

REGIONAL DISTRICT
OF BULKLEY & NECHAKO

Regional District of Bulkley-Nechako

Zoning Bylaw No. 1800, 2020

Schedule A

This document includes the text of the zoning bylaw.

N.B. Zoning maps can be viewed at the
Regional District of Bulkley-Nechako Office
37 3rd Ave, Burns Lake, BC

"A WORLD OF OPPORTUNITIES
WITHIN OUR REGION"

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SECTION 1.0 - INTERPRETATION AND DEFINITIONS

1.0.1 Units of Measure

1. Metric units are used for all measurements in this bylaw. Approximate imperial unit equivalents are shown in brackets following the metric units for convenience only and are not operative in the event of conflict.

1.0.2 Definitions

1. Information in parenthesis, such as zone short titles, following a definition are provided for convenience only and are not operative.
2. In this Bylaw:

ABATTOIR means the use of land, [Buildings](#) or other [Structures](#) for one or more of the following:

- the slaughter of animals;
- the processing of animal carcasses including cutting, preserving, packing, storing;
- the wholesaling and retailing of products slaughtered or processed on the Parcel.

(M3)

AGGREGATE PROCESSING means the use of a mechanically operated device or [Structure](#) for one or more of the following:

- to sift, sort, crush or separate rock, sand, gravel or other material of which land is composed;
- to wash or separate silts, and other fine or small materials from larger rock, sand, gravel or other material of which land is composed.

This use does not include an asphalt or concrete plant. (M1, M2)

AGRICULTURE means the use of land, [Buildings](#) or other [Structures](#) for one or more of the following:

- growing, cultivating, harvesting and storage of plants and crops in fields, nurseries and greenhouses;
- the rearing of [Livestock](#) and [Poultry](#); the selling of plants and crops harvested, and [Livestock](#) and [Poultry](#) reared, on the same Parcel;
- the slaughter of up to ten Animal Units of [Livestock](#) and [Poultry](#) annually, where the [Livestock](#) and [Poultry](#) slaughtered are reared on the same Parcel.

This use does not include Intensive Agriculture. (R5, R6, H1, H1A, H1B, H2, Ag1, RR1, M1, M1A, M2, M3, P1A, P2, P2A, A1)

AGRICULTURE, INTENSIVE means the use of land, [Buildings](#) or other [Structures](#) for one or more of the following:

- the auction of agricultural products;
- a feedlot;
- the growing of mushrooms;

- the rearing of fur bearing animals for the purpose of harvesting their pelts; the slaughter of up to ten [Animal Units](#) annually;
- the compaction of hay using electrically powered equipment only, including the associated storage and drying of hay;
- [Cannabis Production](#).

(H2, Ag1, RR1, M1A, M2, M3)

AGRICULTURAL FEED STORE means the use of land, [Building](#) or other [Structure](#) for the sale of feed, products and supplies used in [Agriculture](#). This use does not include [Heavy Equipment Repair and Sales](#).

(C1, C1A, C2, M1, M3)

AIRPORT means the use of land, [Buildings](#), or other [Structures](#) for the take-off, landing, storage and maintenance of aircraft. This use includes one or more of the following incidental and subordinate uses:

- sale of aircraft fuel;
- flying instruction;
- flying clubs;
- aircraft rentals;
- meteorological equipment.

(A1)

ANIMAL UNIT means a combined animal weight, when measured alive, of 455 kg (1,000 lbs.).

BED AND BREAKFAST means the [Accessory Use](#) of a [Single Family Dwelling](#) or [Two Family Dwelling](#) for the [Temporary Accommodation](#) of guests, operated as a [Home Occupation](#).

BUILDING means a [Structure](#) wholly or partly enclosed by a roof or roofs supported by walls, columns or a roof, which is affixed to the land and is capable of supporting or sheltering any use or occupancy by persons, animals, or chattels. A [Camping Vehicle](#) is not a [Building](#).

BUILDING, ACCESSORY means a [Structure](#) which is not a Principal [Building](#), which is used for an [Accessory Use](#).

BUILDING, PRINCIPAL means a [Building](#) within which or in relation to which the permitted [Principal Use](#)s are occurring.

BUILDING AND GARDEN SUPPLIES means the use of land, [Building](#) or other [Structure](#) for one or more of the following:

- the retail sale or wholesale of building materials, fixtures or hardware, garden furniture, plants, construction and home improvement equipment or supplies;
- the rental of home construction, maintenance or repair equipment.

(M1, M3)

CABIN means a [Building](#):

- having a maximum [Total Floor Area](#) of 95 square metres (1,023 square feet), or 167.23 square metres (1,800 square feet) when located in the R8 zone;
- that is used or occupied, or designed to be used or occupied as a [Dwelling Unit](#), or [Sleeping Unit](#);
- and is not used for more than 200 days per year in any given year.

(R8, RR1, C4)

CAMPGROUND means the use of land, [Building](#) or other [Structure](#) for the [Temporary Accommodation](#) of persons in [Cabins](#), [Camping Vehicles](#) or tents, that does not operate for more than 200 days per year in any given year, and may include one or more of the following incidental and subordinate uses:

- common cooking facilities;
- Restaurant;
- [Personal Services](#);
- [Convenience Retail Store](#);
- the rental of small watercraft and other recreational equipment.

(C3, C4, P2, P2A)

CAMPGROUND, PRIMITIVE means the use of land, [Building](#) or other [Structure](#) for the [Temporary Accommodation](#) of persons in [Camping Vehicles](#) or tents, that does not operate for more than 200 days per year in any given year and may include [Structures](#) for shelter, public gathering, cooking and other [Accessory Use](#) by overnight guests. A Primitive Campsite does not include any of the following:

- Restaurant;
- [Personal Services](#);
- the retail sale of miscellaneous goods;
- the rental of small watercraft and other recreational equipment;
- camping sites with sewage, water or electrical hook-up facilities.

(Ag1, RR1, C3, C4, P2, P2A)

CAMPING VEHICLE means an operational vehicle or a trailer designed and manufactured for travel on wheels for vacation or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers but not manufactured homes, or other [Structures](#).

CANNABIS PRODUCTION means the use of land, buildings or [Structures](#) for the propagation, production, cultivation, or harvesting of cannabis or any part of a cannabis plant as permitted by the Access to Cannabis for Medical Purposes Regulations (ACMPR) or Bill C-45 (*the Cannabis Act*), and any subsequent regulations or acts which may be enacted henceforth, but excludes the growing of cannabis by an individual for their personal use and consumption. This use includes the processing, packaging, storage, or distribution of cannabis produced and harvested on the same property.

CEMETERY means the use of land, [Building](#) or other [Structure](#) for the internment of human or animal remains and includes one or more of the following:

- burial grounds;
- columbarium;
- mausoleum;
- ash garden;
- memorial park.

This use does not include a [Crematorium](#). (see [Institutional](#) definition)

CLUBHOUSE means a [Building](#) maintained for non-commercial meeting and recreation use by and for members of a social, athletic, recreational, fraternal, benevolent, patriotic, or veteran's organization, but is not to be operated primarily for pecuniary gain. A Clubhouse may include accessory food or beverage service.

(C1, P1, P1A, P2, P2A)

COMMON PROPERTY means Common Property shown on a strata plan according to the *Strata Property Act*.

COMMUNITY CARE FACILITY means a [Building](#) which is designated as such under the *Community Care and Assisted Living Act*.

(P1, P1A)

COMMUNITY SEWER SYSTEM means a system of sewerage collection and disposal which services more than one [Parcel](#) and is operated by an improvement district, the Regional District of Bulkley-Nechako, a municipality, or a strata corporation.

COMMUNITY WATER SYSTEM means a system of waterworks which is regulated under the *Water Utility Act*.

CONTRACTING means the use of land, [Building](#) or other [Structure](#) for any one or more of the following types of businesses:

- engineering;
- land surveying;
- construction;
- building or property maintenance;
- logging;
- silviculture;
- excavation;
- drilling;
- carpentry;
- plumbing;
- electrical or other similar service of a construction nature.

This use may include any one or more of the following incidental and subordinate uses provided that these uses do not occupy in total an area in excess of forty percent of the [Gross Floor Area](#) of the [Structure](#)(s) used for [Contracting](#):

- assembly of products or materials commonly used by the [Contracting](#) service being provided from the same site provided that this use does not occupy in total an area in excess of twenty-five percent of the [Gross Floor Area](#) of the [Structure\(s\)](#) used for [Contracting](#);
- sale of products or materials commonly used by the [Contracting](#) service being provided from the same site provided that this use does not occupy in total an area in excess of twenty-five percent of the [Gross Floor Area](#) of the [Structure\(s\)](#) used for [Contracting](#).

(M1, M1A, M2, H1B)

CREMATORIUM means the use of land, [Building](#) or other [Structure](#) for the cremation of human or animal remains.

(M1, M2, M3, P1A)

DWELLING UNIT means one or more rooms in a building used or intended to be used as a residence by an individual or a group of individuals living together in common occupancy. A [Camping Vehicle](#) is not a [Dwelling Unit](#).

(C1, C1A, C2, C3, C4, M1, M1A, M2, M3, P1, P1A, P2, P2A, A1)

DWELLING, MULTIPLE FAMILY means a [Building](#) containing three or more [Dwelling Units](#) separated by a common wall or floor, or both.

(R2, R10)

DWELLING, SINGLE FAMILY means a detached [Building](#), consisting of one [Dwelling Unit](#), and may include a [Secondary Suite](#).

(Ag1, H1, H1A, H1B, H2, RR1, R1, R2, R3, R4, R5, R6, R8, R9, R10, R11, C1A, C2, C2A, C3, C4, M1, M1A, M2, M3, P1, P1A, P2, P2A, A1)

DWELLING, TWO FAMILY means a detached [Building](#) containing two [Dwelling Units](#), separated by a common wall or floor, or both.

(R2, R4, R5, R6, H1, H1A, H1B, H2, Ag1, RR1)

EMERGENCY AND HEALTH SERVICE means the use of land, [Building](#) or other [Structure](#) for a hospital, medical office, or facilities used for emergency response purposes related to fire protection, search and rescue, road rescue, and ambulance service. This use does not include a tow truck.

(P1A)

EQUIPMENT REPAIR AND SALES, HEAVY means the use of land, [Building](#) or other [Structure](#) for the sale, rental, and repair of machinery or mechanical equipment. This use does not include a [Motor Vehicle Repair Shop](#).

(C2, M1, M2, M3)

EQUIPMENT REPAIR AND SALES, LIGHT means the use of land, [Building](#) or other [Structure](#) for the sale, rental, and repair of small personal items, tools, household appliances, machines, and light

construction equipment. The individual items being sold, rented and repaired cannot exceed a weight of 500 kg. This use does not include a [Motor Vehicle Repair Shop](#).

(C1, C2, M1, M2, M3)

FARMERS' MARKET means the use of land, [Building](#) or other [Structure](#) for the sale of local food products and locally made arts and crafts for a period not exceeding 10 consecutive days of operation and 100 days of operation per year in any given year. This use may also include the incidental and subordinate sale of food and beverages for consumption on site.

(Ag1, RR1, C1, C1A, M3, C1A, P1, P1A, P2, P2A)

FLOOR AREA, TOTAL (TFA) means the total area of all the floors in a [Structure](#) measured to the exterior faces of the exterior walls of the [Structure](#), excluding crawl spaces with a vertical clearance of less than 1.8 metres.

FLOOR AREA, GROSS (GFA) means the total area of all the floors in a [Structure](#) measured to the exterior faces of the exterior walls of the [Structure](#), excluding the area used for off-street loading, and areas used exclusively for parking, mechanical equipment, stairways, and crawl spaces with a vertical clearance of less than 1.8 metres.

FLOOR SPACE RATIO means the figure obtained when the [Gross Floor Area](#) of all the [Buildings](#) on a [Parcel](#) is divided by the area of the [Parcel](#). (GFA/Parcel area)

GOLF COURSE means the use of land, [Building](#) or other [Structure](#) for the purpose of playing golf and may include any one or more of the following incidental and subordinate uses:

- the sale, repair and storage of golf equipment;
- a driving range;
- the sale of food and beverages for consumption on site;
- a [Licensed Establishment](#).

(See [Outdoor Recreation](#) Definition)

GUEST RANCH means the use of land, [Building](#) or other [Structure](#) for the [Temporary Accommodation](#) of persons on a working farm where those persons are provided with recreation opportunities that are related to the operation of the farm. A Guest Ranch may include a combined total of up to 3 [Sleeping Units](#) or [Cabins](#) in any combination.

(H2, Ag1, RR1)

HEIGHT with reference to a [Building](#) or [Structure](#) means the greatest vertical distance from grade to:

- the highest point of a [Structure](#) with a flat roof or no roof;
- and the midpoint between the eaves and ridge on a [Structure](#) with a sloping roof (excluding chimneys, mechanical equipment, and antennas).

For the purpose of calculating Height the grade shall be the mean of the finished ground at the center of the wall with the highest ground level and the finished ground at the center of the wall with the lowest level, except that localized grade changes are not considered.

With reference to a fence the Height shall be determined by measurement from the mean 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.

HIGHWAY includes a street, road, [Lane](#), bridge, viaduct and any other way open to public use, but does not include a private right of way on private property.

HOME OCCUPATION means the [Accessory Use](#) of land, [Building](#) or other [Structures](#), in accordance with Section 3.0.2 of this bylaw, by a resident of a [Dwelling Unit](#) on the same [Parcel](#), to conduct a business activity or occupation. A [Bed and Breakfast](#) is a Home Occupation. A resident bringing a work vehicle such as a logging truck or a piece of heavy equipment to and from their [Dwelling Unit](#), and the routine maintenance of that vehicle or equipment, does not constitute a Home Occupation.

