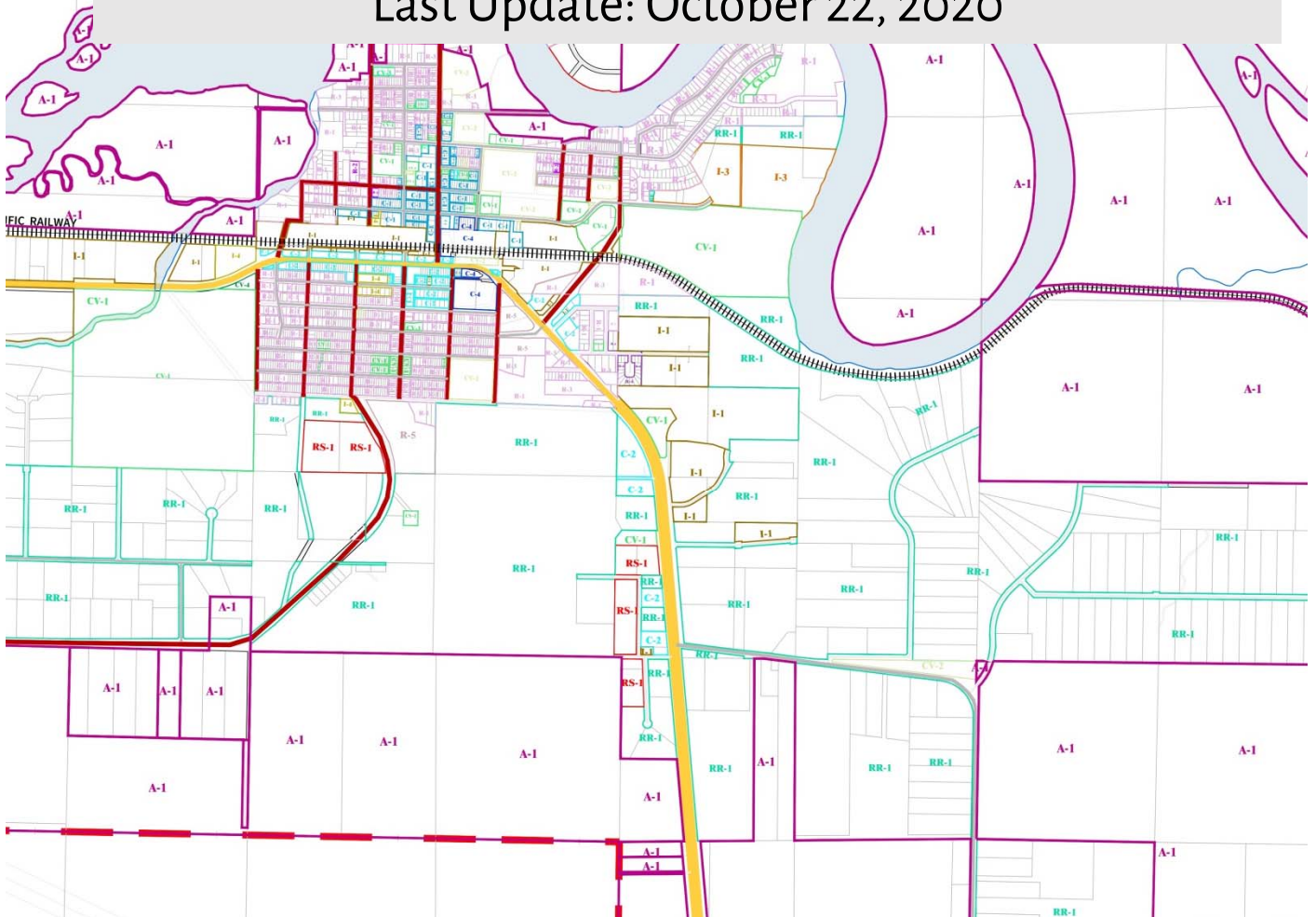


District Of Vanderhoof Zoning Bylaw No XX, 2020

Last Update: October 22, 2020



DRAFT 2

Zoning Bylaw No. XX, 2020

List of Amendments

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DRAFT 2

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PART 1: ADMINISTRATION AND ENFORCEMENT

1.1. Administration

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

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

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

NOW THEREFORE, Council of the District of Vanderhoof, in an open meeting assembled, **ENACTS AS FOLLOWS:**

1.2. Title

This Bylaw should be cited as the District of Vanderhoof Zoning Bylaw No. XX, 2020

1.3. Purpose

This *Bylaw* is to provide a clear and efficient system of land use regulation to implement the *Official Community Plan* by regulating development to further the long-range goals and objectives of the District of Vanderhoof.

1.4. Application

This *Bylaw* and amendments thereto apply to all of the land, surface of water, buildings, structures and air space within the District of Vanderhoof.

1.5. Conformity

Land, air space or the surface of water shall not be used, and buildings and structures shall not be constructed, altered, located, or used except as specifically permitted in this *Bylaw*. Uses not expressly permitted in this *Bylaw* are prohibited.

1.6. Severability

If any section, subsection, clause, sub clause, or phrase of this *Bylaw* is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

1.7. Non-Conforming Uses

A lawful use of land, buildings or structures existing or lawfully under construction at the time of the adoption of the *Bylaw*, although such use does not conform to the provisions of this *Bylaw*, maybe continued, subject to the provisions of the *Local Government Act* and *Community Charter*.

1.8. Permits and Licenses

No permit or license shall be issued for a building, structure or use which violates any of the provision of this *Bylaw*.

1.9. Compliance with other Legislation

Nothing in this *Bylaw* shall be taken to relieve any person from complying with the provisions of any other *Bylaw* of the District of Vanderhoof or applicable provincial or federal regulations.

Notwithstanding any other provisions of this *Bylaw*, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act (ALCA)*, the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation)*, and any Orders of the Agricultural Land Commission (ALC).

1.10. Repeal

The *District of Vanderhoof Zoning Bylaw No. 994, 2006* and all its amendment thereto, are hereby repealed.

1.11. Inspection

Every officer of the Municipality and the Building Official, who is authorized to act in the place of an Officer for the purposes of this Section are hereby authorized to enter between 08:00 and 18:00 hours, on any day, on any property subject to the regulations of this *Bylaw* to ascertain whether the provisions of this *Bylaw* are being observed.

Where any dwelling, apartment or guest room of any structure to be entered is occupied, an Officer or the Building Official shall first obtain the consent of the occupant or provide written notice to the occupant twenty-four (24) hours in advance of inspection.

1.12. Right of Entry

No person shall interfere with or obstruct the entry of an officer of the Municipality or the Building Official, who is authorized to act in the place of an Officer acting in accordance with Section 1.11 on to any land or into any building to which entry is made or attempted.

1.13. Violation, Offense and Penalty

1.13.1 Violation

- a. Every person who:

- i. Violates any of the provisions of this *Bylaw*;
- ii. Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this *Bylaw*;
- iii. Neglects or omits to do anything required under this *Bylaw*;
- iv. Carries out, causes, or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this *Bylaw*;
- v. Fails to comply with an order, direction or notice given under this *Bylaw*; or
- vi. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer on property under Section 1.11;

shall be deemed to be guilty upon summary conviction of an offence.

1.13.2 Offense

- a. Each day's continuance of an offence under Section 1.13 constitutes a new and distinct offence.

1.13.3 Penalty

- a. Every person who violates any provision of this *Bylaw* commits an offence and is punishable in accordance with the *Offence Act*.

1.14. Bylaw Amendment

1.14.1 Any person applying to amend this Bylaw shall apply in writing to the District of Vanderhoof.

1.14.2 Any application for the amendment of this Bylaw shall be accompanied by:

- a. A completed and signed application form as provided for in the Development Procedures Bylaw as amended;
- b. Maps, plans or other material describing the location of the land to be rezoned; and
- c. A processing fee in the amount provided for in the Development Procedures Bylaw, as amended.

