Commercial

C5

11.5.1 Purpose

The purpose of this zone is to provide for uses to serve visitors and travellers.

Bylaw 8256

11.5.2

Principal Uses

- campground
- hotel
- motel
- parking, non-accessory
- restaurant
- service station, minor
- vehicle rental, minor
- vehicle wash, minor

11.5.3

Secondary Uses

- residential security/operator unit

11.5.4

Bylaw 8256

Uses Secondary to Hotels & Motels only

- exhibition & convention facility
- liquor primary establishment, minor
- office
- service, business support
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care
- retail, convenience
- recreation, indoor
- recreation, outdoor
- exhibition & convention facility
- liquor primary establishment, minor
- office
- service, business support
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care
- retail, convenience
- recreation, indoor
- recreation, outdoor

11.5.5 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 835 m².

11.5.6 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m, except the maximum height for a hotel or motel is 30.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 3.0 m.

Bylaw 8256 11.5.7 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to a campground.
2. The maximum gross leasable floor area of an office, retail, or service use in one tenancy is 100 m².
3. The maximum total gross leasable floor area of office, retail and service uses for any site is 400 m².
4. The minimum lot area for a campground is 1.0 ha.
5. Outdoor use is not permitted except for campground; restaurant; liquor primary establishment; service station; vehicle, rental; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 40 people.
7. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.6 C6, C6I: Highway Commercial

C6

11.6.1 Purpose

The purpose of this zone is to provide for uses appropriate for some highway locations.

11.6.2 Principal Uses

Bylaw 8656

- auction, minor
- brewery & distillery, minor only in C6I
- building & garden supply
- education, commercial
- greenhouse & plant nursery
- health service, minor
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391
- recycling centre, minor
- restaurant
- retail, adult-oriented
- retail, convenience

Bylaw 8343

Principal Uses (Continued)

- retail, farmers market
- retail, general
- retail, liquor, only in C6I
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- service station, minor
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, minor

11.6.3 Secondary Uses

- residential security/operator unit

11.6.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

11.6.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 0.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.

11.6.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building or in single detached housing.
2. **Bylaw 8415**
Bylaw 8256 The maximum gross leasable floor area of a service, financial; retail or health service use in one tenancy is 280 m², except on a site designated Service Commercial in the *Official Community Plan* the maximum gross floor area of a retail use in one tenancy is 2,500 m².
3. **Bylaw 8256** The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m².
4. **Bylaw 8256** Outdoor use is not permitted except for retail, farmers market; service station; vehicle, sale; recycling centre, minor; restaurant; greenhouse & plant nursery; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
5. The maximum lot area for outdoor retail farmers market is 100 m².
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.7 C7: Transitional Commercial

C7

11.7.1 Purpose

The purpose of this zone is to provide for vehicle-oriented service and office uses.

11.7.2 Principal Uses

- community care facility, major
- community care facility, minor
- education
- education, commercial
- emergency service
- health service, minor
- office
- parking, non-accessory
- recreation, indoor
- restaurant

11.7.2

Principal Uses Continued

- service, business support
- service, financial
- service, funeral
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.7.3

Secondary Uses

- residential security/operator unit

11.7.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

11.7.5 Development Regulations

1. The maximum site coverage is 75%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 0.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone.

Bylaw 8256

11.7.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building.
2. The maximum gross leasable floor area of an office or service, financial use in one tenancy is 280 m².
3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m².
4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
5. Outdoor restaurant patios have a maximum occupant load of 40 people.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.8 C8: Commercial Conversion

C8

11.8.1 Purpose

The purpose of this zone is to provide for the conversion and replacement of older dwellings to a limited range of non-retail commercial uses.

11.8.2 Principal Uses

- community care facility, major
- community care facility, minor
- education
- education, commercial
- health service, minor
- housing, single detached
- office
- restaurant
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.8.3

Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- housing, apartment except in single detached housing
- secondary suite

Bylaw 8304

11.8.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².
3. The maximum lot area is 3,000 m².

Bylaw 8256

11.8.5 Regulations for Principal Development

1. The maximum number of principal buildings per site is one.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The minimum front yard is 4.5 m.
5. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 6.0 m.

Bylaw 8304

11.8.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

Bylaw 8256

Bylaw 8256 11.8.7 Other Regulations

1. The maximum gross leasable floor area of any restaurant is 300 m².
2. The maximum gross leasable floor area of an office use in one tenancy is 280 m².
3. The maximum total gross leasable floor area of any health service, and office uses for any site is 560 m².
4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
5. Outdoor restaurant patios have a maximum occupant load of 16 people.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

11.9 C9, C9r: Outdoor Recreation

C9

Bylaw 8256	11.9.1 Purpose The purpose of this zone is to provide primarily for land use extensively for outdoor recreation uses.		
Bylaw 8256	11.9.2 Principal Uses <ul style="list-style-type: none">recreation, outdoor	11.9.3 Secondary Uses <ul style="list-style-type: none">residential security/operator unit	
	11.9.4 Subdivision Regulations <ol style="list-style-type: none">The minimum lot area is 1.0 ha.		
	11.9.5 Development Regulations <ol style="list-style-type: none">The maximum site coverage is 20%.The maximum height is 12.0 m.The minimum front yard is 6.0 m.The minimum side yard is 6.0 m.The minimum rear yard is 6.0 m.		
	11.9.6 Other Regulations <ol style="list-style-type: none">A residential security/operator unit is only permitted in single detached or manufactured housing.Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.		