HOTEL means a [Building](#) containing one or more habitable rooms or [Sleeping Units](#) that are used exclusively for [Temporary Accommodation](#). A Hotel must include a lobby area utilized for public entry and reception purposes. A Hotel may include one or more of the following incidental and subordinate uses:

- recreation facilities;
- Restaurant;
- Personal Services;
- convenience store.

(R9, C1, C2, C3)

INSTITUTIONAL means the use of land, [Building](#) or other [Structure](#) for one or more of the following uses:

- school;
- church;
- [Cemetery](#);
- [Visitor Information Centre](#).

(P1, P1A, P2)

KENNEL means the use of land, [Building](#), or other [Structure](#) for keeping, breeding, or boarding of any combination of cats and dogs, up to a maximum of 10 animals over the age of 5 months, plus 20 animals under the age of 5 months.

(H1, H1A, H1B, H2)

KENNEL, LARGE means the use of land, [Building](#), or other [Structure](#) for keeping, breeding, or boarding of any combination of cats and dogs.

(H2, Ag1, RR1, M1, M3)

LANDSCAPE SCREEN means a continuous fence, wall, compact evergreen hedge, berm or combination thereof that visually screens the view of the land which it encloses and is broken only by access roads.

(H2, Ag1, RR1, M1, M1A, M3)

LANE means a [Highway](#) not more than 10 metres (32.8 feet) in width which provides secondary access to any abutting [Parcel](#).

LICENSED ESTABLISHMENT means a [Building](#) used for the sale of beverages, including alcoholic beverages, where those beverages are consumed on that [Parcel](#), where a liquor primary license is required pursuant to the *Liquor Control and Licensing Act*.

(C1, C1A, C2, C3, C4)

LIVESTOCK means cattle, goats, horses, sheep, swine, game, and similar farmed animals. [Livestock](#) does not include [Poultry](#), or any domestic animal that normally resides in the living area of a [Dwelling Unit](#), such as a cat or dog. (See [Agriculture](#) definition)

MANUFACTURED HOME means a building built in an enclosed factory environment in one or more sections, intended to be occupied as a [Dwelling Unit](#) in a place other than of its manufacture and conforming to the CSA Z240 or CSA A277 certified standard. The term "manufactured home" does not include a [Camping Vehicle](#).

MANUFACTURED HOME DEALER means the use of land, [Building](#) or other [Structure](#) for the sale or lease of new or used manufactured homes.

(C2, C2A)

MANUFACTURED HOME PARK means the use of a [Parcel](#) of land to accommodate three or more manufactured homes located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. This use includes all [Buildings](#) and [Structures](#) used or intended to be used as part of such Manufactured Home Park.

(R7)

MANUFACTURING, LIGHT means the use of land, [Building](#) or other [Structure](#) for one or more of the following uses that do not cause significant nuisance factors beyond the [Parcel](#):

- the processing, manufacture, fabricating, or assembly of semi-finished or finished goods, products or equipment;
- the storage, cleaning, servicing, repairing or testing of industrial or business materials, equipment or goods;
- the manufacturing of packaged foods or beverage products;
- a metal fabricating or machine shop.

This use may include the retail sale of goods manufactured or processed on the same [Parcel](#) as an incidental and subordinate use provided that the use does not exceed 25% of the [Gross Floor Area](#) of the [Building](#) used for Light Manufacturing: This use does not include [Heavy Manufacturing](#) or an [Abattoir](#).

(H1B, M1, M2)

MANUFACTURING, HEAVY means the use of land, [Building](#) or other [Structure](#) for one or more of the following:

- sawmills;
- planing mills;

- veneer and plywood plants;
- pellet plants;
- wood preserving;
- pulp mills;
- brewing and distilling;
- asphalt plants;
- concrete plants;
- bio-energy production facility;
- incinerator
- any similar large-scale manufacturing or processing operation.

This use may include the retail sale of goods manufactured or processed on the same [Parcel](#) as an incidental and subordinate use provided that the use does not exceed ten percent of the [Gross Floor Area](#) of the [Buildings](#) used for Heavy Manufacturing. (M2)

MARINA means the use of land, [Building](#) or other [Structure](#) for the docking or mooring of boats. This use may also include the following incidental and subordinate uses:

- the storage, service or repair of boats and boat accessories;
- the sale of marine fuels and lubricants.

(C3, C4)

MOTOR VEHICLE DEALER means the use of land, [Building](#) or other [Structure](#) for the sale, rental or lease of new or used motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, motorcycles, and may include one or more of the following incidental and subordinate uses:

- the service and repair of only those items being sold rented or leased provided that the service and repair of vehicles occurs inside of a [Building](#);
- the retail sale of vehicle parts and accessories.

This use does not include [Manufactured Home Dealer](#) or [Service Station](#). (C2)

MOTOR VEHICLE, DERELICT means any motor vehicle which is in an inoperable condition, and which is not contained within a [Building](#).

MOTOR VEHICLE REPAIR means the use of land, [Building](#) or other [Structure](#) for the general repair, rebuilding, and servicing of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, and motorcycles, and mechanized equipment and their parts.

(C2, M1, M2)

MOTOR VEHICLE RENTALS means the use of land, [Building](#) or other [Structure](#) for the rental or lease of new or used motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, and motorcycles, and may include as an incidental and subordinate use, the service and repair of only those items being rented or leased provided that the service and repair of vehicles occurs inside of a [Building](#). This use does not include [Service Station](#).

(C2)

MOTOR VEHICLE WASH means the use of land, [Building](#) or other [Structure](#) for the washing of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, motorcycles, and other equipment.

(C2, M1)

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, [Watercourse](#) or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, [Watercourse](#) or any other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, and also includes the edge of dormant side channels of any lake, river, stream, [Watercourse](#) or other body of water, and marshes.

OFFICE means the use of land, [Building](#) or other [Structure](#) for one or more of the following:

- the performance of clerical and administrative tasks;
- the transaction of business;
- the performing of consulting or other professional services.

This use does not include the manufacturing of any goods, the provision of [Personal Services](#), or the sales or storage of any product for sale. (C1)

PANHANDLE PARCEL means any Parcel, the building area of which is serviced or gains [Highway](#) frontage through the use of a narrow strip of land which is part of the [Parcel](#).

PARCEL means an area of land which is designated under the *Land Title Act* as a separate and distinct Parcel on a legally recorded plan or description registered in the Land Title Office. A strata lot pursuant to the *Strata Property Act* is a Parcel.

PARCEL LINE means a legal boundary of a [Parcel](#) as shown or described on the records of the Land Title Office. Where a legal boundary line breaks to accommodate a slight change in direction of less than 20 degrees those sections of line joined by the break are considered to be the same parcel line.

PARCEL LINE, FRONT means the Parcel Line common to a Parcel and an abutting [Highway](#) other than a [Lane](#).

Where there is more than one such line, the shortest such line shall be considered the Front Parcel Line, or where the Front and Rear Parcel Lines both abut a [Highway](#), the Front Parcel Line shall be that to which the majority of the [Buildings](#) on adjacent Parcels face.

The Front Parcel Line of a Panhandle Parcel shall be the Parcel Line closest to the [Highway](#) from which access is obtained but excludes the access strip.

Where a [Highway](#) other than a [Lane](#) divides a Parcel into two or more portions the required setback from the Front Parcel Line shall apply to all Front Parcel Lines that are common to the Parcel and the subject [Highway](#).

PARCEL LINE, REAR means the Parcel Line or Parcel Lines opposite to and most distant from the Front Parcel Line; or where the rear portion of the Parcel is bounded by intersecting Side Parcel Lines, it shall be the point of such intersection.

PARCEL LINE, SIDE means the Parcel Line or Parcel Lines other than the Front or Rear Parcel Line.

PARK means the use of land, [Building](#) or other [Structure](#) for one or more of the following:

- non-commercial passive or active recreation including tot-lots;
- playgrounds;
- walkways;
- trails;
- environmentally significant areas;
- forest reserves;
- wildlife sanctuaries;
- greenbelts;
- conservation areas;
- buffers;
- nature and cultural interpretation areas.

PERSONAL SERVICE means the use of land, [Building](#) or other [Structure](#) for the provision of personal services other than an [Office](#). This includes uses such as barber shops, beauty shops, tailor shops, laundry or dry-cleaning shops, shoe repair shops, optometrists, dentists, medical office.

(C1, C1A)

PORTABLE SAWMILL means the temporary use of land, [Building](#) or other [Structure](#) for sawing logs into rough lumber in accordance with Section 3.0.3 of this bylaw, where the equipment used is designed to be moved, and is capable of being moved from one [Parcel](#) to another, and does not rest upon a permanent foundation or permanent supports, This use also includes, as an [Accessory Use](#) to a Portable Sawmill, a lumber kiln with a [Gross Floor Area](#) that does not exceed 45 m².

(H2, Ag1, RR1)

POULTRY means chickens, turkeys, ducks, geese, and similar farmed fowl or birds. (See [Agriculture](#) Definition)

RECREATION, COMMUNITY means the use of land, [Building](#) or other [Structure](#) for community gatherings or community events and recreation activities. This includes uses such as:

- community halls;
- theatres;
- baseball diamonds;
- soccer fields;
- horseshoe pits;
- tennis courts;
- swimming pools;
- skating rinks;
- horse riding arenas.

This use does not include any [Outdoor Recreation](#) or [Special Recreation](#) Use.

(C1, C1A, P1, P1A, P2, P2A)

RECREATION, OUTDOOR means the use of land, [Building](#) or other [Structure](#) for outdoor recreation purposes where large land holdings are necessary. This includes uses such as:

- [Golf Course](#);
- archery ranges;
- fair grounds;
- rodeo grounds;
- [Skiing Facility](#).

This use does not include any [Special Recreation](#) Use. (P2, P2A, C3, C4)

RECREATION, SPECIAL means the use of land, [Building](#) or other [Structure](#) for one or more of the following:

- recreational activities involving the use of motorized vehicles where patrons may or may not be the participants;
- racetracks for motorized vehicles;
- drive in theatres; and
- firing ranges.

(P2A)

RECREATIONAL VEHICLE STORAGE means the use of land, [Building](#) or other [Structure](#) for the storage of unoccupied, operational recreational vehicles such as boats, [Camping Vehicles](#), all terrain vehicles. This use does not include a [Wrecking and Salvage](#) use.

(C3, C4, M1, M1A, M2)

RESIDENTIAL ZONES include:

- the Single Family Residential Zone;
- the Multiple Family Residential Zone;
- the Waterfront Residential I Zone;
- the Waterfront Residential II Zone;
- the Country Residential Zone;
- the Rural Residential Zone;
- the Manufactured Home Park Zone;
- the Hudson Bay Mountain Recreation Residential Zone;
- the Hudson Bay Mountain Single Family Residential Zone;
- the Hudson Bay Mountain Multiple Family Residential Zones;
- the Bare Land Strata Residential Zone.

RESTAURANT means the use of land, [Building](#) or other [Structure](#) for the serving of food and beverages which are consumed by customers on or off the [Parcel](#). This use includes one or more of the following:

- coffee shop;
- drive in restaurant;
- drive through restaurant.

This use may include the sale of alcoholic beverages where a food primary license is required pursuant to the *Liquor Control and Licensing Act*. This use does not include a [Licensed Establishment](#).

(C1, C1A, C2, C3, C4, P2, P2A)

RETAIL STORE means the use of land, [Building](#) or other [Structure](#) for the retail sale of goods, wares, merchandise, substances, articles or things. This use does not include a [Motor Vehicle Dealer](#) or Light or Heavy Equipment Repair and Sales.

(C1)

RETAIL STORE, CONVENIENCE means a [Retail Store](#) where the maximum GFA dedicated to retail sales is 150 square metres (1,615 square feet).

(C1, C1A, C2, C3, C4, P2, P2A)

ROTOR DIAMETER means the diameter of the outer arc or extent or reach of the rotating part of a [wind turbine](#), known as the rotor blade, as shown on the plan to the right of this text.

RURAL RETREAT means a facility maintained for non-commercial use and which is intended for educational or religious purposes and may provide accommodation, meeting, recreation and cooking facilities. The combined maximum number of [Sleeping Units](#) and sites for [Cabins](#), [Camping Vehicles](#) and tents for a Rural Retreat is 10 per hectare.

(H2, Ag1, RR1)

SECONDARY SUITE means the use of a portion of a [Single Family Dwelling](#) as a separate second [Dwelling Unit](#), subject to the regulations contained in a specific zone, which has a floor area that does not exceed 90 square metres (969 square feet) and does not exceed forty percent of the [Gross Floor Area](#) of the [Single Family Dwelling](#).

(Ag1, H1, H1A, H1B, H2, RR1, R1, R2, R3, R4, R5, R8, R9, R10, R11)

SERVICE STATION means the use of land, [Building](#) or other [Structure](#) for the sale of motor fuel, which may include electricity, gasoline, diesel, biodiesel, ethanol, natural gas, hydrogen and propane. This use may include one or more of the following incidental and subordinate uses:

- the servicing and replacement of parts and fluids for vehicles;
- the sale of automotive accessories, miscellaneous items and packaged foods.

(C1, C2, M1)

SKIING FACILITY means the use of land, [Building](#) or other [Structure](#) for uses such as cross country or downhill skiing, snowboarding, tobogganing, mountain biking and skating. A Skiing Facility may include one or more of the following incidental and subordinate uses:

- the sale, rental and repair of skis and related equipment;
- the retail sale of miscellaneous goods;



- [Restaurant](#);
- [Licensed Establishment](#).

A Skiing Facility does not include a [Dwelling Unit](#), [Hotel](#), [Sleeping Unit](#), or other accommodation. (See [Outdoor Recreation](#) Definition)

SLEEPING UNIT means any self-contained portion of a [Building](#) not used for residential purposes that provides [Temporary Accommodation](#) for up to five persons, and may or may not contain sanitary and cooking facilities.

STRUCTURE means any construction or erection of any kind, of any material, which is fixed to, supported by or sunk into land or water and includes:

- a building;
- tent;
- awning;
- bin;
- container;
- tower;
- arbour;
- trellis;
- gazebo;
- swimming pool;
- dock.