1.14.3 The Municipal Clerk shall ensure that notice of public hearing pursuant to an amendment to this Bylaw be mailed or otherwise delivered to the occupiers and property owners of all real property:

- a. Within the area that is subject to rezoning; and
- b. Within 30.0 meters of the area that is subject to the rezoning.

PART 2: INTERPRETATION

2.1. Rules of Interpretation

- 2.1.1 All measurements are metric.
- 2.1.2 Whenever references to a zone start with and include only the letters R, RS, CV, C, I, RR, or A they shall be deemed to include all zones starting with those letters in combination with the other numbers or letters.
- 2.1.3 Any enactments, codes or regulations referred to in this *Bylaw* are references to Federal of British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this *Bylaw* is a bylaw of the District of Vanderhoof as amended, revised, consolidated or replaced from time to time.
- 2.1.4 Sketches are included in this *Bylaw* for the convenience of the reader and do not form a part of this Bylaw.

2.2. Delineation and Location of Zoning Boundaries

- 2.2.1 The District of Vanderhoof is divided into zones identified in Part 8. The correct name of each zone created by the *Bylaw* is set out in Part 8.
- 2.2.2 The location of each zone is defined on Schedule A, entitled District of Vanderhoof Official Zoning Map, which is hereby made an integral part of this *Bylaw*.
- 2.2.3 Where a zone boundary is shown on Schedule A as following a highway, rail right-of-way or water course, the centre line of the highway, rail right-of-way or water course shall be the zone boundary.
- 2.2.4 Where a zone boundary does not follow a legally defined boundary and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.
- 2.2.5 In circumstances where a single lot is located in more than one zone, the provisions of this *Bylaw* that regulate the use of land, buildings and structures; the siting, size, and dimension of the buildings and structures, and uses permitted on the land; the location of uses on the land and within the building and structures; and the shape, dimension, and area of all parcels of land that may be created by subdivision; shall apply as if the

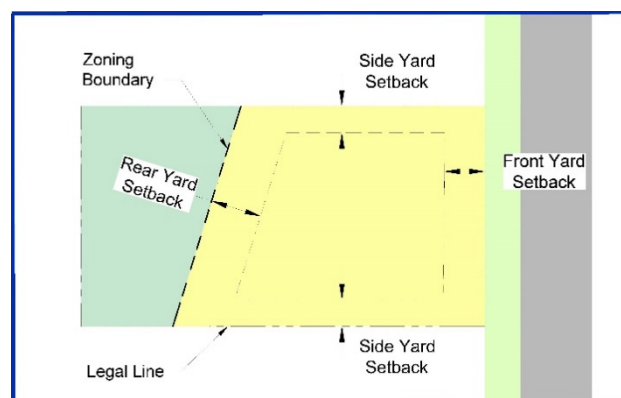


Figure 1: Interpretive Graphic for Split Zones

zone boundary were a property line, and in the case of subdivision, be in compliance with the largest minimum area, or the smallest maximum area that applies to that lot or portion of the lot being created.

- 2.2.6 In circumstances where a single lot is located in more than one zone, it is the responsibility of the property owner to confirm the physical location of the zoning boundary to determine the required setbacks in a format deemed acceptable by the Approving Officer, or designate.

2.3. Definitions

- 2.3.1 Individual uses are grouped into definitions with common functional or physical effects or characteristics. These uses define the range of uses that are principal secondary or accessory, with or without conditions, within various zones of the Bylaw.
- 2.3.2 Examples listed in a use definition are to illustrate typical uses and are not intended to be exclusive, exhaustive, or restrictive.
- 2.3.3 The following words, terms, and phrases, wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

A

ACCESSORY means customarily incidental and ancillary to the permitted principal use of land, buildings and structures located on the same parcel;

ACCESSORY USE, BUILDING OR STRUCTURE means a use, building or structure including swimming pools, tennis courts and greenhouses on the same parcel, with and of a nature customarily incidental and subordinate to the principal use, building or structure;

AIRCRAFT SALES/RENTAL means the sale, charter or rental of aircraft and includes associated office use, maintenance services and the sale of parts and accessories;

AIRPORT means an area designed and set aside for the arrival, departure, movement or servicing of aircraft and passengers includes associated buildings and equipment;

AIRPORT HANGAR USE means a building or structure designed for and used for the manufacture, shelter, repair and maintenance of aircraft and aircraft components;

AISLE means the area of a parcel which provides space for moto vehicle access and maneuvering but does not include required parking spaces;

AGRICULTURAL USE means the use of lands, buildings or structures for the growing, rearing, producing, harvesting or storage of agricultural crops, poultry and livestock including apiaries, horticulture, silviculture, dairying, nurseries, greenhouses and limited processing and sales of agricultural products, but excludes kennels, slaughterhouses, feed lots, fur farms, mushroom farms, horse boarding stables and intensive swine operations;

ARTERIAL HIGHWAYS mean highways that, on the recommendation of the minister approved by order of the Lieutenant Governor in Council, are classified as arterial highways in the *Transportation Act*;

AUCTION HOUSE means the sale of livestock, vehicles, trailers or industrial, agricultural or construction equipment, parts and materials to the highest bidder, and may include accessory repair and temporary storage of such items;

AUTOMOBILE OR TRAILER SALES OR RENTAL LOT means the use of land, buildings or structures for the display, sale or rental of new or used passenger motor vehicles or trailers in operable condition and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises;

AUTOMOBILE REPAIR GARAGE AND PARTS DEPOT means the use of land, buildings, or structures for major repairs to passenger, commercial and light industrial motor vehicles and the sale and repair of parts thereof;

AUTOMOBILE WRECKING YARD means the use of land, buildings, or structures for disassembling, dismantling, or junking of motor vehicles or where inoperable motor vehicles or used parts of motor vehicles are stored;

AVIATION RE-FUELING FACILITIES means a building or structure exclusively used for storage and supply of aviation fuel;

B

BED AND BREAKFAST means an accessory use to a single-family dwelling to provide lodging to the traveling public;

BUILDING means any structure used or intended to be used for the purpose of sheltering persons or animals or storage of chattels;

BUILDING GRADE means the height of a building or structure from the average elevation of the natural or finished grade, whichever is less, abutting the building facing the front lot line. This is exclusive of any localized embankments or entrenchment for vehicle or pedestrian entrances, artificial mounds of earth or rocks placed at or near the wall of the building, and window well depths required by the British Columbia Building Code;

BUILDING OFFICIAL means the official or officials or officials appointed by the Council of the District of Vanderhoof to administer the provisions of the BC Building Code, the District's Building Bylaw, and/or this Bylaw;

CAMPGROUND means the use of land, buildings, or structure for the temporary accommodation of campers or tourists occupying tents, trailers, or recreational vehicles;

CANNABIS RETAIL STORE means a business lawfully permitted and authorized under the Cannabis Control and Licensing Act for the retail sales of cannabis or products containing or derived from cannabis;

CARETAKER DWELLING means the use of land, buildings or structures for a dwelling unit used or intended to be used by the owner, operator, or employee of the institutional, commercial, or industrial use on the parcel;

CARPORT means a detached exterior building or portion of a principal building used solely for the parking or temporary storage of private motor vehicles, open on at least three sides and in which there are not facilities for repairing or serving such vehicles;

CARRIAGE HOUSING means a secondary dwelling unit constructed above a detached garage with direct vehicle access;

CEMETARY means the use of land, building or structure for the internment of human or animal remains and includes burial grounds, columbarium, mausoleum, ash garden and memorial park;

CHURCH means the use of land, buildings, or structure for religious worship and ancillary educational, social, recreational, or charitable purposes;

CLUB OR LODGE means the use of land, buildings or structures for the fraternal, social, recreational, professional or business purposes of an association or organization and may include limited private sleeping quarters for temporary accommodation and any premises shall be operated for the use of club members and their guests only;

COMMERCIAL RECREATION means the use of land, buildings or structures for recreational purposes operated for private profit including amusement arcades, billiard, and pool halls, bingo halls, bowling alleys, catering establishments, theatres, and similar uses;