12 Business and Industrial Zones

M1

12.1 M1, M1n: Light Industrial

Bylaw 8586

12.1.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

Bylaw 8256

12.1.2 Principal Uses

- animal shelter
- auction, major
- auction, minor
- brewery & distillery, minor
- building & garden supply
- consulting, scientific and technical
- contractor service, major
- contractor service, minor
- education, commercial
- emergency service
- equipment, major
- equipment, minor
- fleet service
- greenhouse & plant nursery
- industry, light
- manufacturing, custom indoor
- Medical marihuana grow operation, only in M1n
- parking, non-accessory
- railway
- recreation, indoor minor
- recycling centre, intermediate
- recycling centre, minor
- restaurant
- retail, general of only business or office supplies
- service, business support
- service, food bank only on Lot A, District Lot 936, Cariboo District, Plan 16524
- service, household repair
- service, industrial support
- service, pet grooming & day care
- service station, major
- service station, minor

Bylaw 8330

Bylaw 8656

Bylaw 8586

Bylaw 8532

12.1.2

Principal Uses (Continued)

- transportation depot
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- veterinary service, major
- veterinary service, minor
- vehicle wash, major
- vehicle wash, minor
- warehousing & storage
- wholesale

12.1.3

Secondary Uses

- outdoor storage
- residential security/operator unit

12.1.4

Uses Secondary to Food Bank Service Only

Bylaw 8532

- Retail, general of second hand goods only

12.1.5 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².

12.1.6 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.
6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower Patricia Boulevard, and Queensway.

12.1.7 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

12.2 M2, M2n: General Industrial

Bylaw 8586

12.2.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses.

Bylaw 8256

12.2.2 Principal Uses

- animal shelter
- auction, major
- auction, minor
- brewery & distillery, minor
- building & garden supply
- consulting, scientific and technical
- contractor service, major
- contractor service, minor
- education, commercial
- emergency service
- equipment, major
- equipment, minor
- fleet service
- industry, light
- manufacturing, custom indoor
- outdoor storage
- medical marihuana grow operation, only in M2n
- parking, non-accessory
- railway
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- restaurant
- service, household repair
- service, industrial support
- service station, major
- service station, minor

Bylaw 8656

Bylaw 8330

Bylaw 8586

12.2.2

Principal Uses (Continued)

- transportation depot
- truck or rail terminal, major
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, major
- veterinary service, minor
- warehousing & storage
- wholesale
- wrecking yard

12.2.3

Secondary Uses

- residential security/operator unit

12.2.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 1,000 m².

12.2.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

Bylaw 8256 **12.2.6 Other Regulations**

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

Bylaw 8119

2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

12.3 M3, M3n: Business Industrial

M3

12.3.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses, generally without outdoor storage.

Bylaw 8256

12.3.2 Principal Uses

- auction, minor
- broadcasting studio
- building & garden supply
- consulting, scientific and technical
- contractor service, minor
- education, commercial
- equipment, major
- equipment, minor
- greenhouse & plant nursery
- industry, light
- manufacturing, custom indoor
- medical marijuana grow operation, only in M3n
- parking, non-accessory
- recreation, indoor minor
- recycling centre, intermediate
- recycling centre, minor
- restaurant
- retail, convenience
- retail, flea market
- retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, CD, Plan 19210

Bylaw 8330

Bylaw 8025

Bylaw 8586

12.3.2

Principal Uses (Continued)

- service, business support
- service, industrial support
- service, household repair
- service, pet grooming & daycare
- service station, major
- service station, minor
- transportation depot
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- vehicle wash, major
- vehicle wash minor
- veterinary service, minor
- warehousing & storage
- wholesale

12.3.3

Secondary Uses

Bylaw 8025

- residential security/operator unit
- outdoor storage

12.3.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².

12.3.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum floor area ratio is 1.6.
3. The maximum height is 12.0 m.
4. The minimum front yard is 3.0 m.
5. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
6. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

Bylaw 8256
Bylaw 8330

12.3.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. Outdoor use is not permitted except for auction; building & garden supply; equipment, minor; restaurant; greenhouse & plant nursery; recycling centre; service station; utility, contractor service; industry; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

12.4 M4: Transition Industrial

M4

12.4.1 Purpose

The purpose of this zone is to provide for a mix of business, office, and light industrial uses in Queensway East transition area near downtown. This zone allows multiple housing above the first storey.

Bylaw 8256

12.4.2 Principal Uses

- auction, minor
- brewery & distillery, minor
- broadcasting studio
- club
- contractor service, minor
- education
- education, commercial
- emergency service
- equipment, minor
- greenhouse & plant nursery
- industry, light
- manufacturing, custom indoor
- office
- parking, non-accessory
- recycling centre, minor
- restaurant
- retail, farmers market
- retail, general of only business or office supplies

12.4.2

Principal Uses (Continued)

- service, business support
- service, household repair
- service, industrial support
- service, pet grooming & daycare
- service station, minor
- transportation depot
- utility, major
- utility, minor
- vehicle rental, minor
- vehicle repair, minor
- veterinary service, minor
- warehousing & storage
- wholesale

Bylaw 8656

12.4.3

Secondary Uses

- home business 1
- housing, apartment
- residential security/ operator unit

12.4.4 Subdivision Regulations

1. The minimum lot width is 9.0 m.
2. The minimum lot area is 300 m².

12.4.5 Development Regulations

1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot.
2. The maximum site coverage is 80%.
3. The maximum height is 12.0 m.
4. The minimum front yard, side yard, and rear yard is 0.0 m.

Bylaw 8256 **12.4.6 Other Regulations**

1. Dwellings are only permitted above the first storey.
2. Access to apartment housing must be separate from access to commercial uses.
3. Outdoor use is not permitted except for auction; retail, farmers market; restaurant; greenhouse & plant nursery; recycling centre; utility, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
4. The maximum gross leasable floor area of an office use in one tenancy is 280 m².
5. The maximum total gross leasable floor area of office uses for any site is 1,000 m².
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

12.5 M5: Heavy Industrial

M5

12.5.1 Purpose

The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.