For the purposes of this bylaw the following shall not be [Structures](#):

- a fence;
- retaining wall;
- open air surface areas at grade such as paving or other surfacing materials;
- walkways;
- curbs.

TEMPORARY ACCOMMODATION means overnight use with a total length of stay per person of not more than 30 consecutive days.

TRANSPORTATION TERMINAL means the use of land, [Building](#) or other [Structure](#) for a break-of-bulk or assembly point for commodities which enter or leave a [Parcel](#) by rail, common carrier trucking lines or freight forwarders, and may include one or more of the following incidental and subordinate uses:

- [Warehousing](#) & storage;
- repair of related vehicles and equipment;
- storage of shipping and cargo containers, trailers and rail cars.

(M1, M2)

USE, ACCESSORY means a use that is customarily incidental, subordinate, and exclusively devoted to a permitted [Principal Use](#) or [Secondary Use](#) located on the same [Parcel](#), but does not include a [Secondary Use](#).

USE, PRINCIPAL means the main purpose for which land, [Building](#) or other [Structure](#) is ordinarily used.

USE, SECONDARY means uses that are only permitted on property that is legally occupied and used for one or more of the permitted [Principal Uses](#).

UTILITY means the infrastructure and facilities providing sewage disposal, water electricity, natural gas, solid waste disposal, telecommunications, and other services to the public, and may include one or more of the following:

- sewage treatment plants;
- water treatment plants;
- major pump houses;
- water towers or tanks;
- sewage lagoons;
- sludge disposal beds;
- power terminal and distributing stations;
- liquid natural gas pipeline compressor station;
- power generating stations;
- cooling plants;
- district heating plants;
- incinerators.

This use does not include [Waste Disposal](#). (M1, M2, P1, P1A)

UTILITY, UNATTENDED means one or more of the following:

- the unattended equipment and infrastructure necessary for the operation of a water, sewage, drainage, or natural gas systems;
- receiving or broadcasting antenna;
- telecommunication relay station;
- navigational aid;
- electrical substation or generation stations.

This use does not include the outdoor storage of vehicles, equipment or materials.

VETERINARY CLINIC means the use of land, [Building](#) or other [Structure](#) for the medical, surgical, dental, diagnostic, and therapeutic treatment of non-human animals, and the overnight stay of animals receiving treatment.

(H1B, Ag1, RR1, M1, C1, C2)

VISITOR INFORMATION CENTRE means the use of land, [Building](#) or other [Structure](#) for the provision of information, materials, direction to tourists and visitors; and the [Office](#) uses associated with tourism promotion and community development. (see [Institutional](#) definition)

WAREHOUSING means the use of land, [Building](#) or other [Structure](#) for the storage and distribution of goods, wares, merchandise, substances, articles, or other things, including the storage of goods in separately occupied, secured storage areas and lockers. This use does not include storage of goods for retail sales, [Wrecking and Salvage](#) or a [Waste Disposal](#) Site. (M1, M1A, M2, M3)

WASTE DISPOSAL means the use of land, [Building](#) or other [Structure](#) for the collection, storage, bailing, packaging, processing, treatment and disposal of solid waste. This use includes one or more of the following:

- a recycling facility;
- sanitary landfills;
- garbage transfer and compacting stations.

(M2)

WATERCOURSE means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to, or acting as a retention area for, a current of water that flows at least six months of the year or drains an area of two square kilometres or more upstream of the point of consideration.

WATER FRONTAGE means the length of any [Parcel Line](#) which abuts the [Natural Boundary](#) of a lake or [Watercourse](#).

WIND TURBINE means a [Structure](#) having located thereon a generator, which is designed to convert wind energy into electricity.

WIND TURBINE HEIGHT means the distance from grade to the highest vertical point of the arc or extent or reach of the rotating part of a Wind Turbine, known as the rotor blade. The [Height](#) of a [Building](#) or other [Structure](#) upon which a Wind Turbine is attached shall be included in the calculation of Wind Turbine Height.

WIND TURBINE, LARGE means a Wind Turbine with a Rotor Diameter greater than 20 metres.

WIND TURBINE, MEDIUM means a Wind Turbine with a Rotor Diameter between 6 metres and 20 metres.

WIND TURBINE, SMALL means a Wind Turbine with a Rotor Diameter less than 6 metres.

WIND FARM means one or more Large Wind Turbines or more than three Medium Wind Turbines on a single [Parcel](#).

(WF)

WRECKING AND SALVAGE means the use of land, [Building](#) or other [Structure](#) for the collection, demolition, dismantling, storage, salvage, recycling, reclamation, reuse, remanufacture or sale of waste materials including one or more of the following:

- scrap metal;
- inoperable vehicles;
- vehicle parts;
- tires;
- building materials;
- machinery;
- appliances;
- worn out, used or discarded materials;
- the presence on any Parcel of more than two [Derelict Motor Vehicles](#).

(M2)

YARD means the outdoor area of a [Parcel](#) excluding the Front Yard.

YARD, FRONT means the area extending from the [Front Parcel Line](#) to the line parallel to the nearest wall of a [Principal Building](#) and extending across the full width of the [Parcel](#).

SECTION 2.0 - ADMINISTRATION AND ENFORCEMENT**2.0.1 Administration**

1. The Regional District of Bulkley-Nechako's Building Inspector, Planner, Director of Planning, Bylaw Enforcement Officer or such other person whose job description involves administration and enforcement of this bylaw are authorized to ascertain whether this Bylaw is being observed.
2. Persons appointed under subsection (1) may enter any land, [Building](#) or other [Structure](#) or premises at any reasonable time for the purpose of ascertaining whether this Bylaw is being observed.

2.0.2 Prohibition

1. No land, [Building](#) or other [Structure](#) may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained except in strict conformity with this Bylaw.
2. Uses not expressly listed as permitted in this Bylaw are prohibited.
3. In each zone, no land, [Building](#) or other [Structure](#) may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a use that is not specifically listed in that zone unless that use is permitted under Sections 3.0.1, 3.0.13, or 3.0.14.
4. In each zone, no land, [Building](#) or other [Structure](#) may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a [Secondary Use](#) unless a [Principal Use](#) lawfully exists on the same [Parcel](#) as the [Secondary Use](#).
5. In each zone, no land, [Building](#) or other [Structure](#) may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained except in conformity with the provisions and regulations in that zone, and Sections 3 and 4.

2.0.3 Violation

1. No person shall cause, suffer or permit any land, [Building](#) or other [Structure](#) to be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.
2. No person shall interfere with or obstruct the entry of the persons appointed under Section 2.0.1 or any authorized representative onto any land or into any [Building](#) or other [Structure](#) to which entry is made or attempted.

2.0.4 Penalty

1. Every person who:
 - a) violates any provision of this Bylaw;

- b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw; or
 - c) neglects to do anything required to be done by any provision of this Bylaw;
 - d) 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.
2. Each day during which any violation, contravention or breach of this Bylaw continues shall be deemed a separate offence.

2.0.5

Severability

1. If any section, subsection, paragraph, subparagraph or clause of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

SECTION 3.0 - GENERAL PROVISIONS

3.0.1 Uses Permitted in All Zones

1. The following uses are permitted in all zones:
 - a) [Accessory Uses](#), unless specifically prohibited in a zone;
 - b) forestry lookouts;
 - c) a [Park](#);
 - d) [Unattended Utility](#);
 - e) [Utility](#) located within a strata development which services that development;
 - f) Any use necessary for response to a public emergency situation (such as a fire, flood, chemical spill, etc.);
 - g) A [Structure](#) with a [Total Floor Area](#) of 55 square metres (592 square feet) or less used only for storage not associated with any commercial operation or business;
 - h) A maximum of two [Camping Vehicles](#) may be occupied on a [Parcel](#) for recreation purposes for a maximum period of 6 months in any given year provided that the [Camping Vehicle](#):
 - i. remains capable of being moved;
 - ii. is not affixed to the ground in any way;
 - iii. is not affixed to any [Structure](#) such as a canopy, deck, or porch;
 - i) A Special Event which has been issued a valid Special Event License pursuant to "Special Events Bylaw No. 1194, 2002" as amended.
2. The uses identified in Section 3.0.1 (1) (a), (b), (e), (f), (g), (h), and (i) are not [Principal Uses](#).

3.0.2 Home Occupations

1. Only one [Home Occupation](#) is permitted per [Dwelling Unit](#) in a [Multiple Family Dwelling](#).
2. All [Home Occupations](#) are subject to the following restrictions:
 - a) A [Home Occupation](#) shall not result in or create a nuisance of any kind beyond the [Parcel](#) boundary, and shall not result in on street parking. At all times, the privacy and enjoyment of adjacent residents shall be preserved and the amenities of the neighbourhood maintained.
 - b) A [Home Occupation](#) shall not produce any noise, vibration, smoke, dust, odour, litter, or heat, other than that normally associated with the residential use of a [Dwelling Unit](#), nor shall it create or cause a fire hazard or electrical interference in excess of what normally occurs in the residential area.
 - c) Waste materials and garbage associated with the [Home Occupation](#) shall not be stored outdoors unless located within a container that is enclosed on all sides.
 - d) A [Home Occupation](#) must not include any business involving:
 - i. spectators;
 - ii. patron participation entertainment;
 - iii. adult-oriented entertainment;
 - iv. dating or escort services;

- v. [Community Care Facility](#);
 - vi. correction services;
 - vii. [Restaurants](#);
 - viii. Veterinary services;
 - ix. [Kennels](#);
 - x. on-site waste management or recycling;
 - xi. [Aggregate Processing](#);
 - xii. a sawmill or [Portable Sawmill](#);
 - xiii. [Warehousing](#);
 - xiv. [Campground](#);
 - xv. [Hotel](#) or any other on-site accommodation other than a [Bed and Breakfast](#);
 - xvi. the processing, packaging, storage, or distribution of cannabis;
 - xvii. [Crematorium](#).
3. [Home Occupations](#) occurring on a [Parcel](#) 2.5 hectares (6.18 acres) or less are subject to the following additional restrictions:
- a) [Home Occupations](#) may only be carried on by the resident(s) of the [Dwelling Unit](#) on the same [Parcel](#) with or without the assistance of not more than one person who do not reside in a [Dwelling Unit](#) on the same [Parcel](#).
 - b) [Home Occupations](#) may only be carried on within the [Dwelling Unit](#) or [Accessory Buildings](#), or a combination of both. The outdoor storage of raw materials, containers or finished products is not permitted. This section does not apply to the parking or storage of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, or motorcycles.
 - c) A combined floor area of a [Dwelling Units](#) and [Accessory Buildings](#), which are used for all [Home Occupations](#), must not exceed 55 square metres (592 square feet). This section does not apply to the parking or storage of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, or motorcycles.
 - d) The total combined number of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, and motorcycles located on a [Parcel](#) in association with a [Home Occupation](#) must not exceed 10.
 - e) [Home Occupations](#) must not include more than 25 square metres (269 square feet) of retail display area.
 - f) [Bed and Breakfasts](#) must not exceed three beds per [Parcel](#) providing accommodation for patrons, and the [Bed and Breakfasts](#) must accommodate no more than 6 patrons at any one time unless a different limit is established in the Zone applicable to the [Parcel](#) containing the [Bed and Breakfast](#).
 - g) An exception to Section 3.0.2 (3) (c) is that the floor area, of the [Accessory Buildings](#), which are devoted to [Home Occupations](#) on the land described as Lot 1, Section 10, Township 1A, Range 5, Coast District, Plan 5829 shall not exceed 453 square metres.
4. Home Occupations occurring on a [Parcel](#) greater than 2.5 hectares (6.18 acres) are subject to the following additional restrictions:

- a) [Home Occupations](#) may only be carried on by the resident(s) of [Dwelling Units](#) on the same [Parcel](#) with or without the assistance of not more than two persons who do not reside in [Dwelling Units](#) on the same [Parcel](#).
- b) [Home Occupations](#) must only be carried on within a [Dwelling Unit](#) or [Accessory Buildings](#) or both, except for the outdoor storage of raw materials, containers or finished products provided that the area used for outdoor storage does not exceed 5% of the [Parcel](#) area to a maximum of 0.4 hectare (1 acre). The area used for outdoor storage shall be calculated including all land between areas used for outdoor storage, resulting in a single use area.
- c) The combined floor area, of the [Dwelling Unit](#) and [Accessory Building](#), which are used for all [Home Occupations](#) must not exceed 200 square metres (2,152 square feet). This section does not apply to an area used exclusively for the parking or storage of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, or motorcycles.
- d) The combined floor area, of the [Dwelling Unit](#) used for the [Home Occupation](#), may not exceed 30 percent of the [Gross Floor Area](#) of that [Dwelling Unit](#).
- e) The total combined number of motor vehicles, trailers, [Camping Vehicles](#), boats, all terrain vehicles, snowmobiles, and motorcycles located on a [Parcel](#) in association with [Home Occupations](#) must not exceed 15.
- f) The total combined number of pieces of heavy equipment including back-hoes, bulldozers, front end loaders, graders, skidders, feller bunchers, logging trucks, harvesters, and other similar sized equipment located on a [Parcel](#) in association with [Home Occupations](#) must not exceed 15.
- g) [Home Occupation](#) must not include more than 25 square metres (269 square feet) of retail display area.
- h) [Bed and Breakfasts](#) must not exceed five beds providing accommodation for patrons, and the [Bed and Breakfast](#) must accommodate no more than 10 patrons at any one time unless a different limit is established in the Zone applicable to the [Parcel](#) containing the [Bed and Breakfast](#).