COMMERCIAL VEHICLE means a vehicle engaged in carrying on which is designed to carry goods, wares, or merchandise and which is licensed as a commercial vehicle;

COMMUNITY HALL means a public location where members of the community tend to gather for group activities, social support, public information, and other purposes. The community hall may be open for the whole community or for a specialized group within the greater community;

CONGREGATED CARE means the use of land, buildings or structures for a multiple family residential, boarding home, rest home or other institution where food or lodging or both, together with care or attention, are furnished, with or without charge, for two or more persons

who, on account of age, infirmity, physical or mental or other disability, require attention or care, excepting a home maintained by a person to whom those needing are related by blood or marriage or adoption;

CONSERVATION REARING FACILITY means the use of land, buildings or structures for the protection, enhancement and renewal of the Nechako sturgeon species or other species of fish and includes associated community, interpretive and educational facilities;

CONSTRUCTION CAMP means the use of land, buildings, or structures for the temporary arrangement of manufactured homes, trailers, recreational vehicles, prefabricated dwellings or similar dwelling units and accessory buildings and uses used during development and construction;

CONTROLLED ACCESS HIGHWAY means a highway designated as a controlled access highway under the *Transportation Act*;

CONVENIENCE STORE means the use of land, buildings or structures for retailing groceries, confectioneries and small hardware items for the convenient shopping of persons residing in the adjacent residential area, the floor area of which store shall not exceed 200 m² of retail shopping area;

COTTAGE HOUSING means a one storey dwelling unit that is constructed at building grade. This use does not include a basement;

COUNCIL means the duly elected Council of the District of Vanderhoof;

CREMATORIUM means a building or structure used for the cremation of human or animal remains;

CURB means a raised margin designed for the delineation of off-street parking areas;

D

DAYCARE CENTRE means the use of land, buildings, or structures for a daycare centre licensed as such under Provincial Regulations;

DISPLAY CENTRE means the use of land, buildings or structures for the outdoor display of new or used passenger automobiles, recreation vehicles, trailers, trucks, truck trailers, equipment, machinery or boats in operable condition, which are continually available for sale or rental and where no repair work is done;

DRIVE-IN means the use of land, buildings or structures for eating establishments with facilities for prospective customers traveling in motor vehicles which are driven onto the site where such establishments are located and where the customer is permitted or encouraged to remain in the vehicle for consuming the food which is purchased;

DWELLING UNIT means a self-contained set of habitable rooms containing not more than one set of cooking facilities and located in a building, to be used for living and sleeping purposes for not more than one family;

E

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

EDUCATION, COMMERCIAL means education, training, or instruction, for consideration in a skilled trade including a trade school or other such vocation typically for licensing, registration, or certification purposes such as secretarial, safety and first aid, business, beauty, modeling, art, dance, drama and music school or pet training;

EDUCATION, HIGHER means community colleges and universities and may include accessory administration, food and beverage service, research, development, high technology, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty and staff;

EMERGENCY OPERATIONS means the use of land by police, ambulance, search and rescue or fire protection including wildfire services such as the junior initial attack training grounds and may include offices, outdoor storage or other emergency operations, ventures and purposes;

F

FEED LOT means the use of land, buildings, or structures for the purposes of keeping greater than either:

- a. 3 dairy cows
- b. 6 beef cows
- c. 6 buffalo
- d. 30 llamas
- e. 30 goats
- f. 36 sheep
- g. 5 beef cow/calf pairs
- h. 6 horses

Per hectare on the legally described parcel of land upon which the feed lot is situated;

FEEDER SWINE means a pig between the age of eight weeks and six months, weighing less than 102 kilograms;

FENCE means a structure or visual barrier used as an enclosure or screening;

FRONTAGE means the width of a parcel measured along a line 6.0 metres back from the front parcel line and parallel thereto;

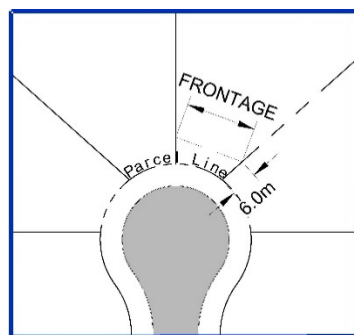


Figure 2: Interpretive graphic for "Frontage"

FUR FARM means the use of land, buildings, or structures for the purposes of keeping fur bearing animals and specifically excludes household animals, pets, and rabbits;

G

GAS BAR means the use of land, building or structures for the retail sale of motor fuels and lubricants only;

GASOLINE SERVICE STATION means the use of land, buildings or structures for the sale of motor fuels, lubricants and convenience goods and may include the servicing and minor repairing of motor vehicles and the sale of automobile accessories, but does not include body work;

GRADE OR GRADE LEVEL means the finished ground level at the centre of the exposed wall of a building;

GROSS FLOOR AREA means the total area of all the floors measured to the extreme outer limits of the building, including all suites or dwelling units and all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, mezzanines, enclosed porches or verandas and elevator shafts;

GROUP HOUSING COMPLEX means the use of land, buildings or structures for a block of 3 or more attached dwelling units located on a single parcel in the form of rows, clusters or groups, with each dwelling unit having its own exterior access at ground level, sharing one or more party walls and having its own separate patio, garden, and/or sharing a common courtyard;

GROUP HOUSING DWELLING UNIT means one family dwelling unit within a group housing complex;

GSC means Geodetic Survey of Canada datum;

H

HABITABLE AREA means any space or room, including a manufactured home, that is or can be used for dwelling purposes;

HEDGE means a closely planted row of bushes, low trees, or similar vegetation;

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 flagpoles, water towers, antennas or masts for the transmission or reception of radio and television signals, chimneys, spires, mechanical appurtenances located on a roof top, masts or aerials);

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;

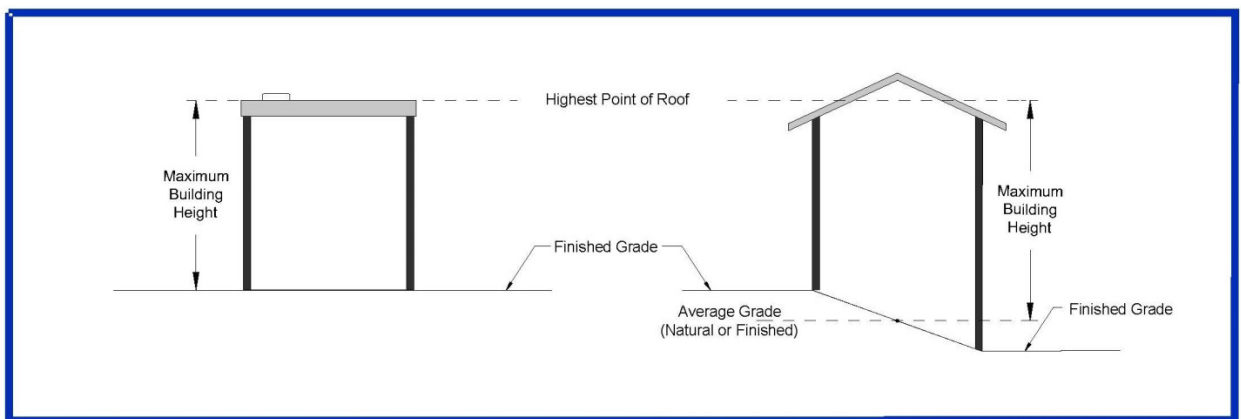


Figure 3: Interpretive Graphic for "Height"

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 means a street, road, land, bridge, viaduct, and any other way to open to the use of the public but does not mean a private right-of-way on private property;

HOME-BASED BUSINESS means any trade, business, profession, or other occupation carried on by a resident for remuneration in a dwelling unit or accessory building and, which is secondary to the principal use of the dwelling unit;

HORSE BOARDING STABLE means the use of land, buildings, or structures for the purposes of keeping greater than six horses per hectare;