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12.5.2 Principal Uses

- auction, major
- brewery & distillery, major
- concrete & asphalt plant
- consulting, scientific and technical
- contractor service, major
- contractor service, minor
- equipment, major
- equipment, minor
- industry, heavy
- industry, light
- manufacturing, custom indoor
- outdoor storage
- railway
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- truck or rail terminal, major
- truck or rail terminal, minor

12.5.2

Principal Uses (Continued)

- utility, major
- utility, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- warehousing & storage
- wrecking yard

Bylaw 8656

Bylaw 8330

12.5.3

Secondary Uses

- residential security/operator unit

12.5.4 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.4 ha.

12.5.5 Development Regulations

1. The maximum site coverage is 75%.
2. The maximum height is 15.0 m.
3. The minimum front, side, and rear yards are 6.0 m.

Bylaw 8256 **12.5.6** **Other Regulations**

1. A residential security/operator unit is only permitted in a principal building, or in a single detached or manufactured housing.
2. **Bylaw 8119** The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

12.6 M6: Special Heavy Industrial

M6

12.6.1 Purpose

The purpose of this zone is to provide for specialized heavy industries.

12.6.2 Principal Uses

- abattoir
- brewery & distillery, major
- crematorium
- industry, heavy
- industry, special heavy
- outdoor storage
- railway
- utility, major
- utility, minor

12.6.3

Secondary Uses

- residential security/operator unit

Bylaw 8656

12.6.4 Subdivision Regulations

1. The minimum lot width is 100.0 m, except it is 15.0 m for a minor or major utility.
2. The minimum lot area is 4.0 ha, except it is 500 m² for a minor or major utility.

12.6.5 Development Regulations

1. The maximum site coverage is 75%.
2. The minimum front, side and rear yard is 10.0 m.

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12.6.6 Other Regulations

1. A residential security/operator unit is only permitted in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

12.7 M7: Concrete and Asphalt

M7

12.7.1 Purpose
The purpose of this zone is to provide primarily for a concrete and asphalt plant.

12.7.2 Principal Uses <ul style="list-style-type: none">• concrete & asphalt plant• snow storage	12.7.3 Secondary Uses <ul style="list-style-type: none">• residential security/operator unit• outdoor storage
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12.7.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

12.7.5 Development Regulations

1. The maximum site coverage is 20%.
2. The minimum front, side, and rear yard is 10.0 m.

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12.7.6 Other Regulations

1. A residential security/operator unit is only permitted in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

13 Recreational and Institutional Zones

P1

13.1 P1: Parks and Recreation

13.1.1 Purpose

The purpose of this zone is to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses.

13.1.2 Principal Uses

- park
- recreation, outdoor

13.1.3 Secondary Uses

- boat launch
- boat lift
- community care facility, major
- community care facility, minor
- dock
- equestrian centre, minor
- residential security/operator unit
- restaurant
- retail, convenience
- utility, minor

13.1.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except there is no minimum for a park.
2. The minimum lot area is 500 m², except there is no minimum for a park.

13.1.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 30%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.1.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

13.2 P2: Minor Institutional

P2

13.2.1 Purpose

The purpose of this zone is to provide for educational and recreational uses, and religious assemblies.

Bylaw 8256

13.2.2 Principal Uses

- club
- community care facility, major
- community care facility, minor
- education
- education, commercial
- library & exhibit
- park
- recreation, indoor
- recreation, outdoor
- recycling centre, minor
- religious assembly
- service, funeral

13.2.3 Secondary Uses

- residential security/operator unit
- utility, minor
- retail, flea market
- liquor primary establishment, minor, only on Parcel 1, District Lot 4047, CD, Plan BCP17734 and Lot 1, District Lot 4047, CD, Plan PGP42458

13.2.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 1,000 m².

13.2.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 40%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.2.6 Other Regulations

Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

13.3 P3: Major Institutional

P3

13.3.1 Purpose

The purpose of this zone is to provide for minor and major institutional and recreational uses.

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13.3.2 Principal Uses

- claims centre only on Lot A, District Lot 2508, Cariboo District, Plan 25445
- club
- community care facility, major
- community care facility, minor
- community care facility, specialized only on Lot 4, District Lot 343, CD, Plan 34806
- education
- education, commercial
- education, higher
- emergency service
- exhibition & convention facility
- fish hatchery
- health service, major
- health service, minor
- library & exhibit
- park
- parking, non-accessory
- recreation, indoor
- recreation, outdoor

13.3.2

Principal Uses (Continued)

- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- religious assembly
- transportation depot
- warehousing & storage

13.3.3

Bylaw 8256

Secondary Uses

- office
- restaurant
- residential security/operator unit
- retail, convenience
- retail, farmers market
- retail, general
- service, business support
- utility, minor

13.3.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 1,000 m².

13.3.5 Development Regulations

1. The maximum height is 15.0 m.
2. The maximum site coverage is 50%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.3.6 Other Regulations

1. The maximum gross leasable floor area of any office use is 100 m² per site.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

13.4 P4: Higher Education		P4
13.4.1	Purpose The purpose of this zone is to provide for colleges and universities and related facilities and services.	
13.4.2	Principal Uses <ul style="list-style-type: none">• education• education, commercial• education, higher	13.4.3 Secondary Uses Bylaw 8256 <ul style="list-style-type: none">• community care facility, major• community care facility, minor• exhibition & convention facility• library & exhibit• liquor primary establishment, major• liquor primary establishment, minor• park• recreation, indoor• recreation, outdoor• restaurant• retail, convenience• retail, general• service, personal• warehousing & storage
13.4.4	Subdivision Regulations <ol style="list-style-type: none">1. N/A.	
13.4.5	Development Regulations <ol style="list-style-type: none">1. The maximum height is 30.0 m.2. The minimum front, side, and rear yard is 15.0 m.	
13.4.6	Other Regulations <ol style="list-style-type: none">1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.	