3.0.3

Portable Sawmill

1. Where permitted all [Portable Sawmills](#) are subject to the following restrictions (additional restrictions may be provided in the applicable zone).
 - a) The [Portable Sawmill](#) shall not operate for a period of six consecutive months within a 12-month period.
 - b) The [Parcel](#) on which the [Portable Sawmill](#) is located shall not contain an accumulation of wood chips, sawdust, or wood products that exceeds a [Height](#) of 10 metres (32.8 feet).
 - c) All debris, slash, wood chips and other mill waste, timbers and skids shall be removed upon cessation of the [Portable Sawmill](#) operation.
 - d) No [Structure](#) or equipment, or portion thereof used for a [Portable Sawmill](#) shall be located within 30 metres (98.4 feet) of a [Parcel Line](#).
 - e) A [Portable Sawmill](#) must be located at least 300 metres (984.25 feet) from an existing [Dwelling Unit](#) on an adjacent or nearby [Parcel](#).

- f) A [Portable Sawmill](#) in the H2 Zone shall be enclosed by a [Landscape Screen](#) not less than 2 metres (6.56 feet) high.

3.0.4 [Derelict Motor Vehicles](#)

1. The storage or parking of more than two [Derelict Motor Vehicles](#) on a [Parcel](#) is prohibited unless [Wrecking and Salvage](#) is a permitted use on that [Parcel](#).
2. This section does not apply to any [Derelict Motor Vehicles](#) located on a property classified as a farm by the British Columbia Assessment Authority if those [Derelict Motor Vehicles](#) are part of the farming operation on that [Parcel](#).

3.0.5 [Principal](#) and [Accessory Buildings](#)

1. An [Accessory Building](#) may not be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained on any [Parcel](#) unless:
 - a) the [Principal Use](#) or [Principal Building](#) to which the [Accessory Building](#) is devoted to already lawfully exists; or
 - b) the [Principal Building](#) to which the [Accessory Building](#) is devoted to will be developed, constructed, or erected, simultaneously with the [Accessory Building](#) and a building permit has been issued for the [Principal Building](#) on the [Parcel](#) pursuant to the applicable Regional District of Bulkley-Nechako Building Bylaw.
2. Where a subdivision results in an [Accessory Building](#) no longer being on the same [Parcel](#) as the [Principal Building](#) to which it was devoted, that [Building](#) may be used for storage not associated with any commercial operation or business.
3. A [Building](#) shall be deemed part of the [Principal Building](#) only if:
 - a) it is attached to the [Principal Building](#) by a common roof and a common wall having heated functional living area on each side of the common wall; or
 - b) the [Building](#) is used exclusively as a carport or garage and is attached to the [Principal Building](#) by a common roof and a portion of the parking area within the garage or carport is within 10 metres of the [Principal Building](#).

3.0.6 [Minimum Parcel Area Requirements Do Not Apply](#)

1. The required minimum Parcel area of a [Parcel](#) that may be created by subdivision in any zone established under this bylaw does not apply in the following circumstances.
 - a) Lands transferred to the Crown for public use or conservation purposes, or lands transferred to the Regional District with the Regional District's consent.
 - b) [Parcels](#) created solely for unattended equipment necessary for the operation of:
 - i. an [Unattended Utility](#);
 - ii. radio and television broadcasting antennae; or
 - iii. air or marine navigational aids.
 - c) [Parcels](#) created by the consolidation of two or more [Parcels](#).

3.0.7 Reduction of Minimum Parcel Areas

1. Where there are two or more contiguous [Parcels](#) and one or more of these [Parcels](#) does not meet the minimum [Parcel](#) area required for the applicable zone, the [Parcel](#) boundary between the [Parcels](#) may be adjusted with the result that one or more of the proposed new [Parcels](#) does not meet the minimum [Parcel](#) area required for the applicable zone provided that all of the following requirements are met:
 - a) it is not possible for the [Parcel](#) boundary between the [Parcels](#) to be adjusted so that all new [Parcels](#) meet the minimum [Parcel](#) area required for the applicable zone;
 - b) the boundary adjustment does not create or make it possible to create additional [Parcels](#);
 - c) the boundary adjustment increases the size of the smallest [Parcel](#), and the [Parcel](#) that met the minimum [Parcel](#) area requirement continues to meet the minimum [Parcel](#) area requirement; and
 - d) where two or more [Parcels](#) do not meet the minimum [Parcel](#) area requirement of the same zone only the largest [Parcel](#) may be decreased in size provided that the new [Parcels](#) do not decrease to a size smaller than the smallest parent [Parcel](#).

3.0.8 Setbacks from a Natural Boundary

1. No [Building](#) or other [Structure](#), or part thereof, shall be used, occupied, developed, constructed, erected, altered, modified, replaced, located, or enlarged within:
 - a) 45.0 metres from the [Natural Boundary](#) of the Nechako River (below and at Nautley River).
 - b) 30.0 metres from the [Natural Boundary](#) of the Babine River, Buck Creek, Bulkley River, Cheslatta River, Chilako River, Cluculz Creek (below Cluculz Lake), Drifetwood River, Endako River, Fleming Creek (below Tidesley Creek), Fulton River, Gaffney Creek, Hutudateh Creek, Inzana Creek (below Inzana Lake), Kazchek Creek, Klawli River, Kotsine River, Kuzkwa Creek, Kwanika Creek, Manson River (below Tsayta Lake), Middle River, Morice River, Nation River (below Tsayta Lake), Nautley River, Nechako River (above Nautley River), Necoslie River (within Coast Land District), Nilkitkwa River, Omineca River, Parrott Creek, Philip Creek, Rainbow Creek, Silver Creek (below Kenny Creek), Sinkut River (below Sinkut Lake), Sakeniche River, Sowchea Creek (below Marie Creek), Stellako River, Stoney Creek (below Tachick Lake), Stuart River, Sutherland River (below Gravel Creek), Sylvester Creek, Tachie River, Tchesinkut Creek, Telkwa River, Tezzeron Creek, Tsilcoh River, Valleau Creek and Skeena River;
 - c) 15 metres from the [Natural Boundary](#) of any other [Watercourse](#);
 - d) 15 metres from the [Natural Boundary](#) of any lake, marsh or pond except that where a property is less than 2,025 m² in area the setback is 7.5 metres; and
 - e) 15 metres from any dike right of way, or [Structure](#) for flood protection or seepage control;
2. Section 3.0.8 does not apply to an [Accessory Building](#) used exclusively for the storage of boats or boating accessories.

3.0.9 Land Acquired for Highway Allowances

1. Where the use of a [Parcel](#) or the siting of existing [Structures](#) on a [Parcel](#) ceases to conform to this bylaw as a result of land acquisition by the Ministry of Transportation and Infrastructure for the purpose of a [Highway](#) allowance, the [Parcel](#) is deemed to conform.
2. Where, as a result of land acquisition by the Ministry of Transportation and Infrastructure for the purpose of a [Highway](#) allowance that occurs after this Bylaw comes into force,
 - a) a [Parcel](#) of land could have been subdivided into two or more [Parcels](#) under this bylaw when the land was acquired by the Ministry of Transportation and Infrastructure, and
 - b) the [Parcel](#), as a result of the Ministry of Transportation and Infrastructure acquisition, can no longer be subdivided into the same number of [Parcels](#),

the [Parcel](#) shall be deemed to conform to this bylaw for the purposes of the subdivision as though the land acquisition had not occurred, but only to the extent that none of the [Parcels](#) that would be created by the subdivision would be less than 90% of the minimum [Parcel](#) area that would otherwise be permitted by this bylaw.
3. Sections 3.0.9 (1) and (2) do not apply to land dedicated as [Highway](#) on a plan of subdivision.

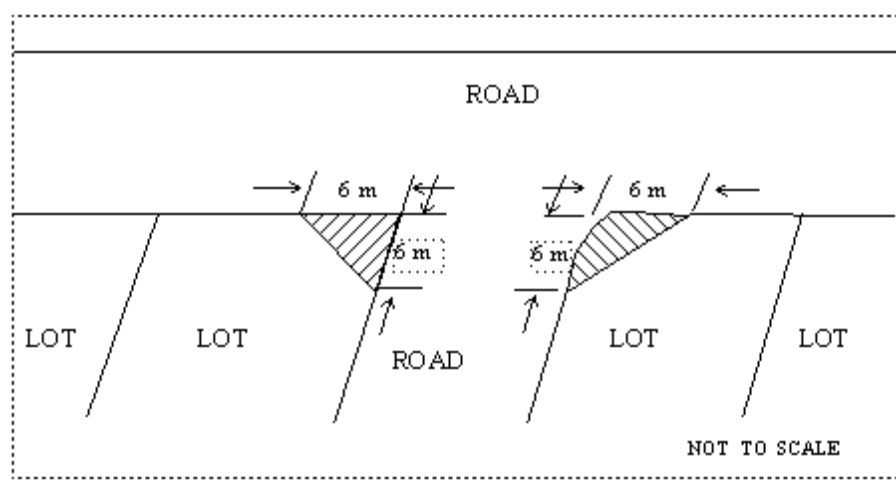
3.0.10 Intrusion into Setback Areas

1. The setbacks from [Parcel Lines](#) identified in the Zones, and the setbacks from a [Natural Boundary](#) identified in Section 3.0.8 do not apply to:
 - a) uncovered steps and landings, uncovered decks and patios, chimneys, eaves, cornices, leaders, gutters, sills, bay windows, vents, fans, shutters, and antennae provided that the feature or projection does not extend more than 0.6 metres (24 inches) into the setback area;
 - b) fire escapes, awnings, balconies, sunshades, and canopies supported only by the face of the [Structure](#) provided that the features do not extend into the setback area by more than fifty percent of the width of the required setback to a maximum of 1.2 metres (3.93 feet);
 - c) uncovered steps and landings, and uncovered decks and patios provided the top of the floor is less than 0.6 metres above finished grade and the top of any associated screen or railing is less than 1.8 metres (5.90 feet) above finished grade provided that the features do not extend into the setback required from a [Natural Boundary](#) by more than 5 metres (16.4 feet);
 - d) fences, uncovered skating rinks, hot tubs, and swimming pools, arbours, trellises, pergolas, and docks.

3.0.11 Sight Triangle

1. No person shall, within a sight triangle as defined in Diagram 1, grow or place, or permit to be grown or placed, any tree, shrub, plant, fence or [Structure](#) with horizontal dimension exceeding 0.6 metres (24 inches).

Diagram 1 – “Sight Triangle”



3.0.12 Short Term Accommodation

1. A maximum of two [Camping Vehicles](#) may be occupied on a [Parcel](#) for the duration of the demolition, construction, erection, or alteration of a [Building](#) on the same [Parcel](#), to a maximum of 8 months, provided that a valid Building Permit is in effect for that [Building](#) if a Building Permit is required, and the [Camping Vehicles](#) are used for the accommodation of persons demolishing, constructing, erecting, or altering the [Building](#).

3.0.13 Livestock and Poultry

1. [Livestock](#) are permitted only on a [Parcel](#) where [Agriculture](#) is a permitted use, except that a maximum of 10 rabbits are permitted on any [Parcel](#) where [Agriculture](#) is not a permitted use.
2. [Poultry](#) are permitted only on a [Parcel](#) where [Agriculture](#) is a permitted use, except that a maximum of 10 hens are permitted on any [Parcel](#) where [Agriculture](#) is not a permitted use.
3. Subject to Section 3.0.14.(1), where [Agriculture](#) is a permitted use on a [Parcel](#) the maximum number of [Livestock](#) permitted on that [Parcel](#) is:
 - a) 0 on [Parcels](#) that are less than 0.5 ha (1.2 acres) in area;
 - b) 2 on [Parcels](#) that are 0.5 ha (1.2 acres) or greater in area, plus an additional 2 for every additional 0.5 ha (1.2 acre) of land (for example a 1 ha [Parcel](#) may contain 4 head of [Livestock](#) and a 2 ha [Parcel](#) may contain 8 head of [Livestock](#);
 - c) no limitations on [Parcels](#) that are 5.0 ha (12 acres) or greater in area.

4. Subject to Section 3.0.13.(2) and (3), where [Agriculture](#) is a permitted use on a [Parcel](#) the maximum number of [Poultry](#) or rabbits permitted on that [Parcel](#) is:
 - a) 10 on [Parcels](#) less than 2,000 square metres (0.49 acres);
 - b) 25 on [Parcels](#) that are 2,000 square metres (0.49 acres) or greater, but less than 1.0 ha (2.47 acres);
 - c) 100 on [Parcels](#) that are 1.0 ha (2.47 acres) or greater, but less than 2.0 ha (4.94 acres),
 - d) no limitations on [Parcels](#) of 2.0 ha (4.94 acres) or greater.
5. Section 3.0.13 does not apply to land that is within the Agricultural Land Reserve.

Agricultural Parcels

Parcel size	Livestock	Poultry	Rabbits
0 – 2,000 m ²	0	10 hens	10
2,000 m ² - 0.5 ha.	0	25	25
0.5 ha - 1 ha.	2	25	25
1ha. – 1.5 ha.	4	100	100
1.5 ha. – 2 ha.	6	100	100
2 ha. – 2.5 ha.	8	No limit	No limit
2.5 ha. – 3 ha.	10	No limit	No limit
3 ha. – 3.5 ha.	12	No limit	No limit
3.5 ha. – 4 ha.	14	No limit	No limit
4 ha. – 4.5 ha.	16	No limit	No limit
5 ha. or larger	No limit	No limit	No limit

3.0.14

Wind Turbines

1. [Wind Farms](#), including all [Large Wind Turbines](#), are only permitted on land that is zoned [Wind Farm](#).
2. A [Large Wind Turbine](#) shall not be located within a distance of 300 metres (984.25 feet) from a [Highway](#).
3. [Medium Wind Turbines](#) are permitted as a [Secondary Use](#) in the H2, Ag1, RR1, C4, M1, M2, M3, P1, P2, P3, P4, and A1 zones, subject to the following regulations and restrictions:
 - a) [Medium Wind Turbines](#) may not exceed a [Wind Turbine Height](#) of 30 metres (98 feet).
 - b) A Maximum of 3 [Medium Wind Turbines](#) may be located on a [Parcel](#).