HOUSING AGREEMENT means an Agreement between a home owner and the District of Vanderhoof which permits increased density of one manufactured home residential unit per parcel under specified terms and conditions in Zones R-4, RS-2, RS-3, RR-1, and RR-2;

HOTEL means the use of land, buildings, or structures for accommodation for transient lodgers without individual cooking facilities and with or without restaurant, licensed beverage rooms, banquet halls, ballrooms, and meeting rooms;

I

INTENSIVE AGRICULTURAL USE means the use of lands, buildings or structures for the growing, rearing, producing, harvesting or storage of agricultural crops, poultry and livestock including apiaries, horticulture, silviculture, dairying, nurseries, greenhouses and limited processing and sales of agricultural products and includes feed lots, fur farms, mushroom farms, horse boarding stables, intensive swine operations;

INTENSIVE SWINE OPERATION means the use of land, buildings, or structures for the purposes of keeping greater than either of the following:

- a. 3 swine and 4 feeder swine
- b. 5 swine, or
- c. 10 feeder swine

Per hectare;

J

JUNK YARD means the use of land, buildings or structures for the sale, exchange, storage, bailing, parking, disassembling or handling of junk, waste, used building materials, used industrial materials, scrap metal, used, discarded or salvaged materials;

K

KENNEL means the use of land, buildings or structure for any building, structure, compound, group of pens or cages or property, excluding a veterinary hospital, where three or more dogs or cats are or are intended to be cared for, bred, boarded or kept for any purposes whatsoever;

KEYLOCK FUEL INSTALLATION means the use of land, buildings or structures for a facility restricted to the holders of key cards permitting access thereto for the dispensing of gasoline, natural gas, propane, or diesel fuel;

L

LANDSCAPE BUFFER means a continuous strip planted in lawns, shrubs, and trees with or without fence, walkways or other structures or materials used in landscape architecture;

LANE means a public thoroughfare or way that provides the secondary means of access to a parcel;

LAUNDROMAT means the use of land, buildings, or structures for coin operated laundry, drying and dry-cleaning facility;

LICENSED SENIOR COMMUNITY CARE FACILITY means a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act as amended;

LIQUOR PRIMARY MAJOR means the use of land, buildings or structures where alcoholic beverages are offered for sale to the public which are characterized by one or more of the provision of dancing or cabaret entertainment and facilities primarily intended for the provision and consumption of alcoholic beverages which have a capacity of more than 100 people. Typical uses include but are not limited to beverage rooms, cocktail lounges, cabarets, and nightclubs. This use must hold a liquor primary license and may include off-sales as an accessory use;

LIQUOR PRIMARY MINOR means the use of land, buildings, or structures where food and alcoholic beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include neighbourhood pubs. The person capacity of such establishments will be 100 or less. This use must hold a liquor primary license and may include off-sales as an accessory use;

LIQUOR STORE means the retail sale of packaged liquor for consumption off-site;

LIVESTOCK means animals used for agricultural purposes or the products of which are sold and includes any horse, donkey, mule, cow, goat, sheep, or pig;

LOADING SPACE means an open area used to provide free access for vehicles to a loading door, platform, or bay for the purpose of loading or unloading;

M

MANUFACTURED HOME means a transportable, single, or multi-sectional dwelling unit conforming to the CAN/CSA Z240 standard intended to be occupied in a place other than its manufacture;

MANUFACTURED HOME PARK means the use of land, buildings, or structures for the purpose of providing space for the accommodation of three or more manufactured homes and for imposing a charge or rental for the use of such space;

MANUFACTURED HOME SPACE means an area of land intended for the use of one manufactured home and situated within a manufactured home park;

MODULAR HOME means a factory-built dwelling unit built to CSA specification A-277 under the Manufactured Home Act (SBC 2003) suitable for year-round, long term occupancy that is transportable in one or more sections and is designed for use with a poured foundation when attached to the required utilities;

MOTEL means the use of land, buildings or structures for temporary occupancy by transient persons in a building or buildings with each unit having its own parking spaces conveniently located on the site and each sleeping unit being self-contained, with or without cooking facilities and with or without a public dining room or restaurant;

MULTIPLE FAMILY RESIDENTIAL means the use of land, buildings, or structures for residential purposes where a building or buildings on a parcel consists of three or more dwelling units;

MULTIPLE FAMILY DWELLING UNIT means one dwelling unit within a multiple family residential building or buildings;

O

OUTDOOR GARDEN SHOP means the use of land, buildings or structures for the outdoor display and retail sale of bedding plants, flowers, and nursery stock;

OUTDOOR RECREATION FACILITIES mean the use of land, buildings, or structures for facilities for sports and active recreation activities conducted outdoors including golf courses, driving ranges, equestrian centres, arenas, racetracks, and other similar outdoor facilities;

P

PARCEL means any lot, block or other area in which land is held or into which it is subdivided, including a strata lot created by bare land strata subdivision, but does not include a highway, right-of-way, or easement;

PARCEL LINE, EXTERIOR SIDE means a parcel line other than a rear or front parcel line that is common to the parcel and a highway other than a lane;

PARCEL LINE, FRONT means a parcel boundary contiguous to a highway other than a lane, provided that in respect of a corner parcel, the front parcel line shall be the shortest parcel boundary contiguous to a highway other than a lane;

PARCEL LINE, INTERIOR SIDE means a parcel line other than a rear or front parcel line common to more than one parcel or the parcel and a lane;

PARCEL LINE, REAR means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line;

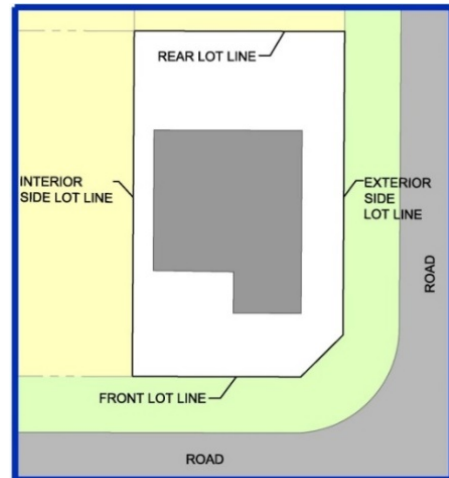


Figure 4: Interpretive Graphic for "Parcel Line, Front, Interior Side and Rear"

PARKING SPACE means a space within a building or a parking area for the parking of one vehicle, excluding ramps, columns, office, and work areas;

PAWN BROKER includes every person who carries on the business of taking goods in pawn;

PAWN SHOP means any place or premise where the business of a pawn broker is transacted;

PERSONAL SERVICE means the use of land, buildings or structures for a barber shop, hair dressing salon, dry cleaning establishment, laundromat, photographic studio, artist studio, shoe repair shop, tailor shop, dressmaking shop, music studio, florist shop, optical and watch repair shop, electrical appliance repair shop, insurance or real estate office, professional office and bank or similar institutions and personal service uses;

PRINCIPAL BUILDING means the building that contains the principal use of the parcel and shall include attached garages or carports, but does not include an accessory building;

PRINCIPAL USE means the main purpose for which land, buildings or structures are used or intended to be used;

PRIVATE GARAGE means an accessory use to a residential use which is a detached building or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles;

PUBLIC ASSEMBLY USES mean the use of land, buildings or structures for auditoriums, dance halls, meeting halls, gymnasiums, swimming pools, theatres, and similar uses;

PUBLIC USE means the use of land, buildings or structures for facilities utilized by a company regulated by the *Utilities Commission Act*, Government or Agency of Government;

PUBLIC PARK means a dedicated area maintained in its natural and/or improved state as public property for public recreation and associated uses;

PUBLIC RECREATION means a building, structure or use of land which is available for community activities and recreational enjoyment of the general public;

R

RECREATION VEHICLE means any vehicle, trailer or coach, construction or equipped to be used as a temporary living or sleeping quarters by travelers;