13.5 P5: Cemetery		P5
13.5.1	Purpose The purpose of this zone is to provide for cemeteries.	
13.5.2	Principal Uses <ul style="list-style-type: none">• cemetery• crematorium• service, funeral• park	13.5.3 Secondary Uses <ul style="list-style-type: none">• residential security/operator unit
13.5.4	Subdivision Regulations <ol style="list-style-type: none">1. The minimum lot width is 100 m.2. The minimum lot area is 1.0 ha.	
13.5.5	Development Regulations <ol style="list-style-type: none">1. The maximum height is 12.0 m.2. The maximum site coverage is 30%.3. The minimum front, side, and rear yard is 6.0 m.	
13.5.6	Other Regulations <ol style="list-style-type: none">1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.	

Bylaw 8256

13.6 P6: Special Institutional

P6

13.6.1 Purpose

The purpose of this zone is to provide for institutional uses such as jails, halfway houses, or facilities providing detoxification or rehabilitative services.

13.6.2 Principal Uses

- community care facility, major
- community care facility, minor
- community care facility, specialized
- correction service
- temporary shelter services

13.6.3 Secondary Uses

- residential security/operator unit

13.6.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1000 m².

13.6.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 40%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.6.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8

13.7 W: Water Recreational

W

13.7.1 Purpose
The purpose of this zone is to provide for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.

Bylaw 8256

13.7.2 Principal Uses	13.7.3 Secondary Uses
<ul style="list-style-type: none">• aquaculture• fish hatchery• park• recreation, outdoor	<ul style="list-style-type: none">• boat launch• boat lift• dock• utility, minor

13.7.4 Subdivision Regulations
1. N/A.

13.7.5 Development Regulations
1. The maximum height is 10.0 m.

13.7.6 Other Regulations
1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

14 Utility Zones



14.1 U1: Minor Utilities

14.1.1 Purpose
The purpose of this zone is to provide for utilities that may only have a minor impact on adjacent uses.

14.1.2 Principal Uses	14.1.3 Secondary Uses
<ul style="list-style-type: none">• recycling centre, intermediate• recycling centre, minor• utility, minor	<ul style="list-style-type: none">• residential security/operator unit

14.1.4 Subdivision Regulations

1. N/A.

14.1.5 Development Regulations

1. The maximum height is 15.0 m.
2. The minimum front yard is 4.5 m.
3. The minimum side yard is 4.5 m.
4. The minimum rear yard is 4.5 m.

14.1.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to an intermediate recycling centre.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

14.2 U2: Major Utilities

U2

14.2.1 Purpose

The purpose of this zone is to provide for private and public utilities that may have a major impact on adjacent uses.

14.2.2 Principal Uses

- animal breeding & boarding
- animal shelter
- parking, non-accessory
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- snow storage
- utility, major
- utility, minor
- waste management

14.2.3

Secondary Uses

- outdoor storage
- residential security/operator unit
- wrecking yard

14.2.4 Subdivision Regulations

1. N/A.

14.2.5 Development Regulations

1. The maximum height is 15.0 m.
2. The minimum front yard is 6.0 m.
3. The minimum side yard is 7.5 m.
4. The minimum rear yard is 7.5 m.

Bylaw 8256

14.2.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Bylaw 8119

Bylaw 8256

15 Site Specific Zones

Z1

15.1 Z1: Airport

15.1.1 Purpose

The purpose of this zone is to provide for the orderly operation of an airport.

15.1.2 Principal Uses

- airport

15.1.3

Bylaw 8256

Secondary Uses

- aircraft sale & rental
- fleet service
- liquor primary establishment, minor
- residential security/operator unit
- restaurant
- retail, convenience
- retail, general
- service station, minor
- transportation depot
- truck or rail terminal, major
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle rental, major
- vehicle rental, minor

15.1.4 Subdivision Regulations

1. N/A

15.1.5 Development Regulations

1. N/A
2. The minimum front yard is 6.0 m.
3. The minimum side yard is 4.5 m, except it is 7.5 m where it abuts an AR zone.
4. The minimum rear yard is 4.5 m, except it is 7.5 m where it abuts an AR zone.

15.1.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. The maximum gross leasable floor area for a retail use in one tenancy is 150 m².
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8256

15.2 Z2: Exhibition Park

Bylaw 8256

15.2.1 Purpose

The purpose of this zone is to provide site-specific regulations for Exhibition Park.

Bylaw 8256

15.2.2 Principal Uses

- exhibition & convention facility

15.2.3 Secondary Uses

- campground
- club
- education, commercial
- entertainment, spectator
- equestrian centre, major
- equestrian centre, minor
- liquor primary establishment, major
- liquor primary establishment, minor

15.2.3

Secondary Uses (Continued)

- recreation, indoor
- recreation, outdoor
- residential security/operator unit
- restaurant
- retail, flea market
- retail, farmers market
- retail, general
- vehicle sale, major
- vehicle sale, minor
- veterinary service, major
- veterinary service, minor

15.2.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m².

15.2.5 Development Regulations

1. The maximum site coverage is 40%.
2. The maximum height is 15.0 m.
3. The minimum front yard is 6.0 m.
4. The minimum side yard is 6.0 m.
5. The minimum rear yard is 6.0 m.

15.2.6 Other Regulations

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1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. The minimum gross leasable floor area of a retail use in one tenancy is 100 m².
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

15.3 Z3: Retail & Warehouse Sales

Z3

15.3.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that require large, low profile buildings in highly visible locations.

15.3.2 Principal Uses

- building & garden supply
- restaurant
- retail, general
- vehicle repair, minor
- vehicle sale, minor
- wholesale

15.3.3

Secondary Uses

- health service, minor
- service, financial
- service station, minor
- Vehicle Wash, Minor only for Lot B, District Lot 8170, Cariboo District, Plan 23659

Bylaw 8735

15.3.4 Subdivision Regulations

1. The minimum lot width is 30.0 m.
2. The minimum lot area is 3,000 m².

15.3.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 9.0 m.
4. The minimum side yard is 9.0 m.
5. The minimum rear yard is 9.0 m.