- c) A [Medium Wind Turbine](#) generator or rotor shall not be located within a distance, measured horizontally, equal to two times the [Wind Turbine Height](#) of that [Wind Turbine](#), or 50 metres, whichever is greater, from any [Parcel Line](#).
- 4. [Small Wind Turbines](#) are permitted as a [Secondary Use](#) in all zones, subject to the following regulations and restrictions:
 - a) [Small Wind Turbines](#) may not exceed a [Wind Turbine Height](#) of 20 metres (66 feet).
 - b) A maximum of 6 [Small Wind Turbines](#) may be located on a [Parcel](#).
 - c) A [Small Wind Turbine](#) generator or rotor shall not be located within a distance, measured horizontally, equal to two times the [Wind Turbine Height](#) of that [Wind Turbine](#), or 30 metres, whichever is greater, from any [Parcel Line](#).
- 5. Height maximums contained in zones do not apply to [Wind Turbines](#).

SECTION 4.0 – ZONE DESIGNATIONS

4.0.1 Zone Designations

1. For the purposes of this bylaw, the areas of the Regional District of Bulkley-Nechako shown on the Schedule B maps, are divided into the following zones:

ZONE TITLE	SHORT TITLE
Single Family Residential.....	R1
Multiple Family Residential.....	R2
Waterfront Residential I.....	R3
Waterfront Residential II.....	R4
Country Residential.....	R5
Rural Residential	R6
Manufactured Home Park.....	R7
Hudson Bay Mountain Recreational Residential.....	R8
Hudson Bay Mountain Single Family Residential.....	R9
Hudson Bay Mountain Multiple Family Residential.....	R10
Bare Land Strata Residential	R11
Small Holdings	H1
Small Holdings - Additional Dwelling	H1A
Small Holdings - Industrial Shop.....	H1B
Large Holdings.....	H2
Agricultural.....	Ag1
Rural Resource	RR1
General Commercial.....	C1
Local Commercial	C1A
Highway Commercial	C2
Highway Commercial - Manufactured Home Dealer	C2A
Tourist Commercial.....	C3
Strata Resort Commercial	C4
Light Industrial.....	M1
Light Industrial – Contracting.....	M1A
Heavy Industrial	M2
Agricultural Industry.....	M3
Civic/Institutional	P1
Special Civic/Institutional.....	P1A
Recreation	P2
Special Recreation.....	P2A
Airport	A1
Wind Farm.....	WF

2. The Wind Farm Overlay Zone applies to land identified as being zoned [Wind Farm](#), in addition to any other zone applied to that land, and in the event of a conflict the most restrictive provisions govern.

3. The extent of each zone is shown on the Schedule B maps.
4. If a zone boundary is shown as following a [Highway](#) right-of-way, the centre line of that [Highway](#) right-of-way shall be considered the zone boundary. In cases where the [Highway](#), or a portion of it, is consolidated with abutting land, it shall be construed to have the same zoning as that abutting land.
5. If a zone boundary is shown as following the edge of a body of water or a [Watercourse](#), the [Natural Boundary](#) of the body of water or [Watercourse](#) is to be considered the zone boundary, and shall be construed to move along with the [Natural Boundary](#) in the case of change resulting from natural erosion or accretion of land.
6. Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning maps referred to in Section 4.0.1 (3).
7. Where more than one setback applies to the same [Parcel Line](#), the larger or more restrictive setback applies.
8. Where a [Parcel](#) is located in more than one zone, the provisions of this bylaw shall apply as if the zone boundary was the [Parcel Line](#), except that:
 - a) in the case of subdivision a [Parcel](#) to be created must meet the largest minimum area requirement that applies to any portion of that [Parcel](#);
 - b) the number of [Dwelling Units](#) permitted on a [Parcel](#) must not exceed the maximum number of [Dwelling Units](#) permitted in any zone that applies to that [Parcel](#); and
 - c) the setback from [Parcel Lines](#) identified in the Zones does not apply to the zone boundary that split zones the [Parcel](#).
9. A zone may be separated into subzones as shown on a map contained within that zone.

SECTION 5.0 - SINGLE FAMILY RESIDENTIAL ZONE (R1)**5.0.1 Permitted Uses**

1. [Principal Uses](#)
 - a) [Single Family Dwelling](#)

5.0.2 Density

1. Not more than one [Single Family Dwelling](#) shall be located on a [Parcel](#).

5.0.3 Parcel Area

The minimum [Parcel](#) area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if both a [Community Water System](#) and a [Community Sewer System](#) serve the [Parcel](#); or
2. 2 hectares (4.94 acres) if the [Parcel](#) is not served by a [Community Water System](#) and a [Community Sewer System](#).

5.0.4 Parcel Coverage

1. [Structures](#) shall not cover more than thirty-three percent of the [Parcel](#) area.

5.0.5 Setback

1. No [Structure](#) or part thereof shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the [Front Parcel Line](#)
 - b) 6 metres (19.68 feet) from the [Rear Parcel Line](#);
 - c) 3 metres (9.84 feet) from any [Parcel Line](#) which abuts a [Lane](#);
 - d) 2 metres (6.56 feet) from each [Side Parcel Line](#), which does not abut a [Highway](#)
 - e) 4.5 metres (14.76 feet) from any [Parcel Line](#) which abuts a [Highway](#).

5.0.6 Height

1. The maximum [Height](#) for a fence is 1.2 metres (4 feet) in a [Front Yard](#) and 1.8 metres (6 feet) in any other [Yard](#).

SECTION 6.0 - MULTIPLE FAMILY RESIDENTIAL ZONE (R2)**6.0.1** Permitted Uses

1. Principal Uses
 - a) Multiple Family Dwelling on a Parcel that is serviced by a Community Sewer System.
 - b) Two Family Dwelling on a Parcel that Serviced by a Community Sewer System.
 - c) Single Family Dwelling

6.0.2 Density

1. Not more than one Multiple Family Dwelling, one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel.
2. The maximum number of Dwelling Units permitted in a Multiple Family Dwelling is one Dwelling Unit per 300 square metres (3,229 square feet) of Parcel area.

6.0.3 Limitations on Use

1. Home Occupations are restricted to Office use only, and a Bed and Breakfast that includes a maximum of three beds and provides accommodation to a maximum of 6 patrons at any one time.

6.0.4 Parcel Area

1. The minimum Parcel area that may be created by subdivision is as follows.
 - a) 700 square metres (7,536 square feet) if both a Community Water System and a Community Sewer System serve the Parcel.
 - b) 2 hectares (4.94 acres) if the Parcel is not served by both a Community Water System and a Community Sewer System.

6.0.5 Parcel Coverage

1. Structures shall not cover more than thirty-three percent of the Parcel area.

6.0.6 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front Parcel Line
 - b) 6 metres (19.68 feet) from the Rear Parcel Line;
 - c) 3 metres (9.84 feet) from any Parcel Line which abuts a Lane;
 - d) 2 metres (6.56 feet) from each Side Parcel Line, which does not abut a Highway
 - e) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

6.0.7 Height

1. The maximum Height for a fence shall be 1.2 metres (4 feet) in a Front Yard and 1.8 metres (6 feet) in any other Yard.

SECTION 7.0 - WATERFRONT RESIDENTIAL I ZONE (R3)**7.0.1** Permitted Uses

1. Principal Uses
 - a) Single Family Dwelling;

7.0.2 Density

1. Not more than one Single Family Dwelling shall be located on a Parcel.

7.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is as follows.
 - a) 500 square metres (5,382 square feet) if both a Community Water System and a Community Sewer System serve the Parcel.
 - b) 8000 square metres (1.98 acres) if the Parcel is not served by both a Community Water System and a Community Sewer System.

7.0.4 Minimum Water Frontage

1. The minimum Water Frontage that may be created by subdivision is 30 metres (98 feet).

7.0.5 Parcel Coverage

1. Structures shall not cover more than thirty-three percent of a Parcel.

7.0.6 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front Parcel Line;
 - b) 2 metres (6.56 feet) from each Side Parcel Line, which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

7.0.7 Height

1. The maximum Height for a fence shall be 1.2 metres (4 feet) in a Front Yard and 1.8 metres (6 feet) in any other Yard.

SECTION 8.0 - WATERFRONT RESIDENTIAL II ZONE (R4)**8.0.1** Permitted Uses

1. Principal Uses
 - a) Single Family Dwelling
 - b) Two Family Dwelling
 - c) A building containing three Dwelling Units where each of the Dwelling Units is occupied by only one resident, only on the Parcel legally described as Lot 2, Plan 3309, District Lot 314, Range 5, Coast District.

8.0.2 Density

1. Not more than one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel.

8.0.3 Limitations on Use

1. A Two Family Dwelling is not a permitted use on the Parcel legally described as Lot 2, Plan 3309, District Lot 314, Range 5, Coast District.

8.0.4 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 8,000 square metres (1.98 acres).

8.0.5 Minimum Water Frontage

1. The minimum Water Frontage that may be created by subdivision is 60 metres (197 feet).

8.0.6 Parcel Coverage

1. Structures shall not cover more than thirty-three percent of a Parcel area.

8.0.7 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front Parcel Line;
 - b) 2 metres (6.56 feet) from each Side Parcel Line which does not abut a Highway;
 - c) 4.5metres (14.76 feet) from any Parcel Line which abuts a Highway.

8.0.8 Height

1. The maximum Height for a fence shall be 1.2 metres (4 feet) in a Front Yard and 1.8 metres (6 feet) in any other Yard.

SECTION 9.0 - COUNTRY RESIDENTIAL ZONE (R5)**9.0.1** Permitted Uses

1. Principal Uses
 - a) Single Family Dwelling
 - b) Two Family Dwelling
 - c) Notwithstanding Section 9.0.1 (1), a Kenel containing a maximum of 45 dogs or cats at any one time only on the Parcel legally described as Lot 14, Plan 5820, District Lot 5990, Range 5, Coast District.
2. Secondary Uses
 - a) Agriculture

9.0.2 Density

1. Not more than one Single Family Dwelling, one Two Family Dwelling shall be located on a Parcel.
2. Notwithstanding Section 9.0.2 (1), two Single Family Dwellings are permitted on the Parcel legally described as Parcel A, Section 26, Township 15, Range 5, Coast District, Plan BCP8721.

9.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 4,000 square metres (0.99 acre).

9.0.4 Parcel Coverage

1. Structures shall not cover more than thirty-three percent of a Parcel area.

9.0.5 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front and Rear Parcel Lines;
 - b) 2 metres (6.56 feet) from each Side Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

SECTION 10.0 - RURAL RESIDENTIAL ZONE (R6)**10.0.1 Permitted Uses**

1. [Principal Uses](#)
 - a) [Single Family Dwelling](#)
 - b) [Two Family Dwelling](#)
2. [Secondary Uses](#)
 - a) [Agriculture](#)

10.0.2 Density

1. Not more than one [Single Family Dwelling](#) or one [Two Family Dwelling](#) shall be located on a [Parcel](#).
2. Notwithstanding Section 10.03 (1), two [Single Family Dwellings](#) are permitted on the Parcel legally described as Parcel A, Section 26, Township 15, Range 5, Coast District, Plan BCP8721.

10.0.3 Parcel Area

1. The minimum [Parcel](#) area that may be created by subdivision is 1 hectare (2.47 acres).

10.0.4 Setback

1. No [Structure](#) or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the [Front](#) and [Rear Parcel Lines](#);
 - b) 3 metres (9.84 feet) from each [Side Parcel Line](#) which does not abut a [Highway](#);
 - c) 4.5 metres (14.76 feet) from any [Parcel Line](#) which abuts a [Highway](#).

SECTION 11.0 - MANUFACTURED HOME PARK ZONE (R7)**11.0.1** Permitted Uses

1. [Principal Uses](#)
 - a) [Manufactured Home Park](#)

11.0.2 Density

1. The maximum number of [Manufactured Homes](#) permitted in a [Manufactured Home Park](#) is one [Manufactured Home](#) per 200 square metres (2,152 square feet) of [Parcel](#) area where the [Manufactured Home Park](#) is within a fire protection service area.
2. The maximum number of [Manufactured Homes](#) permitted in a [Manufactured Home Park](#) is one [Manufactured Home](#) per 238 square metres (2,562 square feet) of [Parcel](#) area where the [Manufactured Home Park](#) is not within a fire protection service area.
3. Not more than one [Single Family Dwelling](#) that is not a [Manufactured Home](#) shall be located on a [Parcel](#).

11.0.3 Parcel Area

1. The minimum [Parcel](#) area that may be created by subdivision is as follows.
 - a) 2 hectares (4.94 acres) if the [Parcel](#) is not served by both a [Community Water System](#) and a [Community Sewer System](#).

11.0.4 Setback

1. No [Structure](#) or part thereof, shall be located within 7.5 metres (24.60 feet) of any [Parcel Line](#).

11.0.5 Height

1. The maximum [Height](#) for a [Principal Building](#) is 7.6 metres (25 feet).
2. The maximum [Height](#) for a fence is 1.2 metres (4 feet) in a [Front Yard](#) and 1.8 metres (6 feet) in any other Yard.

11.0.6 Standards

1. Every use of land, [Building](#) or other [Structure](#) shall conform with the provisions of the "Regional District of Bulkley-Nechako Manufactured Home Park Bylaw No. 740, 1993" and amendments thereto.

11.0.7 Other Regulations

1. The minimum permitted separation between [Manufactured Homes](#) is 6 metres (19.68 feet) where the [Manufactured Home Park](#) is within a fire protection service area.
2. The minimum permitted separation between [Manufactured Homes](#) is 9 metres (29.5 feet) where the [Manufactured Home Park](#) is not within a fire protection service area.