RECYCLING DEPOT means the use of land, buildings or structures for the buying, collection, sorting and temporary storage of bottles, cans, newspapers, and similar household goods for reuse;

RESTAURANT means the use of land, buildings or structures for an establishment where food is offered for sale to the public and includes cafes, coffee shops, cafeterias, dairy bars, refreshment stands, fast food take-out establishments or tea rooms, but does not include drive-in restaurants;

RETAIL STORE means the use of land, buildings or structures where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail and includes storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such a retail establishment;

ROWHOUSING COMPLEX means the use of land, buildings or structures for a building containing at least three and not more than six side-by-side one family dwelling units, with each dwelling unit attached to its neighbour at its side and in which each dwelling unit shall be separated from each other by a party wall;

ROWHOUSING DWELLING UNIT means one dwelling unit within a rowhousing complex;

RURAL HOME-BASED BUSINESS means a small scale use carried out by a resident of the premises providing a service primarily to the local community and which is accessory to the single family dwelling or agricultural operation including, but not limited to, a carpentry shop, a welding shop, a metal working shop, a blacksmith shop and the enclosed maintenance and repair of vehicles and machinery; it shall not include wrecking yards, sand and gravel processing ,sawmills, intensive agriculture, vehicle recycling, heavy industry use or special industry use;

SECONDARY DWELLING means a self-contained dwelling that is detached, and subordinate to the principal dwelling in terms of size, scale, and massing. This use is exclusively used for occupancy by one household that complies with the requirements of this *Bylaw* and serviced with an approved and permanent water and sewer system. Typical detached dwelling uses include carriage housing and cottage housing but do not include manufactured housing;

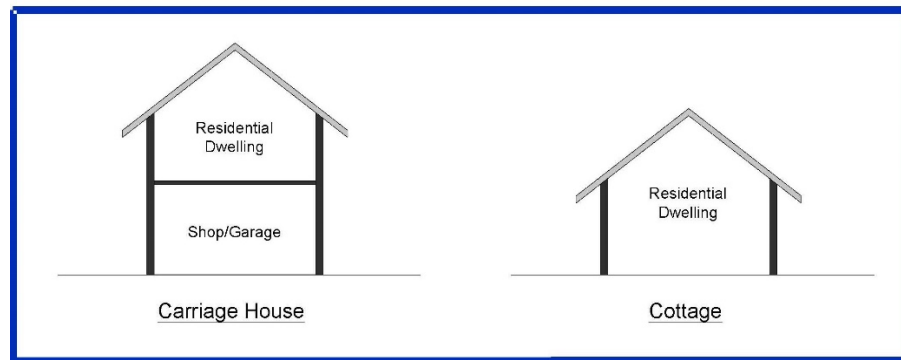


Figure 5: Interpretive Graphic for Carriage vs. Cottage Housing

Amendment
Bylaw No. 1041

SECONDARY SUITE means an accessory second dwelling unit located within a single-family dwelling and which meets the criteria listed in the BC Building Code for secondary suites;

SECONDARY USE means a use contained within the list of Secondary Uses for each zone identified in Part 8 of this *Bylaw*, that are only permitted on sites that are maintained and occupied for one or more of the principal uses permitted by that zone;

Amendment
Bylaw No. 1211

SENIORS GROUP LODGING means housing for households that meet the criteria for Seniors Housing in the Official Community Plan;

SCREENING means a continuous fence, wall, evergreen hedge, or combination thereof that will effectively screen the parcel it encloses and is broken only by access driveways, lanes, and walkways;

SETBACK means the required minimum distance between a building, structure or use and each of the respective parcel lines;

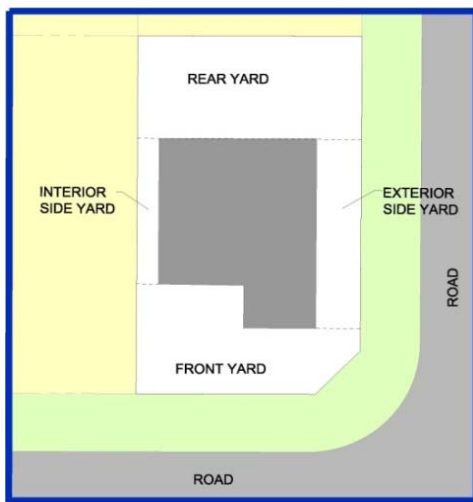


Figure 6: Interpretive Graphic for "Setback" on a Corner Lot

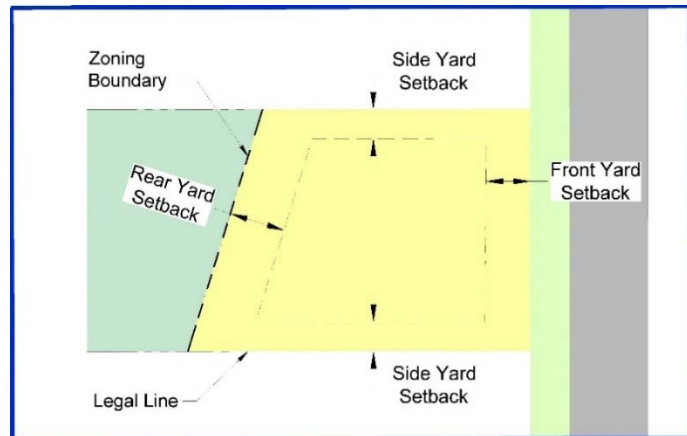


Figure 7: Interpretive Graphic for "Setback"

SINGLE FAMILY DWELLING means the use of land, buildings or structures for any building consisting of one detached dwelling unit which is occupied or intended to be occupied as a permanent home or residence. This use includes modular homes that conform to the CSA A-277 standard when placed on a permanent poured foundation and attached to the required utilities but does not include manufactured homes;

SPECIAL NEEDS PERSON means family members with ongoing physical or intellectual disabilities or family members who are unable to live independent of some form of care or supervision;

SPECIAL NEEDS UNIT means a manufactured home unit designated for use by a Special Needs Person, which is owned either by the owner of the parcel on which it is located or by the special needs person;

SPECIAL WASTE STORAGE means the use of land, buildings, or structures for the storage of:

- a.
 - vii. A chlorobiphenyl that has the molecular formula $C_{12}H_{10-n}Cl_n$ which "n" is greater than 2 ("chlorobiphenyl");
 - viii. Any liquid containing more than 50 parts per million by weights of chlorobiphenyls ("PCB liquid");
 - ix. Any material or substance other than PCB liquid that contains or is contaminated with chlorobiphenyls at a concentration greater than 50 parts per million by weight of chlorobiphenyls ("PBC Solid");
 - x. A manufactured item that contains or is contaminated with PCB liquids or PCB solids and includes transformers, capacitors, and containers ("PCB equipment"); and

- xi. PCB liquid, PCB solid or PCB equipment that has been taken out of service for the purpose of disposal.
- b. Dangerous goods as defined in Section 2 of the *Transportation of Dangerous Goods Act* (Canada) and as regulated in the *Transportation of Dangerous Goods Regulations* of Canada, SOR/85-77 of January 18, 1985 (the “Federal Regulations”) as the Federal Regulations stood as of September 1, 1990, which dangerous goods are no longer used for their original purpose (“Dangerous Goods”) and are:
 - i. Dangerous goods that would be disposed of as waste but that are otherwise transported to a facility for recycling, other than dangerous goods that are to be applied into or onto land or that are to be disposed of by burning, being burned as a fuel or mixed with a fuel before being burned; or
 - ii. Intended for treatment of disposal, including storage before treatment of disposal.

but does not include dangerous goods that are:

- i. Refuse that is collected from residential premises;
- ii. Sewage effluent from domestic sources, but does not include sewage effluent from industrial sources;
- iii. Defective or otherwise not useable for the intended purposes and that are in the process of being returned directly to the manufacturer or supplier;
- iv. Included solely in Class 7 of the said Federal Regulations as of October 16, 1989; or
- v. Listed in List II of Schedule II of the Federal Regulations and have the numerical “37” in Column IV of that list.
- c. Waste oil in excess of 100 litres per parcel of land, being lubricating oil, cutting oil, fuel oil, gear oil, hydraulic oil or any other refined petroleum based oil or synthetic oil where the oils are in the waste in a total concentration greater than 3% by weight and the oils through use, storage or handling have become unsuitable for their original purpose due to the presence of impurities or loss of original properties;
- d. Waste asbestos, being a waste containing friable asbestos fibers or asbestos dust in a concentration greater than 1% by weight either at the time of manufacture or as determined by the test method “Asbestos in Bulk Samples – Dispersion Staining”, *Industrial Hygiene, Laboratory Analytical Methods, Workers’ Compensation Boards of British Columbia* (as that method existed as of October 16, 1989);
- e. Waste pest control product containers and wastes containing pest control products, which products are products registered as pest control products under the *Pest Control*

Products Act (Canada) as of October 16, 1989 and *Consolidated Pest Control Products Act (Canada)* as of October 2002;

- f. Leachable waste, being waste which when subjected to the leachate extraction procedure described in Part 1 of Schedule 4 of B.C. Regulation 63/88 as of October 16, 1989 produces an extract with a contaminate concentration greater than those prescribed in Table 1 of Schedule 4 of B.C. Reg. 63/88 as of October 16, 1989;

SPECIALTY BREW STORE means an establishment that sells the supplies for the brewing of beer, wine and soft drinks for personal consumption and provides space and equipment for the brewing on site of beer, wine, and soft drinks for person consumption;

STORAGE YARD means the use of land, buildings or structures for the storage, baling, piling, handling, sale or distribution of construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or goods, materials, products, vehicles, equipment or machinery. A storage yard shall not include an automobile wrecking yard, a display yard, or a junk yard;

STRATA LOT LINE means the legally defined limits of any bare land strata lot within a bare land strata subdivision;

SWINE means any pig, piglet, hog, sow, brood sow or boar being both over the age of eight weeks and weighting greater than 18 kilograms;

T

TEMPORARY USE PERMIT means a permit issued by the District Council in accordance with Section 4.13 of this *Bylaw* for a temporary land use that does not conform to this *Bylaw*. Temporary Use Permits are issued under Section 921 of the Local Government;

TEMPORARY WORK CAMP means the development of one or more buildings for the purposes of housing workers associated with large pipeline projects on a temporary basis, generally less than 3 years in length. This may include other uses which are typically associated with this type of temporary accommodation including security operator suites, sundry retail, laundry facilities, food preparation, recreation, administration, medical facilities, and parking areas required for the functioning of the camp. Typically, this use will be required to support the short-term housing demands of large construction workforce for projects such as the construction of a natural gas pipeline;

TWO FAMILY DWELLING means the use of land, buildings or structures for any building consisting of two dwelling units each of which is occupied or intended to be occupied as a permanent home of residence;

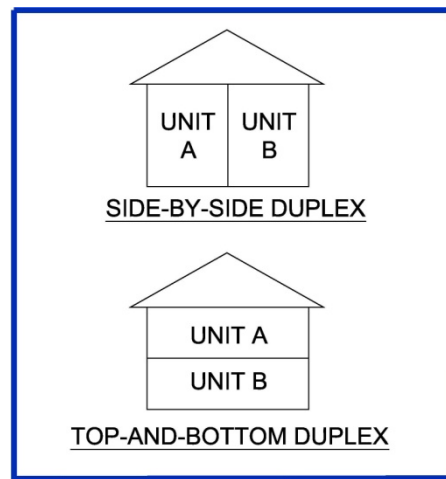


Figure 8: Interpretive Graphic for "Two-Family Dwelling"

W

WASTE DISPOSAL SITE means a site operated by the Regional District of Bulkley-Nechako or the District of Vanderhoof for waste collection or disposal purposes or any other site which has been approved and is regulated for waste disposal purposes pursuant to the *Waste Management Act*;

WHOLESALE means the use of land, buildings or structures for a business dealing in the sale of commodities to retail dealers or to other wholesale dealers or to contractors or to manufacturers for resale or for use in their business;

Y

YARD, FRONT means that portion of a parcel extending across the full width of the parcel measured at right angles from the front parcel line to the nearest projection of a building or structure;

YARD, REAR means that portion of a parcel extending across the full width of the parcel measured at right angles from the rear parcel line to the nearest projection of a building or structure;

YARD, SIDE means that portion of a parcel extending from the front yard to the rear yard measured at right angles from the side parcel line to the nearest projection of a building or structure;

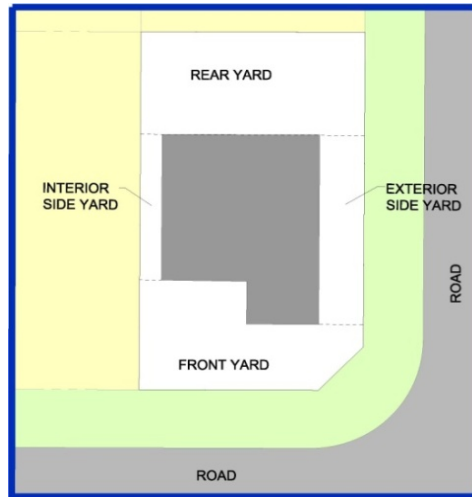


Figure 9: Interpretive Graphic for "Yard, Front, Rear and Side"

PART 3: GENERAL DEVELOPMENT REGULATIONS

3.1. General Provisions

- 3.1.1 The General Development Regulations of Section 3 apply to all zones established under this *Bylaw*. Where there appears to be a conflict with the regulations in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.

3.2. Number of Principal Buildings on a Parcel

- 3.2.1 When the calculation of residential density results in a fraction of a dwelling, the nearest positive integer shall be used.
- 3.2.2 No residential use building or manufactured home shall be located on the same parcel as any other non-residential building or use, except as otherwise provided for in this *Bylaw*.
- 3.2.3 One manufactured home or special needs unit will be permitted on a parcel in addition to the principal dwelling units, for the accommodation of a special needs person in Zones R-4, RS-2, RS-3, RR-1, RR-2 and A-1, provided that the owner of the principal building enters into a housing agreement with the District.

3.3. Accessory Buildings and Structures

- 3.3.1 Accessory buildings and structures shall be permitted in all zones as specified in Part 8 of this *Bylaw*.
- 3.3.2 All accessory uses shall be located on the same lot as the principal permitted use to which it is accessory, except as permitted in the off-street parking and loading of Part 5 of this *Bylaw*.

3.4. Maximum Site Coverage in R and RS Zones

- 3.4.1 Maximum site coverage of all structures located on parcels in R and RS zones shall not exceed 40% of the total parcel area.

3.5. Parcel Area

- 3.5.1 Exemption of Existing Parcels
- Existing parcels which do not meet the minimum parcel area requirements set out in Part 8 of this *Bylaw* are considered to be conformation at the time of the adoption of this *Bylaw*.
- 3.5.2 Exemption from Minimum Parcel Area:
- The provisions of Part 8 of this *Bylaw* pertaining to minimum parcel size do not apply in the case where the parcel being created is to be used solely for an unattended building or equipment necessary for the operation of:

- i. A community water system;
- ii. A community sewer system;
- iii. A community gas distribution system;
- iv. A radio or television receiving or broadcasting antenna;
- v. A telecommunication relay station;
- vi. An air navigation aid;
- vii. An electrical substation or power generating station;
- viii. Parks and playgrounds; or
- ix. Any other similar public service facility or utility.