Bylaw 8256

15.3.6 Other Regulations

1. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m². These uses shall be located within the same building as the principal use.
2. Outdoor use is not permitted except for building & garden supply; restaurant; retail; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

15.4 Z4: Limited Retail

15.4.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for a limited range of office and retail uses.

15.4.2 Principal Uses

- building & garden supply
- office
- retail, general
- service, business support

15.4.3

Secondary Uses

- restaurant

15.4.4 Subdivision Regulations

1. The minimum lot width is 30.0 m.
2. The minimum lot area is 3,000 m².
3. The maximum site area is 1.0 ha.

15.4.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 3.0 m.

Bylaw 8256

15.4.6 Other Regulations

1. Only one principal building is permitted on a lot.
2. The maximum gross leasable floor area of a retail or building & garden supply use in one tenancy is 1,000 m².
3. The maximum gross leasable floor area of any other use in one tenancy is 280 m².
4. The maximum total gross leasable floor area of office uses for any site is 840 m².
5. Outdoor use is not permitted except for a building & garden supply; restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

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15.5 Z5: Auto-Oriented Retail

Z5

15.5.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that have screened outdoor storage or display.

15.5.2 Principal Uses

- building & garden supply
- hotel
- motel
- parking, non-accessory
- restaurant
- retail, general
- service station, major
- service station, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- wholesale

15.5.3 Subdivision Regulations

1. The minimum lot width is 50.0 m.
2. The minimum lot area is 1.6 ha.

15.5.4 Development Regulations

1. The maximum site coverage is 30%.
2. The maximum height is 12.0 m, except it is 30.0 m for a hotel.
3. The minimum front yard is 9.0 m.
4. The minimum side yard is 9.0 m.
5. The minimum rear yard is 9.0 m.

15.5.5 Other Regulations

1. The maximum total gross leasable floor area of any retail use on a site is 1,860 m², except the maximum gross leasable floor area for retail of home furnishings on a site is 3,720 m².
2. Outdoor use is not permitted except for building & garden supply; restaurant; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8256

15.6 Z6: Casino & Accommodation

Z6

15.6.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for casinos and related uses like tourist accommodation.

Bylaw 8256

15.6.2 Principal Uses

- gaming facility
- hotel
- restaurant
- retail, general
- vehicle rental, minor

Bylaw 8164

15.6.3

Bylaw 8256

Use Secondary to Hotels only

- exhibition & convention facility
- liquor primary establishment, major
- liquor primary establishment, minor
- recreation, indoor
- retail, convenience
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care

15.6.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

15.6.5 Development Regulations

1. The maximum site coverage is 40%.
2. The maximum height is 12.0 m, except it is 20.0 m for a hotel or a casino.
3. The minimum front yard is 6.0 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 3.0 m.

Bylaw 8256

15.6.6 Other Regulations

1. The maximum total gross leasable floor area of retail and service uses for any site is 2,790 m².
2. The maximum total gross leasable floor area of retail and service uses in one building is 840 m².
3. The maximum gross leasable floor area of a retail and service use in one tenancy is 280 m².
4. Outdoor use is not permitted except for a restaurant; parking and loading, provided that outdoor storage areas are enclosed by a screen.
5. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

15.7 Z7: La Salle Family Resource Centre

Z7

15.7.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for variety of education, parks and recreation, and institutional uses.

15.7.2 Principal Uses

Bylaw 8256

- community care facility, major
- community care facility, minor
- community care facility, specialized
- education
- health service, major
- health service, minor
- park
- recreation, outdoor

15.7.3

Bylaw 8256

Secondary Uses

- club
- library & exhibit
- office
- recreation, indoor

15.7.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except there is no minimum for a park.
2. The minimum lot area is 500 m², except there is no minimum for a park.

15.7.5 Regulations for Principal Development

Bylaw 8256

1. The maximum site coverage is 30%.
2. The maximum height is 12.0 m.
3. The minimum front, side, and rear yard is 6.0 m.

15.7.6 Regulations for Accessory Development

Bylaw 8256

1. The maximum height is 5.0 m.
2. The minimum front, side, and, rear yard is 1.2 m.

Bylaw 8256

15.7.7 Other Regulations

1. The maximum total gross leasable floor area of office uses for any site is 100 m².
2. Every use shall be within an enclosed building, except for a park or outdoor recreation use.
3. There shall be at least 55 on-site parking spaces, including 2 parking stalls for the disabled. There shall be at least 1 loading space. Except for parking along a lane, parking along any highway shall have a landscape screen at least 1.0 m wide.
4. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

15.8 Z8: Regional Shopping

Z8

Bylaw 8582

15.8.1 Purpose

The purpose of this zone is to provide site-specific regulations for regional shopping areas, primarily for retail uses that require large, low profile buildings or large tenancies within buildings.

15.8.2 Principal Uses

- building & garden supply
- community care facility, major
- community care facility, minor
- greenhouse & plant nursery
- health service, minor
- hotel
- library & exhibit
- motel
- office
- recreation, indoor
- recreation, outdoor
- recycling centre, minor
- restaurant
- retail, farmers market

15.8.2

Principal Uses (Continued)

- retail, general
- retail, liquor permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- service station, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor

15.8.3

Secondary Uses

- exhibition & convention facility, only with a hotel

15.8.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m².

15.8.5 Development Regulations

1. The maximum site coverage is 30%, except it is 50% for a hotel on a separate lot.
2. The maximum floor area ratio is 0.4, except it is 2.0 for a hotel on a separate lot.
3. The maximum height is 12.0 m, except it is 16.0 m for a hotel.
4. The minimum front, side, and rear yard is 3.0 m.