SECTION 12.0 - HUDSON BAY MOUNTAIN RECREATIONAL RESIDENTIAL ZONE (R8)

12.0.1 Permitted Uses

1. Principal Uses
 - a) Cabin

12.0.2 Density

1. Not more than one Cabin shall be located on a Parcel.
2. The maximum Total Floor Area permitted for a Cabin is 167.23 square metres (1,800 square feet).
3. The maximum Total Floor Area permitted for an Accessory Building is 14 square metres (150 square feet).

12.0.3 Limitations on Use

1. A Bed and Breakfast is not permitted except on the Parcel legally described as Block H, District Lot 2531, Range 5, Coast District provided that the Bed and Breakfast has a maximum of six beds, and is not in operation for more than 200 days per year in any given year.

12.0.4 Parcel Area

1. The minimum Parcel area that may be created by subdivision is as follows:
 - a) 1,700 square metres (18,299 square feet);
 - b) notwithstanding subclause 12.0.4(a) the minimum Parcel area required for the Parcel legally described as Block L, District Lot 1586, Range 5, Coast District is 1,214 square metres (13,068 square feet).

12.0.5 Setback

1. No Structure or part thereof shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front Parcel Line;
 - b) 2 metres (6.56 feet) from each Side Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) of any Parcel Line which abuts a Highway.

12.0.6 Height

1. The maximum Height of any Structure is 8.0 metres (26.25 feet).

12.0.7 Fences

1. Fences are not permitted.

SECTION 12.1 - HUDSON BAY MOUNTAIN SINGLE FAMILY RESIDENTIAL (R9)**12.1.1** Permitted Uses

1. Principal Uses
 - a) Hotel only on a Parcel that has an area equal to or greater than 1,858 square metres in area and serviced by a Community Water System and a Community Sewer System
 - b) Single Family Dwelling.

12.1.2 Density

1. Not more than two Single Family Dwellings shall be located on a Parcel.
2. The maximum permitted Gross Floor Area of a Single Family Dwelling is equal to a Floor Space Ratio of 0.35 or 465 square metres (5,005 square feet), whichever is less.
3. Where there are two Single Family Dwellings on a Parcel only one Single Family Dwelling may exceed a Gross Floor Area of 56 square metres (603 square feet).
4. Where there are two Single Family Dwellings on a Parcel one of the Single Family Dwellings must exceed a Gross Floor Area of 100 square metres (1,076 square feet);
5. The maximum permitted Gross Floor Area for all Accessory Buildings on a Parcel is 60 square metres (645.9 square feet);
6. The maximum permitted floor area used for parking contained in a Principal or Accessory Buildings is 60 square metres (645.9 square feet).
7. The maximum permitted floor area for a Secondary Suite is 100 square metres (1,076 square feet). In no case shall the floor area of the Secondary Suite exceed forty percent of the Gross Floor Area of the Principal Building.
8. The minimum permitted floor area for a Secondary Suite is 37 square metres (398.28 square feet).

12.1.3 Limitations on Use

1. A Parcel containing a Hotel may not contain a Single Family Dwelling.
2. A Single Family Dwelling located on a Parcel that is less than 1,858 square metres (20,000 square feet) in area may have a maximum of 5 bedrooms.
3. A Single Family Dwelling located on a Parcel that is equal to or greater than 1,858 square metres (20,000 square feet) in area may have a maximum of 7 bedrooms.
4. Where there are two Single Family Dwellings on a Parcel, a Secondary Suite is not permitted in the Single Family Dwelling.

5. [Home Occupations](#) are restricted to [Office](#) use only, and a [Bed and Breakfast](#) that includes a maximum of three beds and provides accommodation to a maximum of 6 patrons at any one time.
6. A [Hotel](#) may only contain a common kitchen, common recreation area, and a maximum of 7 one bedroom [Sleeping Units](#). No recreation facilities, [Restaurant](#), [Personal Services](#), or convenience store are permitted in a [Hotel](#) in the Hudson Bay Mountain Single Family Residential Zone.
7. A [Secondary Suite](#) may contain a maximum of two bedrooms, one kitchen, and one living room.

12.1.4 [Parcel Area](#)

1. The minimum [Parcel](#) area that may be created by subdivision is 750 square metres (8,070 square feet) where those [Parcels](#) are served by a [Community Water System](#) and a [Community Sewer System](#).
2. The minimum [Parcel](#) area that may be created by subdivision is 8 hectares (19.77 acres) where those [Parcels](#) are not served by a [Community Water System](#) and a [Community Sewer System](#).

12.1.5 [Parcel Coverage](#)

1. [Structures](#) shall not cover more than thirty-five percent of the [Parcel](#) area.

12.1.6 [Setback](#)

1. No [Structure](#) or part thereof shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the [Front Parcel Line](#);
 - b) 3 metres (9.84 feet) from the [Rear Parcel Line](#);
 - c) 5 metres (16.40 feet) from each [Side Parcel Line](#) of [Parcels](#) with a [Parcel](#) area less than 929 square metres (10,000 square feet);
 - d) 6 metres (19.68 feet) from each [Side Parcel Line](#) of [Parcels](#) with a [Parcel](#) area equal to or greater than 929 square metres (10,000 square feet).

12.1.7 [Height](#)

1. The maximum [Height](#) for a [Principal Building](#) is 8.0 metres (26.25 feet).
2. The maximum [Height](#) for an [Accessory Building](#) or other [Structure](#) is 5.0 metres (16.4 feet).
3. The maximum [Height](#) for a fence is 1.8 metres (6 feet).

SECTION 12.2 - HUDSON BAY MOUNTAIN MULTIPLE FAMILY RESIDENTIAL (R10)**12.2.1** Permitted Uses

1. Principal Uses
 - a) Multiple Family Dwelling only on Parcels serviced by a Community Water System and a Community Sewer System
 - b) Single Family Dwelling

12.2.2 Density

1. Not more than one Multiple Family Dwelling or one Single Family Dwelling shall be located on a Parcel.
2. A maximum density of 50 Dwelling Units per hectare is permitted.
3. The maximum number of Dwelling Units per Building is 4.
4. The maximum permitted Floor Space Ratio is 0.40.
5. The minimum permitted Gross Floor Area for a Dwelling Unit is 50 square metres (538.21 square feet).
6. The maximum permitted Gross Floor Area of an Accessory Building for indoor recreational use is 235 square metres (2,529.60 square feet).

12.2.3 Limitations on Use

1. The maximum permitted number of bedrooms in a Dwelling Unit is 4.
2. A Single Family Dwelling may be used for Temporary Accommodation of guests where there are a maximum of 2 patrons per bedroom and a maximum of 8 patrons per Single Family Dwelling.
3. A Home Occupation and a Secondary Suite are not permitted.

12.2.4 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 929 square metres (10,000 square feet) where those Parcels are served by a Community Water System and a Community Sewer System.
2. In the case of a bare land strata subdivision, the minimum area of a strata lot is 175 square metres (1,883.75 square feet) where those Parcels are served by a Community Water System and a Community Sewer System.
3. The minimum Parcel area that may be created by subdivision is 8 hectares (19.77 acres) where those Parcels are not served by a Community Water System and a Community Sewer System.

12.2.5 Parcel Coverage

1. [Structure](#)s shall not cover more than thirty-five percent of the [Parcel](#) area.

12.2.6 Setback

1. No [Structure](#) or part thereof shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the [Front Parcel Line](#);
 - b) Ten percent of the width measured along the [Front Parcel Line](#), to a maximum requirement of 6 metres (19.68 feet), from the [Side Parcel Lines](#).
 - c) 3 metres (9.84 feet) from the [Rear Parcel Line](#).
2. No setback is required from a [Side Parcel Line](#) where [Structure](#)s share a common wall along that [Parcel Line](#).

12.2.7 Height

1. The maximum [Height](#) for any [Structure](#), other than a fence, is 11 metres (36 feet).
2. The maximum [Height](#) for a fence is 1.8 metres (6 feet).

12.2.8 Parking

1. A minimum of twenty-five percent of the required parking within a [Parcel](#) shall be provided as visitor parking and such stalls shall be marked as such.
2. Not more than fifty percent of the setback areas shall be used for parking and in no case shall any parking space be located within 1.5 metres (4.92 feet) of a [Parcel Line](#).

12.2.9 Other Regulations

1. The minimum permitted separation between [Principal Buildings](#) is 6 metres (19.68 feet).

SECTION 13.0 – BARE LAND STRATA RESIDENTIAL (R11)**13.0.1** Permitted Uses

1. [Principal Uses](#)
 - a) [Single Family Dwelling](#)
2. [Secondary Uses](#):
 - a) [Recreational Vehicle Storage](#) on [Common Property](#)
 - b) Recreation facilities for strata residents on [Common Property](#)

13.0.2 Density

1. Not more than one [Single Family Dwelling](#) may be located on a strata lot.
2. A bare land strata plan shall not contain more than 15 strata lots.
3. The maximum number of [Dwelling Units](#) permitted in a bare land strata development is one [Dwelling Unit](#) for every 1.2 hectares (3 acres) of land included in the bare land strata plan.
4. The maximum permitted [Gross Floor Area](#) of all [Structures](#) located on [Common Property](#) shall not exceed a total [Gross Floor Area](#) of 300 square metres (3,229 square feet).

13.0.3 Limitations on Use

1. A [Single Family Dwelling](#) is not permitted on [Common Property](#).
2. [Secondary Suites](#) are not permitted.

13.0.3 Parcel Servicing

1. A strata subdivision is not permitted if the bare land strata lots are not served by a [Community Sewer System](#).

13.0.4 Parcel Area

1. The land included in a bare land strata plan shall be a minimum of 1.2 hectares (3 acres) for each strata lot contained within the bare land strata plan (for example a proposal for 5 strata lots would require a total [Parcel](#) size of at least 6 hectares (15 acres)).
2. The minimum [Parcel](#) area that may be created by subdivision is 2 hectares (5 acres), unless that [Parcel](#) is [Common Property](#) or a strata lot within a bare land strata plan.

13.0.5 Parcel Coverage

1. [Structures](#) shall not cover more than forty percent of a [Parcel](#).

13.0.6 Setback

1. No [Structure](#) or part thereof shall be located within the setbacks prescribed below. These setbacks do not apply to [Parcel Lines](#) separating a strata lot from another strata lot, or a strata lot from [Common Property](#).
 - a) 7.5 metres (24.60 feet) from the Front and [Rear Parcel Lines](#);
 - b) 5 metres (16.40 feet) from each [Side Parcel Line](#).
2. No [Structure](#) or part thereof shall be located within the setbacks prescribed below.
 - a) 4.5 metres (14.76 feet) from a [Parcel Line](#) which abuts an internal strata roadway.

13.0.7 Height

1. The maximum [Height](#) for any [Structure](#), other than a fence, is 11 metres (36 feet).
2. The maximum [Height](#) for a fence is 1.8 metres (6 feet).

SECTION 14.0 - SMALL HOLDINGS ZONE (H1)**14.0.1** Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Single Family Dwelling
 - c) Two Family Dwelling
 - d) Recreational Vehicle Storage in a building with a maximum Gross Floor Area of 149 square metres only on the Parcel legally described as District Lot 2022A, Range 5, Coast District, Except Plans 1152, 6141 and 9568.
2. Secondary Uses
 - a) Kennel on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family or Two Family Dwelling is the Principal Use.
 - b) Taxidermy Shop on the Parcel legally described as Lot A, Section 2, Township 1A Range 5, Coast District, Plan PRP43278 provided that a Single Family or Two Family Dwelling is the Principal Use.

14.0.2 Density

1. Not more than one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
2. Notwithstanding Section 14.0.2 (1) two Single Family Dwellings are permitted on the Parcel legally described as Lot 3, Plan 5124, District Lot 4163, Range 5, Coast District provided that one of the Dwelling Units does not exceed Gross Floor Area of 100 square metres (1,076 square feet).
3. Not more than two Single Family Dwellings, or one Two Family Dwelling shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.

14.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

14.0.4 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front and Rear Parcel Lines;
 - b) 5 metres (16.40 feet) from each Side Parcel Line which does not abut a Highway;
 - c) 7.5 metres (24.60 feet) from any Parcel Line which abuts a Highway.

SECTION 14.1 - SMALL HOLDINGS - ADDITIONAL DWELLING ZONE (H1A)**14.1.1** Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Single Family Dwelling
 - c) Two Family Dwelling
2. Secondary Uses
 - a) Kenel on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Dwelling Unit is a Principal Use.

14.1.2 Density

1. Not more than two Single Family Dwellings or one Two Family Dwelling shall be located on a Parcel.
2. Only one Single Family Dwelling per Parcel is permitted a Gross Floor Area which exceeds 120 square metres (1,290 square feet).
3. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 21, Section 22, Township 1A, Range 5, Coast District, Plan 9692 may exceed a Gross Floor Area of 185 square metres (1,991 square feet).
4. Notwithstanding Section 14.1.2 (2) only one Single Family Dwelling on the Parcel legally described as Lot 4, Section 2, Township 1A, Range 5, Coast District, Plan 7267 may exceed a Gross Floor Area of 140 square metres (1,500 square feet).

14.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

14.1.4 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.60 feet) from the Front and Rear Parcel Lines;
 - b) 5 metres (16.40 feet) from each Side Parcel Line which does not abut a Highway;
 - c) 7.5 metres (24.60 feet) from any Parcel Line which abuts a Highway.

SECTION 14.2 - SMALL HOLDINGS - INDUSTRIAL SHOP ZONE (H1B)**14.2.1 Permitted Uses**

1. Principal Uses
 - a) Agriculture
 - b) Single Family Dwelling
 - c) Two Family Dwelling
2. Secondary Uses
 - a) Contracting only on a Parcel where a Single Family Dwelling or Two Family Dwelling is a Principal Use.
 - b) Light Manufacturing only on a Parcel where a Single Family Dwelling or Two Family Dwelling is a Principal Use.
 - c) Kenel only on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family Dwelling or Two Family Dwelling is a Principal Use
 - d) Veterinary Clinic only on a Parcel where a Single Family Dwelling or Two Family Dwelling is a Principal Use.