3.6. Uses Permitted in Setback Areas

3.6.1 No building or structure other than the following shall be located in the setback areas required in this *Bylaw*:

- a. A fence which complies with the following regulations:
 - i. On all parcels except those in a I-1, I-2, I-3 or I-4 zone, a fence not greater than 1.8 metres in height, provided that a fence in the required front yard shall not exceed 1.1 metres in height except in the case of private swimming pools where fencing not greater than 2.5 metres in height shall be permitted except in a required front yard;
 - ii. On parcels designated I-1, I-2, I-3 or I-4, a fence not greater than 2.4 metres in height;
 - iii. On any parcel used as a cemetery, public park, playground, playfield or school grounds, an open mesh or chain link fence not greater than 4.0 metres in height.
- b. An eave, gutter, cornice, sill, bay window, chimney, or other projection into the required side yard setback not more than 0.6 metres;
- c. An uncovered patio or terrace;
- d. Steps, balconies, and sun decks, provided that such projections do not exceed 1.2 metres, nor are closer than 1.5 metres to any parcel line;
- e. In accordance with the *Transportation Act* no building or structure shall, without the consent of the Minister, be placed within the following distance from the property line fronting on any Arterial Highway (Highway 16):
 - i. If a public lane or alley provides secondary access to the property, 3.0 metres; or

- ii. In any other case, 4.5 metres.

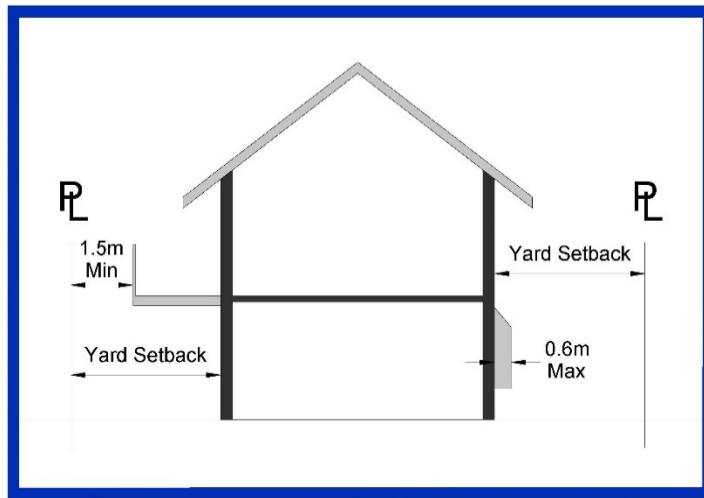


Figure 10: Interpretive Graphic for Yard Setbacks

3.7. Public Uses and Utilities Permitted in All Zones

3.7.1 The following uses are permitted in all zones established under this *Bylaw*:

- a. Parks and playgrounds; and
- b. Navigational aids, radio and television antennas and other utility structures provided that:
 - i. In the R, RS, C and RR zones, designated in Part 8 of the *Bylaw*, no exterior storage or equipment repair or maintenance facility shall be permitted; and
 - ii. The location of the structure of use on the parcel is necessary for the safe and efficient operation of the utility.

3.8. Grade

3.8.1 The proposed building grade shall, to the extent practical, retain the natural contour of the land, minimize the use of retaining walls, and ensure positive drainage to appropriate receiving watercourses or municipal storm water system.

3.9. Subdivision

3.9.1 Minimum parcel area and minimum parcel frontage shall apply to the subdivision of land in accordance with the regulations of the zone in which the land is located.

3.10. Security

3.10.1 The District may require that an applicant for a building permit provide security based on a complete construction cost estimate from a qualified professional in an amount equal to

120% of the estimated cost to satisfy a landscaping or screening requirement of this *Bylaw*, correct an unsafe condition, correct damage to the environment or guarantee the removal of a temporary manufactured housing, accessory building or structure as a condition of obtaining, continuing to hold or renewing a building permit.

- 3.10.2 If the permit holder fails to satisfy the requirements identified in Section 3.10.1 of this *Bylaw* within the timeframe identified within the Building Permit, the District may apply the security in payment of the cost of the works, construction or other activities required to satisfy the landscaping or screening requirement, correct the unsafe condition, correct the damage to the environment, or removal of the temporary manufactured housing, accessory building or structure, with any excess security funds returned to the holder of the permit.
- 3.10.3 The District may require that the owner provide security, in a form approved by the District by whichever of the following the owner chooses: irrevocable letter of credit, cash deposit or certified cheque.

3.11. Vision Clearance at Intersections

- 3.11.1 On a corner lot in a residential zone, no fence, building, sign, structure or other screening shall be erected or planted to a height greater than 0.5m in the triangle formed by two road right-of-way boundaries and a line joining two points on those boundaries measured 6.0m from the point of intersection as shown in Figure 11.

Amendment 3.11.2
Bylaw No. 1009

In the case of a parcel abutting a highway intersection, no structures exceeding 0.6 m in height shall be permitted within the sight triangle formed by the intersection of the lot lines at the corner and a line joining points along the lot lines a distance of 6.0 m from their points of intersection.

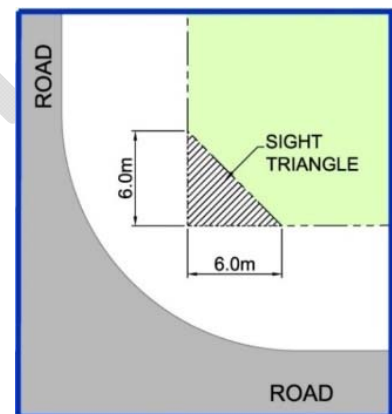


Figure 11: Interpretive Graphic for Site Triangle

PART 4: SPECIFIC USE REGULATIONS

4.1. Setbacks for Strata Subdivisions

- 4.1.1 The setback provisions of Part 8 of this *Bylaw* apply only to the parcel lines on the perimeter of the parcel, and not to internal parcel lines for strata lots under a registered plan pursuant to the *Condominium Act*.
- 4.1.2 The setback provisions of Part 8 of this *Bylaw* apply only to the parcel lines on the perimeter of the parcel. Residential buildings, manufactured homes, accessory buildings, and structures located within a bare land strata subdivision must be located no closer than:
- a. 4.5 metres of an internal roadway;
 - b. 1.5 metres of an interior side strata lot line, except for the property line on a common wall;
 - c. 4.5 metres of a front strata lot line; and
 - d. 1.5 metres of a rear strata lot line.

4.2. Home-Based Business

- 4.2.1 All home-based businesses shall be accessory uses and must comply with the following:
- a. The owner and the operator of the home-based business must reside within the principal residence located on the same property for which the home-based business is conducted;
 - b. The owner and the operator of the home-based business must require consent from the registered home owner prior to establishing a home-based business in any principal residence if the owner/operator is not also registered on Title as the property owner of the principal residence for which the home-based business is conducted;
 - c. The registered owner on Title assumes all responsibility for any and all violations or fines issued for home-based businesses operated out of the principal residence that fail to comply with the regulations of Section 4.2.1 of this *Bylaw* in accordance with Section 1.13 of this *Bylaw*;
 - d. A home-based business shall only be conducted within a principal building and no exterior storage or operation of the home-based business shall be permitted;
 - e. No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any principal building or structure for the purpose of accommodating a home-based business shall be permitted;
 - f. No nuisance from noise, vibration, smoke, dust, odors, heat, glare electrical or radio disturbance shall be produced by the home-based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home based business shall not adversely affect the amenities of the neighbourhood; and

- g. The home-based business shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the neighbourhood within which it is located.

- 4.2.2 The home-based business can be carried on only by a person whose normal and principal place of residence is in the dwelling unit together with no more than one other person who does not reside in the dwelling unit.
- 4.2.3 The home-based business shall not occupy a required parking space and no parking of commercial vehicles larger than 4100 kg gross vehicle weight on or about the site is allowed for a home-based business.
- 4.2.4 The total area of home-based businesses shall not occupy more than 25% of the floor area of the dwelling.
- 4.2.5 No retail sales that exceed or fail to comply with the regulations of Section 4.2.1 of this *Bylaw* shall be permitted as a home-based business.
- 4.2.6 A single non-illuminated, non-reflective sign, not to exceed 0.4 m², may be erected on the property.
- 4.2.7 When a home-based business involves the cutting and wrapping of wild game or any meat, it shall satisfy all requirements of the *Health Act*.