Bylaw 8256 15.8.6 Other Regulations

1. The minimum gross leasable floor area of a retail; building & garden supply; or greenhouse & plant nursery use in one tenancy is 700 m², except that a combined maximum of 10% of the gross leasable floor area of a commercial area may be independently managed tenancies. Notwithstanding this, 20% of gross leasable existing floor area, up to a maximum of 5,600 m² may be permitted for building & garden supply; retail; office; service, personal; or health service with no minimum area per tenancy.
2. The maximum total gross floor area of office; service, financial and health service for any site is 500 m².
3. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot C, District Lot 8180, Cariboo District, Plan BCP25328 in one tenancy is 300 m², unless a larger branch of the same service, financial company is located with the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 750 m².
4. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 in one tenancy is 300 m², unless a larger branch of the same service, financial company is located within the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 450 m².
5. Outdoor use is not permitted except for building & gardening supply; retail, farmers market; service station; vehicle sale; recycling centre; restaurant; greenhouse & plant nursery; outdoor recreation; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

15.9 Z9: Hill Avenue

Z9

15.9.1 Purpose

The purpose of this zone is to provide an innovative residential subdivision design for a variety of housing types along with neighbourhood commercial and recreation opportunities in a pedestrian friendly environment that focuses on green infrastructure.

Bylaw 8256

15.9.2

Principal Uses

- community care facility, minor
- housing, apartment (B)
- housing, four-plex (B)
- housing, row (B)
- housing, single detached (A)
- housing, stacked row (B)
- housing, two-unit (A)
- park (C)

15.9.3

Bylaw 8256

Secondary Uses

- health service, minor (B)
- home business 1 (A and B)
- office (B)
- restaurant (B)
- retail, general (B)
- secondary suite (A) only in single detached housing
- service, personal (B)
- service, massage therapy (B)

15.9.4 Subdivision Regulations

	Housing, single detached	Housing, two- unit	All other housing
Minimum Site Area	500 m ²	500 m ²	7,500 m ²
Maximum Site Area	800 m ²	845 m ²	10,000 m ²
Minimum Site Width	14.0 m	14.0 m	25.0 m

15.9.5 Regulations for Principal Development

Bylaw 8380

	Housing, single detached	Housing, two- unit	All other housing
Minimum Gross Floor Area	80 m ²	120 m ²	N/A
Maximum Site Coverage	40%	45%	55%
Maximum Density	1 principal building/lot	1 principal building/lot	60 dwellings/ha
Minimum Height	6.0 m	6.0 m	8.0 m
Maximum Height	10.0 m	10.0 m	15.0 m
% of dwellings	N/A	Maximum 20%	N/A
Minimum Front Yard	4.0 m	4.0 m	1.0 m
Maximum Front Yard	10.0 m	10.0 m	3.0 m
Minimum Rear Yard	3.0 m	3.0 m	6.0 m

	Housing, single detached	Housing, two- unit	All other housing
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Minimum Interior Side Yard	1.2 m	1.2 m	3.0 m
Minimum Separation between Principal Buildings	N/A	N/A	4.5 m

Bylaw 8256 15.9.6 Regulations for Accessory Development

	Housing, single detached	Housing, two- unit	All other housing
Minimum Front Yard	15.0 m	15.0 m	N/A
Minimum Rear and Interior Side Yard	1.2 m	1.2 m	1.2 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Attached Garage Permitted	Yes, maximum two vehicle garage	Yes, maximum two vehicle garage	No, however underground parking garage permitted
Accessory Building	Yes	Yes	Yes, only entirely enclosed roof and walls
Maximum Height	5.0 m	5.0 m	5.0 m
Maximum total combined gross floor area of accessory buildings and structures	90 m ²	90 m ²	N/A

Bylaw 8256 15.9.7 Other Regulations

- One secondary suite is permitted only within the principal building of a single detached house.
- The location of the uses listed in Sections 15.9.2 and 15.9.3 shall be as shown on the corresponding areas A, B, or C, on the attached Schedule "C" of this *Bylaw*.
- An office; retail; service, personal; health service; or restaurant use is permitted only on the ground floor of a principal building that includes dwellings.
- The maximum gross floor area for an office; retail; service; health service; or restaurant use in one tenancy is 280 m².
- The maximum total gross floor area of office; retail; service; health service; and restaurant uses for any site is 1,680 m².
- There is a maximum of one restaurant tenancy per principal building.
- Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z10

Bylaw 8611

15.10 Z10: Inland Plaza

15.10.1 Purpose

The purpose of this zone is to offer amenities and services, such as overnight accommodations, restaurants, personal services and retail uses catering mainly to travelers, commercial vehicle operators and people accessing the adjacent Airport Light Industrial Area.

Bylaw 8256

15.10.2 Principal Uses

- building & garden supply
- community care facility, major
- community care facility, minor
- education, commercial
- greenhouse & plant nursery
- hotel
- liquor primary establishment, minor
- motel
- recreation, indoor
- recreation, outdoor
- restaurant
- restaurant, drive-in
- retail, convenience
- retail, farmers market
- retail, general
- retail, liquor
- service, business support
- service, pet grooming & daycare
- service station, major
- service station, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, minor

15.10.3

Bylaw 8256

Secondary Uses

- health service, minor
- office
- parking, non-accessory
- service, financial

15.10.4

Uses Secondary to Hotels & Motels

- exhibition & convention facility
- service, massage
- service, massage therapy
- service, personal

15.10.5 Subdivision Regulations

1. The minimum lot width is 55.0 m.
2. The minimum lot area is 0.5 ha.

15.10.6 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m, except for a hotel or motel is 30.0 m.
3. The minimum front and side yard is 3.0 m.
4. The minimum rear yard is 5.0 m.