14.2.2 Density

1. Not more than one Single Family Dwelling or one Two Family Dwelling shall be located on a Parcel which is less than 4 hectares (9.88 acres) in area.
2. Not more than two Single Family Dwellings or one Two Family Dwelling shall be located on a Parcel which is 4 hectares (9.88 acres) in area or greater.

14.2.3 Limitations on Use

1. A Contracting or Light Manufacturing use must only be carried on within an enclosed building except for the outdoor storage provided that the outdoor storage does not occupy an area in excess of 0.4 hectare (1 acre). The area used for outdoor storage shall be calculated including all land between areas used for outdoor storage, resulting in a single use area. The combined floor area of all Structures used for Contracting and Light Manufacturing must not exceed 200 square metres (2,152 square feet).

14.2.4 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

14.2.5 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a. 7.5 metres (24.60 feet) from the Front and Rear Parcel Lines;
 - b. 5 metres (16.40 feet) from each Side Parcel Line which does not abut a Highway;
 - c. 7.5 metres (24.60 feet) from any Parcel Line which abuts a Highway.

SECTION 15.0 - LARGE HOLDINGS ZONE (H2)**15.0.1** Permitted Uses1. Principal Uses

- a) Agriculture
- b) Intensive Agriculture only on a Parcel that has an area equal to or greater than 8 hectares (19.77 acres).
- c) Single Family Dwelling
- d) Two Family Dwelling
- e) Portable Sawmill
- f) Rural Retreat
- g) Utility only on lands designated Ski Smithers Development Area in the “Smithers Telkwa Rural Official Community Plan”.

2. Secondary Uses

- a) Kennel only on a Parcel that has an area equal to or greater than 2 hectares (4.94 acres) and a Single Family Dwelling or Two Family Dwelling is the Principal Use.
- b) Large Kennel only on a Parcel that has an area equal to or greater than 8 hectares (19.77 acres) and a Single Family Dwelling or Two Family Dwelling is the Principal Use.
- c) Guest Ranch only on a Parcel where Agriculture is a Principal Use.

15.0.2 Density

- 1. Not more than two Single Family Dwellings or one Two Family Dwelling shall be located on a Parcel.

15.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 8 hectares (19.77 acres).

15.0.4 Setback

- 1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.
- 2. No Building or portion thereof used for Intensive Agriculture shall be located within:
 - a) 60 metres (196.85 feet) of a Parcel line;
 - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

SECTION 16.0 - AGRICULTURAL ZONE (AG1)**16.0.1** Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Farmers' Market
 - c) Intensive Agriculture
 - d) Large Kennel
 - e) Portable Sawmill
 - f) Primitive Campground
 - g) Rural Retreat
 - h) Single Family Dwelling
 - i) Veterinary Clinic
 - j) Notwithstanding Section 16.0.1(1), a maximum of 3 Guest Cabins, 1 Resort Lodge and a Primitive Campsite are permitted on the land legally described as Parcel A of the Fractional NW ¼ of Section 7, Township 2A, Range 5, Coast District, Plan 9922.
2. Secondary Uses
 - a) Guest Ranch only on a Parcel where Agriculture or Intensive Agriculture is a Principal Use.

16.0.2 Density

1. Not more than one Single Family Dwelling shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*.
2. The combined maximum number of sites for Camping Vehicles or tents in a Primitive Campground is 10 per hectare.

16.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 16 hectares (39.5 acres).

16.0.4 Setback

1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.
2. No Building or portion thereof used for Intensive Agriculture shall be located within:
 - a) 60 metres (196.85 feet) of a Parcel line;
 - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

SECTION 17.0 - RURAL RESOURCE ZONE (RR1)**17.0.1** Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Cabin
 - c) Farmers' Market
 - d) Intensive Agriculture
 - e) Large Kennel
 - f) Portable Sawmill
 - g) Primitive Campground
 - h) Rural Retreat
 - i) Single Family Dwelling
 - j) Two Family Dwelling
 - k) Veterinary Clinic
2. Secondary Uses
 - a) Guest Ranch only on a Parcel where Agriculture or Intensive Agriculture is a Principal Use

17.0.2 Density

1. No more than the following combinations of Single Family Dwellings, Two Family Dwellings or Cabins are permitted on a Parcel:
 - a) one Single Family Dwelling and up to 3 Cabins;
 - b) one Two Family Dwelling and up to two Cabins; or
 - c) up to four Cabins.
2. The combined maximum number of sites for Camping Vehicles or tents in a Primitive Campground is 10 per hectare.

17.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 28 hectares (69 acres).

17.0.4 Setback

1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.
2. No Building or portion thereof used for Intensive Agriculture shall be located within:
 - a) 60 metres (196.85 feet) of a Parcel line;
 - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

SECTION 18.0 - GENERAL COMMERCIAL ZONE (C1)**18.0.1** Permitted Uses

1. Principal Uses
 - a) Agricultural Feed Store
 - b) Clubhouse
 - c) Community Recreation
 - d) Convenience Retail Store
 - e) Farmers' Market
 - f) Hotel
 - g) Licensed Establishment
 - h) Light Equipment Repair and Sales
 - i) Office
 - j) Personal Service
 - k) Restaurant
 - l) Retail Store
 - m) Service Station
 - n) Veterinary Clinic
2. Secondary Uses
 - a. Dwelling Unit in a building containing a Principal Use

18.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

18.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2,000 square metres (21,529 square feet).

18.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

18.0.5 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 6 metres (19.68 feet) from the Rear Parcel Line;
 - b) 3 metres (9.84 feet) from the Parcel Line which abuts a Lane;
 - c) Where there is no developed rear Lane 5 metres (16.4 feet) from one Side Parcel Line;
 - d) where the Parcel abuts a Residential Zone, 6 metres (19.68 feet) from that Parcel Line;
 - e) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

SECTION 18.1 - LOCAL COMMERCIAL ZONE (C1A)**18.1.1** Permitted Uses

1. Principal Uses
 - a) Agricultural Feed Store
 - b) Community Recreation
 - c) Convenience Retail Store
 - d) Farmers' Market
 - e) Licensed Establishment
 - f) Personal Service
 - g) Restaurant
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling

18.1.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

18.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2,000 square metres (21,529 square feet).

18.1.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

18.1.5 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 6 metres (19.68 feet) from the Rear Parcel Line;
 - b) 3 metres (9.84 feet) from the Parcel Line which abuts a Lane;
 - c) where there is no developed rear Lane 5 metres (16.4 feet) from one Side Parcel Line;
 - d) where the Parcel abuts a Residential Zone, 6 metres (19.68 feet) from that Parcel Line.
 - e) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway;

SECTION 19.0 – HIGHWAY COMMERCIAL ZONE (C2)**19.0.1 Permitted Uses**

1. [Principal Uses](#)
 - a) [Agricultural Feed Store](#)
 - b) [Convenience Retail Store](#)
 - c) [Heavy Equipment Repair and Sales](#)
 - d) [Hotel](#)
 - e) [Light Equipment Repair and Sales](#)
 - f) [Manufactured Home Dealer](#)
 - g) [Motor Vehicle Repair](#)
 - h) [Motor Vehicle Rentals](#)
 - i) [Motor Vehicle Dealer](#)
 - j) [Motor Vehicle Wash](#)
 - k) [Restaurant](#)
 - l) [Service Station](#)
 - m) [Veterinary Clinic](#)
2. [Secondary Uses](#)
 - a) [Dwelling Unit](#) in a building containing a [Principal Use](#)
 - b) [Single Family Dwelling](#)

19.0.2 Density

1. Not more than one [Dwelling Unit](#) shall be located on a [Parcel](#).

19.0.3 Parcel Area

1. The minimum [Parcel](#) area that may be created by subdivision is 2,000 square metres (21,529 square feet).

19.0.4 Parcel Coverage

1. [Structure](#)s shall not cover more than thirty-three percent of the area of a [Parcel](#).

19.0.5 Setback

1. No [Structure](#) or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.61 feet) from the [Front Parcel Line](#);
 - b) 6 metres (19.68 feet) from the [Rear Parcel Line](#);
 - c) 3 metres (9.84 feet) from any [Parcel Line](#) which abuts a [Lane](#);
 - d) where there is no developed rear [Lane](#) 5 metres (16.4 feet) from one [Side Parcel Line](#);
 - e) where the [Parcel](#) abuts a [Residential Zone](#), 6 metres (19.68 feet) from that [Parcel Line](#);
 - f) 4.5 metres (14.76 feet) from any [Parcel Line](#) which abuts a [Highway](#).

SECTION 19.1 – HIGHWAY COMMERCIAL – MANUFACTURED HOME DEALER (C2A)

19.1.1 Permitted Uses

1. Principal Uses
 - a) Manufactured Home Dealer
2. Secondary Uses
 - a) Single Family Dwelling

19.1.2 Density

1. Not more than one Single Family Dwelling shall be located on a Parcel.

19.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2,000 square metres (21,529 square feet).

19.1.4 Parcel Coverage

1. Structures, except Manufactured Homes for sale and ready for purchase and delivery, shall not cover more than thirty-three percent of the area of a Parcel.

19.1.5 Setback

1. No Structure or part thereof, shall be located within the setback prescribed below:
 - a) 7.5 metres (24.61 feet) from the Front Parcel Line;
 - b) 6 metres (19.68 feet) from the Rear Parcel Line;
 - c) 3 metres (19.68 feet) from any Parcel Line which abuts a Lane;
 - d) where the Parcel abuts a Residential Zone, 6 metres (19.68 feet) from that Parcel Line;
 - e) where there is no developed rear Lane 5 metres (16.4 feet) from one Side Parcel Line;
 - f) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Highway.

SECTION 20.0 - TOURIST COMMERCIAL ZONE (C3)**20.0.1 Permitted Uses**

1. Principal Uses
 - a) Campground
 - b) Hotel
 - c) Marina
 - d) Outdoor Recreation
 - e) Primitive Campground
 - f) Restaurant
 - g) Single Family Dwelling
2. Secondary Uses
 - a) Convenience Retail Store
 - b) Licensed Establishment
 - c) Recreational Vehicle Storage

20.0.2 Density

1. The combined maximum number of Sleeping Units in a Hotel, and sites for Cabins, Camping Vehicles and tents in a Campground or Primitive Campground is 25 per hectare.
2. Not more than one Dwelling Unit (that is not a Cabin) shall be located on a Parcel.

20.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).

20.0.4 Setback

1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of a Parcel Line.

SECTION 21.0 – STRATA RESORT COMMERCIAL ZONE (C4)**21.0.1** Permitted Uses

1. Principal Uses
 - a) Cabin only on a Parcel that has an area equal to or greater than 280 square metres (3,031 square feet).
 - b) Campground
 - c) Marina
 - d) Outdoor Recreation
 - e) Primitive Campground
2. Secondary Uses
 - a) Convenience Retail Store on Common Property
 - b) Dwelling Unit in a building containing a Principal Use on Common Property
 - c) Licensed Establishment on Common Property
 - d) Recreational Vehicle Storage on Common Property
 - e) Restaurant on Common Property
 - f) Single Family Dwelling on Common Property

21.0.2 Density

1. Only one of the following uses, or combination of uses, is permitted on a strata lot:
 - a) one Camping Vehicle and one tent site;
 - b) two tent sites; or
 - c) one Strata Cabin.
2. The maximum number of strata lots is 25 per hectare.
3. The combined maximum number of sites for Cabins, Camping Vehicles or tents in a Campground or Primitive Campground is 25 per hectare.
4. Not more than one Dwelling Unit (that is not a Cabin) shall be located in a strata development.

21.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres), unless that Parcel is a strata lot or Common Property that is part of a bare land strata plan.
2. In the case of a bare land strata subdivision, the minimum area of a strata lot that may be created by subdivision is 100 square metres (1,076 square feet).

21.0.4 Setbacks

1. No [Camping Vehicles](#) or part thereof, shall be located within 0.6 metres (2 feet) from a [Parcel Line](#).
2. The minimum required setbacks for permanent [Structures](#) shall be
 - a) 2 metres (6.56 feet) from each [Side Parcel Line](#) which does not abut a [Highway](#);
 - b) 4.5 metres (14.76 feet) from any [Parcel Line](#) which abuts a [Highway](#).
3. These setbacks do not apply to [Parcel Lines](#) separating a strata lot from another strata lot or a strata lot from [Common Property](#).

SECTION 22.0 - LIGHT INDUSTRIAL ZONE (M1)**22.0.1** Permitted Uses1. Principal Uses

- a) Aggregate Processing
- b) Agriculture
- c) Agricultural Feed Store
- d) Building and Garden Supplies
- e) Contracting
- f) Crematorium
- g) Heavy Equipment Repair and Sales
- h) Large Kennel
- i) Light Manufacturing
- j) Light Equipment Repair and Sales
- k) Motor Vehicle Repair
- l) Motor Vehicle Wash
- m) Recreational Vehicle Storage
- n) Service Station
- o) Transportation Terminal
- p) Utility
- q) Veterinary Clinic
- r) Warehousing

2. Secondary Uses

- a) Dwelling Unit in a building containing a Principal Use
- b) Single Family Dwelling

22.0.2 Density

- 1. Not more than one Dwelling Unit shall be located on a Parcel.

22.0.3 Parcel Area

- 1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).

22.0.4 Parcel Coverage

- 1. Structures shall not cover more than forty percent of the area of a Parcel.

22.0.5 Setback

- 1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;
 - or
 - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.

22.0.6

Screening

1. All industrial activity and associated materials not being displayed for retail sale shall be enclosed by a [Landscape Screen](#) not less than 2 metres (6.56 feet) high.

SECTION 22.1 - LIGHT INDUSTRIAL – CONSTRUCTION ZONE (M1A)**22.1.1** Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Contracting
 - c) Recreational Vehicle Storage
 - d) Warehousing
 - e) A sawmill that includes a woodchipper and wood grinder on the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966.
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling

22.1.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.
2. Notwithstanding Section 22.1.2 (1) two Single Family Dwellings are permitted on the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966.