Bylaw 8256 15.10.7 Other Regulations

1. The maximum gross leasable floor area of a service, financial; health service; or office use in one tenancy is 280 m².
2. The maximum gross leasable floor area of a retail use in one tenancy is 1,000 m².
3. The maximum gross floor area of any commercial building is 2,500 m².
4. The maximum total gross leasable floor area of office and service, financial uses for any site is 1,400 m².
5. Outdoor use is not permitted except for retail, farmers market; service station; vehicle sale; restaurant; liquor primary; greenhouse & plant nursery; building & gardening supply; parking and loading provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 40 people.
7. Outdoor minor liquor primary establishment patios have a maximum occupant load of 20 people.
8. The maximum lot area for outdoor retail, farmers market is 100 m².
9. A residential security/operator unit is only permitted in a principal building.
10. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

15.11 Z11: Fraser River Bench Lands

Z11

15.11.1 Purpose

The purpose of this zone is to provide site specific regulations for the area demonstrated on Schedule “A” of *Bylaw* No. 8050. The purpose of this zone is to create a mix of land uses by permitting local commercial development in conjunction with multiple family dwelling units in a pedestrian-oriented environment with generous open space and focus on green infrastructure as well as noise abatement.

15.11.2 Principal Uses

- housing, apartment
- housing, four-plex
- housing, row
- housing, stacked row
- park

15.11.3 Secondary Uses

- health service, minor
- home business 1
- office
- restaurant
- retail, general
- service, personal
- service, massage therapy

15.11.4 Subdivision Regulations

1. The minimum lot width is 25.0 m.
2. The minimum lot area is 2,500 m² and the maximum lot area is 10,000 m².

15.11.5 Regulations for Principal Development

1. The maximum density is 40 dwelling units/ha.
2. The maximum site coverage is 60%.
3. The minimum height is 8.0 m and the maximum height is 15.0 m.
4. The maximum number of storeys is 4.
5. The minimum front yard is 1.0 m and the maximum front yard is 3.0 m.
6. The minimum rear yard is 6.0 m.
7. The minimum side yard is 3.0 m.
8. The minimum setback between principal buildings is 4.5 m.

15.11.6 Regulations for Accessory Development

1. The minimum front yard is 6.0 m.
2. The minimum rear yard is 1.2 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 6.0 m.

Bylaw 8256 15.11.7 Other Regulations

1. Secondary Uses, other than Home Business 1, are permitted only on the ground floor of a principal building.
2. The maximum gross floor area for a Secondary Use, other than Home Business 1, in one tenancy is 280 m².
3. The maximum total gross floor area of Secondary Uses, other than Home Business 1, for any site is 1,680 m².
4. There is a maximum of one restaurant tenancy per principal building.
5. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

15.12 Z12: Non-Profit Housing Zoning District

Z12

15.12.1 Purpose

The purpose of this zone is to facilitate the development of non-profit housing.

15.12.2 Principal Uses

- housing, apartment
- housing, congregate
- transitional housing

15.12.3 Subdivision Regulations

1. The minimum lot width is 45.0 m.
2. The minimum lot area is 1500 m².

15.12.4 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 14.0 m.
3. The maximum number of storeys is 3.
4. The minimum front yard is 3.0 m.
5. The minimum interior and exterior side yard is 3.0 m.
6. The minimum rear yard is 3.0 m.
7. No more than 1 principal building shall be permitted on site.

15.12.5 Other Regulations

1. For the purposes of this zone, transitional housing shall be defined as residential units provided to individuals who are homeless or at risk of becoming homeless where supportive services are provided on-site to persons with addiction, and physical, mental or other developmental disability, or chronic or progressive condition, that is not primarily due to the aging process and may include accessory minor health services and education uses.
2. There shall be at least 12 on-site parking spaces, including 1 parking stall for the disabled. No loading spaces shall be required.
3. There shall be at least 6 Class I bicycle parking spaces and 6 Class II bicycle parking spaces.
4. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8050

15.14 Z14: Fraser River Bench Lands Compact Community

Z14

15.14.1 Purpose

The purpose of this zone is to provide site specific regulations for the area demonstrated on Appendix "A" of *Bylaw* No. 8050. The area is to provide for a mix of single and two-family dwellings with increased building height. The site-specific area is intended to be developed on narrow roads, with street trees, and decorative street lamps in an effort to increase the area's streetscape.

15.14.2 Principal Uses

- housing, single detached
- housing, two-unit
- community care facility, minor

15.14.3

Secondary Uses

- home business 1
- secondary suite only in single detached housing

15.14.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except it is 12 metres for single detached housing and 7.5 metres for a single unit of attached side-by-side two-unit housing.
2. The maximum lot width is 17.0 m, except it is 15 metres for a single detached housing and 8.5 metres for a single unit of attached side-by-side two-unit housing. Notwithstanding this, 10 % of the lots identified in Appendix "A" of *Bylaw* No. 8050 may exceed the maximum lot width provided that the area of such lots does not exceed 1,000 m².
3. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing.
4. Notwithstanding Section 15.14.4.2, with the exception of the 10% of the lots identified in Appendix "A" of *Bylaw* No. 8050, the maximum lot area is 845m².

15.14.5 Regulations for Principal Development

1. The maximum residential density is one dwelling unit per 250 m² or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house.
2. The maximum number of dwellings in one building is two.
3. The maximum number of principal buildings on one lot is 1.
4. The minimum percentage of two-unit housing permitted within the specific area demonstrated on Appendix "A" of *Bylaw* No. 8050 is 15% up to a maximum of 20%.
5. The number of two-unit houses located adjacent to one another shall not exceed 2 in a row.
6. The maximum site coverage is 45%.
7. The maximum height is 12 m.
8. The maximum number of storeys is 3.
9. The minimum front yard is 4.0 m.
10. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
11. The minimum rear yard is 6.0 m.

Bylaw 8256

15.14.6 Regulations for Accessory Development

1. The total combined gross floor area of accessory buildings on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.0 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

15.14.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8077

15.15 Z15: Highland Community Centre

Z15

15.15.1 Purpose

The purpose of this zone is to provide site specific regulations for the Highland Community Centre to accommodate a variety of education, community care facility, community outreach health services, and indoor and outdoor minor recreation uses.

15.15.2 Principal Uses

- community care facility, major
- community care facility, minor
- education
- health service, community outreach
- park
- recreation, outdoor

15.15.3

Secondary Uses

- club
- library & exhibit
- recreation, indoor minor

15.15.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except there is no minimum for a park.
2. The minimum lot area is 500 m², except there is no minimum for a park.

15.15.5 Regulations for Principal Development

1. The maximum site coverage is 30%.
2. The maximum height is 12.0 m.
3. The minimum front, side, and rear yard is 6.0 m.

15.15.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front, side, and rear yard is 1.2 m.

15.15.7 Other Regulations

1. Every use shall be within an enclosed building, except for park or outdoor recreation. No fleet storage is permitted on site.
2. There shall be at least 97 on-site parking spaces, including 3 parking stalls for the disabled. There shall be at least 1 loading space. Any expansion development or change in use will be subject to compliance to the parking and loading regulations of Section 7.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8256

Z16

Bylaw 8406

15.16 Z16: Blackburn Commercial

15.16.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specified area, primarily to serve residents of the Blackburn area, retailers and service providers that are accessed primarily by vehicles, and ancillary agricultural services. Different uses are identified in the front and rear areas as identified by Area A and B on the attached Schedule "G".

Bylaw 8256

15.16.2 Principal Uses – Area A

- building & garden supply
- education, commercial
- greenhouse & plant nursery
- health service, minor
- recreation, indoor
- recreation, outdoor
- recycling center, minor
- restaurant
- retail, convenience
- retail, farmers market
- retail, general
- retail, liquor
- service, business support
- service, financial
- service, household repair
- service, message therapy
- service, personal
- service, pet grooming & daycare
- service station, minor
- vehicle wash, minor
- veterinary service, major
- veterinary service, minor

15.16.3

Bylaw 8256

Principal Uses – Area B

- animal shelter
- auction, minor
- education, commercial
- greenhouse & plant nursery
- manufacturing, custom indoor
- recreation, indoor
- recreation, outdoor
- recycling center, minor
- service, household repair
- vehicle repair, minor
- vehicle wash, minor
- veterinary service, major
- veterinary service, minor
- warehousing & storage

15.16.4

Secondary Uses – Area A or B

- residential security/operator unit

15.16.5 Subdivision Regulations

1. The minimum lot area is 15 ha.

15.16.6 Development Regulations

1. Area A: The maximum site coverage is 50%.
2. Area B: The maximum site coverage is 80%.
3. The maximum height is 12.0 m.
4. The minimum front and side yard is 3.0 m.
5. The minimum rear yard is 5.0 m.

Bylaw 8256 15.16.7 Other Regulations

1. Uses listed in Section 15.16.2 are only permitted in Area A as shown in Schedule “G” of this *Bylaw*.
2. Uses listed in Section 15.16.3 are only permitted in Area B as shown in Schedule “G” of this *Bylaw*.
3. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m².
4. The maximum gross leasable floor area of any commercial building is 2,500 m².
5. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m².
6. The maximum total gross leasable floor area of health service and service, financial uses on any site is 560 m².
7. Outdoor use is not permitted in Area A except for building & garden supply; greenhouse & plant nursery; retail; farmers market; recreation outdoor; and restaurant; provided that all outdoor storage areas are enclosed by a screen.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z17

Bylaw 8575 15.17 Z17: Monterey Road Commercial

15.17.1 Purpose

The purpose of this zone is to provide site specific regulations for a mix of compatible highway commercial uses and warehousing and storage.

Bylaw 8256 15.17.2 Principal Uses

- building & garden supply
- health service, minor
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, minor
- restaurant
- retail-convenience
- retail, farmers market
- retail, general
- service, business support
- service, household repair
- service, massage therapy
- service, pet grooming & day care
- service station, minor
- vehicle sale, minor
- vehicle wash, minor
- veterinary service, minor
- warehousing & storage

15.17.3 Secondary Uses

- residential security/operator unit

15.17.4 Subdivision Regulations

1. The minimum lot width is 30.0 m.
2. The minimum lot area is 1000.0 m².

15.17.5 Development Regulations

1. The maximum site coverage is 65%.
2. The maximum building height is 12.0 m.
3. The minimum front and side yards are 3.0 m.
4. The maximum front yard for all Principal Uses, except for Warehousing & storage, is 25.0 m.
5. The minimum rear yard is 5.0 m.

Bylaw 8256 15.17.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building or in single detached housing.
2. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m².
3. The maximum gross leasable floor area of a health service use in one tenancy is 280 m².
4. The maximum total gross leasable floor area of health service uses for any site is 560m².
5. The maximum gross leasable floor area of all commercial buildings combined is 2,000 m² (excluding warehousing and storage buildings).
6. Outdoor use is not permitted except for building & garden supply; retail, farmers market; restaurant; warehousing and storage, provided that outdoor storage areas are enclosed by a screen.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

15.18 Z18: Monterey Road Commercial

Z18

15.18.1 Purpose

The purpose of this zone is to provide site specific regulations for a mix of single and two-unit dwellings.

15.18.2 Principal Uses

- housing, single detached
- housing, two-unit
- community care facility, minor

15.18.3 Secondary Uses

Bylaw 8256

- home business 1
- secondary suite only in single detached housing

15.18.4 Subdivision Regulations

1. The minimum lot width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing.
2. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing.
3. The maximum lot area is 200 m².

15.18.5 Regulations for Principal Development

1. The maximum residential density is one dwelling unit per 250 m² or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house.
2. The maximum number of dwellings in one building is two.
3. The maximum number of principal buildings on one lot is 1.
4. The maximum percentage of two-unit housing permitted is 20%. The number of two-unit houses located adjacent to one another shall not exceed 2 in a row.
5. The maximum site coverage is 45%.
6. The maximum building height is 10.5 m.
7. The maximum number of storeys is 3.
8. The minimum front yard is 4.5 m.
9. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5m.
10. The minimum rear yard is 6.0 m.

15.18.6 Regulations for Accessory Development

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 45 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

15.18.7 Other Regulations

1. **Note:** in addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.