22.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 1 hectare (2.47 acres).
2. Notwithstanding Section 22.1.3 (1) the minimum Parcel area that may be created by subdivision for the Parcel legally described as Lot 1, District Lot 256, Range 5, Coast District Plan PRP14250 Except Plan PRP14966, is 16 hectares (39.5 acres).

22.1.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel.

22.1.5 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;
 - or
 - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.

22.1.6 Screening

1. All industrial activity and associated materials shall be enclosed by a Landscape Screen not less than 2 metres (6.56 feet) high.

SECTION 23.0 - HEAVY INDUSTRIAL ZONE (M2)**23.0.1** Permitted Uses

1. Principal Uses
 - a) Aggregate Processing
 - b) Agriculture
 - c) Contracting
 - d) Crematorium
 - e) Heavy Equipment Repair and Sales
 - f) Heavy Manufacturing
 - g) Intensive Agriculture
 - h) Light Manufacturing
 - i) Motor Vehicle Repair
 - j) Recreational Vehicle Storage
 - k) Transportation Terminal
 - l) Utility
 - m) Waste Disposal
 - n) Warehousing
 - o) Wrecking and Salvage
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling

23.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

23.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

23.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

23.0.5 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;
 - or
 - b) 15 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.
2. No Building or portion thereof used for Intensive Agriculture shall be located within:

- a) 60 metres (196.85 feet) of a [Parcel Line](#);
- b) 30 metres (98.42 feet) of a domestic well, spring or the [Natural Boundary](#) of a lake or [Watercourse](#).

23.0.6 Screening

- 1. All [Aggregate Processing](#), [Contracting](#), [Heavy Equipment Repair and Sales](#), [Heavy Manufacturing](#), [Light Manufacturing](#), [Motor Vehicle Repair](#), and [Wrecking and Salvage](#) activity and associated materials not located within a [Building](#) shall be enclosed by a [Landscape Screen](#) not less than 2 metres (6.56 feet) high.

SECTION 24.0 - AGRICULTURAL INDUSTRY ZONE (M3)**24.0.1** Permitted Uses

1. Principal Uses
 - a) Abattoir only on a Parcel that has an area equal to or greater than 4 hectares (9.88 acres) in area
 - b) Agriculture
 - c) Agricultural Feed Store
 - d) Building and Garden Supplies
 - e) Crematorium
 - f) Farmers' Market
 - g) Intensive Agriculture only on a Parcel that has an area equal to or greater than 4 hectares (9.88 acres) in area
 - h) Heavy Equipment Repair and Sales
 - i) Large Kennel
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling

24.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

24.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 2 hectares (4.94 acres).

24.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

24.0.5 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of any Parcel Line which does not abut a Residential Zone;
 - or
 - b) 30 metres (49.21 feet) of any Parcel Line which abuts a Residential Zone.
2. No Building or portion thereof used for Intensive Agriculture shall be located within:
 - a) 60 metres (196.85 feet) of a Parcel Line;
 - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

SECTION 25.0 - CIVIC/INSTITUTIONAL ZONE (P1)**25.0.1** Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Care Facility
 - c) Community Recreation
 - d) Farmers' Market
 - e) Institutional
 - f) Utility
 - g) Multiple Family Dwelling, with a maximum combined total of 12 Dwelling Units, for the Parcel legally described as Lot B, District Lot 716, Range 4, Coast District, Plan 1379 only.
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling

25.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

25.0.3 Parcel Area

The minimum Parcel area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
2. 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

25.0.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of a Parcel not served by a Community Sewer System.

25.0.5 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.

SECTION 25.1 – SPECIAL CIVIC/INSTITUTIONAL ZONE (P1A)**25.1.1** Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Care Facility
 - c) Community Recreation
 - d) Crematorium
 - e) Emergency and Health Service
 - f) Institutional
 - g) Utility
2. Secondary Uses
 - a) Agriculture
 - b) Dwelling Unit in a building containing a Principal Use
 - c) Farmers' Market
 - d) Single Family Dwelling

25.1.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

25.1.3 Parcel Area

The minimum Parcel area that may be created by subdivision is as follows:

1. 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
2. 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

25.1.4 Parcel Coverage

1. Structures shall not cover more than forty percent of the area of any Parcel.

25.1.5 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.

SECTION 26.0 - RECREATION ZONE (P2)**26.0.1** Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Recreation
 - c) Outdoor Recreation
2. Secondary Uses
 - a) Agriculture
 - b) Campground
 - c) Convenience Retail Store
 - d) Dwelling Unit in a building containing a Principal Use
 - e) Farmers' Market
 - f) Primitive Campground
 - g) Restaurant
 - h) Single Family Dwelling

26.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.
2. The combined maximum number of sites for Cabins, Camping Vehicles or tents in a Campground or Primitive Campground is 25 per hectare.

26.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is as follows:
 - a) 350 square metres (3,767 square feet) if a Community Sewer System serves the Parcel; or
 - b) 1 hectare (2.47 acres) if the Parcel is not served by a Community Sewer System.

26.0.4 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.

SECTION 26.1 - SPECIAL RECREATION ZONE (P2A)**26.1.1** Permitted Uses

1. Principal Uses
 - a) Clubhouse
 - b) Community Recreation
 - c) Outdoor Recreation
 - d) Special Recreation
2. Secondary Uses
 - a) Agriculture
 - b) Campground
 - c) Convenience Retail Store
 - d) Dwelling Unit in a building containing a Principal Use
 - e) Farmers' Market
 - f) Primitive Campground
 - g) Restaurant
 - h) Single Family Dwelling

26.1.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.
2. The combined maximum number of sites for Cabins, Camping Vehicles or tents in a Campground or Primitive Campground is 25 per hectare.

26.1.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 10 hectares (24.71 acres).

26.1.4 Setback

1. No Structure or part thereof, shall be located within:
 - a) 7.5 metres (24.60 feet) of the Front Parcel Line;
 - b) 2 metres (6.56 feet) from any other Parcel Line which does not abut a Highway;
 - c) 4.5 metres (14.76 feet) from any Parcel Line which abuts a Lane or Highway.

SECTION 27.0 – AIRPORT ZONE (A1)

27.0.1 Permitted Uses

1. Principal Uses
 - a) Airport
 - b) Agriculture
2. Secondary Uses
 - a) Dwelling Unit in a building containing a Principal Use
 - b) Single Family Dwelling

27.0.2 Density

1. Not more than one Dwelling Unit shall be located on a Parcel.

27.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 20 hectares (49.4 acres).

27.0.4 Setback

1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of a Parcel Line.

SECTION 28.0 – WIND FARM ZONE (WF)

28.0.1 Permitted Uses

1. [Principal Use](#)
 - a) [Wind Farm](#)

28.0.2 Setback

1. A [Wind Turbine](#) generator or rotor must be located a minimum distance that is equal to three times the [Wind Turbine Height](#) of that [Wind Turbine](#) from any [Parcel Line](#).

SECTION 29.0 - OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS**29.0.1 Off-Street Parking**

1. Off-Street Parking Spaces must be provided on every [Parcel](#) for all of the uses occurring on that [Parcel](#) in accordance with the following table where Column 1 classifies the type of use and Column 2 establishes the number of required Off-Street Parking Spaces. [GFA](#) means [Gross Floor Area](#).

USE	OFF-STREET PARKING REQUIREMENTS
Abattoir	1 space per 100 m ² (1,076 square feet) of GFA
Agricultural Feed Store	1 space per 30 m ² (323 square feet) of GFA
Agriculture, Intensive	1 space per 20 m ² (215 square feet) of GFA , and 1 space per 4 seats used in association with the auction of agricultural products.
Bed and Breakfast	1 space per bedroom in addition to the number of spaces required for the Dwelling .
Building and Garden Supplies	1 space per 30 m ² (323 square feet) of GFA
Cabin	2 spaces per Cabin
Campground , Primitive Campground	1.1 spaces per camping site
Church	1 space per 8 m ² of area used for assembly purposes
Clubhouse	1 space per 20 m ² (215 square feet) of GFA
Community Care Facility	2 spaces per 6 persons in care
Community Recreation	1 space per 20 m ² (215 square feet) of GFA , or 1 space per 4 seats, or 1 space per 1,000 m ² used for sports fields, whichever is greater.
Contracting	1 space per 50 m ² (538 square feet) of GFA
Crematorium	1 space per 30 m ² (323 square feet) of GFA
Dwelling, Multiple Family	1 space per Dwelling Unit under 55 m ² in GFA plus 1.5 spaces per Dwelling Unit between 55 m ² and 95 m ² in GFA plus 2 spaces per Dwelling Unit greater than 95 m ² in GFA
Dwelling, Two-Family	2 spaces per Dwelling Unit
Dwelling, Single Family	2 spaces per Dwelling Unit , plus 1 additional space for a Secondary Suite

Emergency and Health Services	1 space per 30 m ² (323 square feet) of GFA
Equipment Repair and Sales, Light	1 space per 40 m ² (430 square feet) of GFA
Equipment Repair and Sales, Heavy	1 space per 100 m ² (1076 square feet) of GFA used for sale, rental or storage plus 1 space per two employees
Farmers' Market	1 space per 15 m ² (161 square feet) of retail display area
Golf Course	20 spaces per 9 holes plus 1 space per tee in a driving range, or 2 spaces per hole plus 1 space per employee for miniature golf
Guest Ranch	1 space per 2 beds
Hotel	1.25 spaces per Sleeping Unit
Kennel	1 space per employee
Licensed Establishment	1 space per 3 persons based on the Building capacity
Manufactured Home Dealer	1 space per 10 manufactured homes on display
Manufacturing, Light	1 space per 150 m ² (1,615 square feet) of GFA
Manufacturing, Heavy	1 space per 200 m ² (2,162 square feet) of GFA
Marina	1 space per 2 boat spaces
Motor Vehicle Dealer	1 space per 100 m ² (1,076 square feet) of display area
Motor Vehicle Repair Shop	1 space per 100 m ² (1,076 square feet) of floor area used for the use
Motor Vehicle Wash	1.5 spaces per 3 washing bays
Office	1 space per 30 m ² (323 square feet) of GFA
Outdoor Recreation Facility	1 space per 20 m ² (215 square feet) of indoor GFA , or 1 space per 4 seats, or 1 space per 1000 m ² used for sports fields, whichever is greater
Personal Service Establishment	1 space per 15 m ² (161 square feet) of GFA
Recreational Vehicle Storage	1 space per 20 vehicles, RVs and boats
Restaurant	1 space per 3 seats
Retail Store	1 space per 15 m ² (161 square feet) of GFA

Retail Store, Convenience	1 space per 15 m ² (161 square feet) of GFA
Retail Store, Tourist	1 space per 15 m ² (161 square feet) of GFA
School	2 spaces per classroom or 1.0 per 10 students, whichever is greater
Service Station	1 space per 60 m ² (645.9 square feet) of GFA plus 2 spaces per service bay.
Special Recreation	1 space per 20 m ² (215 square feet) of GFA , or 1 space per 4 seats, or 1 space per 1,000 m ² used for sports fields, whichever is greater.
Transportation Terminal	1 space per 200 m ² (2,162 square feet) of GFA
Utility	1 space per employee
Veterinary Clinic	1 space per 15 m ² (161 square feet) of GFA
Visitor Information Centre	1 space per 15 m ² (161 square feet) of GFA
Warehousing	1 space per 150 m ² (1,076 square feet) of GFA
Waste Disposal Site	2 spaces per employee
Wrecking and Salvage	2 spaces per employee

2. Off-Street Parking Spaces must have a minimum area of 17 m² (183 square feet).
3. Off-Street Parking Spaces must have
 - a) a minimum length of 5.8 metres (19.03 feet);
 - b) a minimum width of 2.6 metres (8.53 feet);
 - c) a minimum vertical clearance of 2.7 metres (8.9 feet);
 - d) minimum width of aisles of 3.5 metres (11.5 feet) where parking spaces are oriented at a 45-degree angle or parallel to the aisle; and
 - e) minimum width of aisles of 7.0 metres (23.0 feet) where parking spaces are oriented at a 90-degree angle to the aisle.
4. Required Off-Street Parking Spaces must be located on the same [Parcel](#) as the use being served.
5. Parking spaces used or occupied by vehicles that are for sale, rent or lease, or commercial or government vehicles must be provided in addition to the number of parking spaces otherwise required by this section.

29.0.2 [Off-Street Loading](#)

1. Off-Street Loading Spaces shall be provided on every [Parcel](#) for the uses occurring on that [Parcel](#) that are identified in Column 1 to the extent identified in Column 2.

<u>USE</u>	<u>OFF-STREET LOADING REQUIREMENT</u>
Retail	1 space for Buildings with less than 700 m ² (7,534 square feet) of GFA and one additional space for each additional 500 m ² (5,382 square feet) of GFA .
Office	1 space per 2,000 m ² (21,528 square feet), or any part thereof, of GFA .
Hotel, Resort Lodge	1 space per 1,500 m ² (16,146 square feet), or any part thereof, of GFA .
Restaurants and Licensed Establishment	1 space per 1,500 m ² (16,146 square feet), or any part thereof, of GFA .
Other Commercial, Agricultural, Recreational, Industrial and Civic/Institutional Uses	1 space per 2,000 m ² (21,528 square feet), or any part thereof, of GFA .

2. Off-Street Loading Spaces shall be a minimum area of 34 m² (366 square feet) and shall have convenient vehicular access to a [Highway](#).
3. Off-Street Loading Spaces shall have:
- a minimum length of 9.0 metres (29.5 feet);
 - a minimum width of 3.5 metres (11.5 feet); and
 - a minimum vertical clearance of 4.0 metres (13.1 feet).
4. Required Off-Street Loading Spaces shall be located on the same [Parcel](#) as the use being served.