4.3. Rural Home-Based Business

- 4.3.1 All rural home-based businesses shall be accessory uses and must comply with the following:
 - a. A rural home-based business shall be conducted only within a principal building or an accessory building or structure;
 - b. The owner and the operator of the home-based business must require consent from the registered home owner prior to establishing a home-based business in any principal residence or accessory building or structure if the owner/operator is not also registered on Title as the property owner of the property upon which the home-based business is conducted;
 - c. The registered owner on Title assumes all responsibility for any and all violations or fines issued for home-based businesses operated out of the principal residence or accessory building or structure that fail to comply with the regulations of Section 4.2.1 of this *Bylaw* in accordance with Section 1.13 of this *Bylaw*;
 - d. Exterior storage or operation of the rural home-based business must be fully screened from view from adjacent properties;
 - e. No apparent variation from the residential character and appearance of land or buildings shall be permitted;

Amendment
Bylaw No. 1096

- f. No unpleasant noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the rural home-based business and, at all times the privacy and enjoyment of adjustment dwellings shall be preserved and the rural home-based business shall not adversely affect the amenities of the neighbourhood; and
- g. The rural home-based business shall not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the neighbourhood within which it is located and the general rule to ensure this is there shall be no more than two home-based business clients or customers on site during any consecutive 60 minutes.

4.3.2 The total floor area within an accessory building used for a rural home-based business use shall not exceed:

- a. 500m² where the side area is larger than 8 ha;
- b. 250m² where the site area is 8 ha or less.

Amendment
Bylaw No. 1096

4.3.3 The rural home-based business can be carried on only by a person whose normal and principal place of residence is in the dwelling unit together with a maximum of two other persons who do not reside at the rural home-based business location who shall be permitted to be engaged in the rural home-based business.

4.3.4 No significant sales of retail goods shall be permitted except for those products required for the service provided, agricultural products, mail order sales, telephone sales and sales of the finished principal product of the home-based business.

4.3.5 A single, non-illuminated, non-reflective sign, not to exceed 1.0m², may be erected on the property.

4.3.6 When a rural home-based business involves the cutting and wrapping of wild game or any meat, it shall satisfy all requirements of the *Health Act*.

4.3.7 The minimum lot area required for a rural home-based business is 1.6 ha (4 acres).

Amendment
Bylaw No. 1096

4.3.8 Rural home-based business vehicles shall meet the regulations of Section 4.6.2 of this *Bylaw* and shall occupy no more than 2,000 m² of the property.

4.4. General Terms and Conditions of a Housing Agreement

4.4.1 A density bonus of one special needs unit will be permitted in Zones R-4, RS-2, RS-3, RR-1, RR-2, and A-1 provided that the homeowner enters into the housing agreement with the District in accordance with Section 905 of the *Local Government Act*. The housing agreement will include, but will not necessarily be limited to the following general terms and conditions:

- a. The owner of the special needs unit is responsible for the maintenance of the unit;
- b. A live-in caregiver is to be permitted as co-occupant in the special needs unit;

- c. A building permit must be obtained prior to the placement of the special needs unit;
- d. Where connection to a community sewer system is not possible, approval from the Public Health Inspector is required for the proposed sewage disposal method;
- e. All setback requirements of the zone must be met for the special needs unit;
- f. A public meeting must be held, and notice given to property owners and tenants within 30 metres of the parcel on which the special needs unit is to be placed;
- g. When a special needs person vacates the special needs unit, the special needs unit must be removed within 60 days, unless the unit continues to be used for special needs person;
- h. The owner of the parcel on which the special needs unit is located must provide an annual certificate of continued occupancy by a person with special needs to the District; and
- i. In the event that the owner of the special needs unit refuses to remove the unit within 60 days after the special needs person vacates the special needs unit, the District may remove the special needs unit and charge the cost to the unit owner or tax arrears or by some other means.

4.5. Outdoor Storage and Display Yards

4.5.1 Storage yards shall not be permitted:

- a. In a front yard setback area;
- b. In any required setback area, which abuts a parcel in a R, RS or RR zone; and
- c. In any required setback area, which abuts a street separating the parcel on which the storage is to take place from a parcel in a R, RS or RR zone.

4.5.2 Except at points of ingress and egress, display yards shall be separated from an adjoining street, or from a directly abutting parcel in a R, RS or RR zone, by a landscaped buffer not less than 1.5 metres in width.

4.5.3 A cargo container may be located on a site for use for any waste building materials for a period not exceeding two years from the date a Building Permit has been issued provided that the cargo container shall be removed upon completion or expiry of the Building Permit.

4.5.4 No shipping containers, or cargo containers are permitted on a site zoned C-1, C-2, R-1 or any CV zones unless in accordance with Policy 4.5.3.

4.5.5 Shipping containers and cargo containers shall be considered an accessory use, building or structure only in the R-2, R-3, R-4, R-5, RS-1, RS-2, RS-3, C-3, C-4, I-1, I-2, I-3, I-4, I-5, RR-1, RR-2 and A-1 zones and shall satisfy all of the following conditions:

- a. Shall be no longer than 13 metres nor wider than 2.5 metres per shipping container;
- b. Shall not be placed for the purpose of display or advertising;

- c. Shall be fully enclosed within a building or structure and subject to a Building Permit application and Inspection or the exterior shall be sided or painted to match colour(s) and style of existing and principal buildings on same lot;
- d. Unless otherwise specified, may only be used for the storage of materials related to the approved use on the site;
- e. Shall be subject to the siting requirements for accessory buildings/structures on the lot where the shipping container is located;
- f. Shall be located in the rear or side yard;
- g. May be stacked provided that the height of the shipping containers or cargo containers combined shall not exceed the maximum principal building height on the lot where the shipping container or cargo container is located;
- h. Shall not encroach into a landscape buffer required by Part 6 of this Bylaw;
- i. In the I and A zones shipping and cargo containers shall be screened from view from the street and from abutting residential and commercial properties in accordance with Part 6 of this Bylaw.

4.6. Storage of Vehicles in Residential Zones

4.6.1 No commercial vehicle, truck, bus, dismantled or wrecked vehicle, trailer, recreational vehicle, tow truck or any equipment or building materials shall be parked or stored in a R zone, except as follows:

- a. One commercial vehicle or truck not exceeding 4,100 kg;
- b. Trucks, commercial vehicles, or equipment required for the construction, repair, servicing, or maintenance of the premises during normal working hours;
- c. Building materials when the owner, lessee or occupier of the premises is in possession of a valid building permit, provided that the material stored are in connection with the construction or development of the building pursuant to the building permit; and
- d. Any unlicensed, dismantled, or wrecked vehicle for a period of not more than 30 consecutive days within any 60-day period.

4.6.2 No commercial vehicle, truck, bus, dismantled or wrecked vehicle, trailer, recreational vehicle, tow truck or any equipment or building materials shall be parked or stored in a RS or RR zone, except as follows:

- a. One commercial vehicle or truck not exceeding 20,000 kg;
- b. Trucks, commercial vehicles, or equipment required for the construction, repair, servicing, or maintenance of the premises during normal working hours;
- c. Building materials when the owner, lessee or occupier of the premises is in possession of a valid building permit, provided that the material stored are in connection with the construction or development of the building pursuant to the building permit;

- d. Any unlicensed, dismantled, or wrecked vehicle for a period of not more than 30 consecutive days within any 60-day period; and
- e. Commercial vehicles or trucks exceeding 5500 kg gross vehicle weight shall be parked or stored on private property.

4.7. Storage of Special Waste

- 4.7.1 Special waste storage is prohibited within 1,000 metres of any parcel zoned as R-1, R-2, R-3, R-4, R-5, RS-1, RS-2, RS-3, CV-1, CV-2, CV-3, RR-1, RR-2 or A-1.

4.8. Floodplain Management

- 4.8.1 Floodplain regulations are contained within the District of Vanderhoof Floodplain Management Bylaw.

4.9. Bed and Breakfast

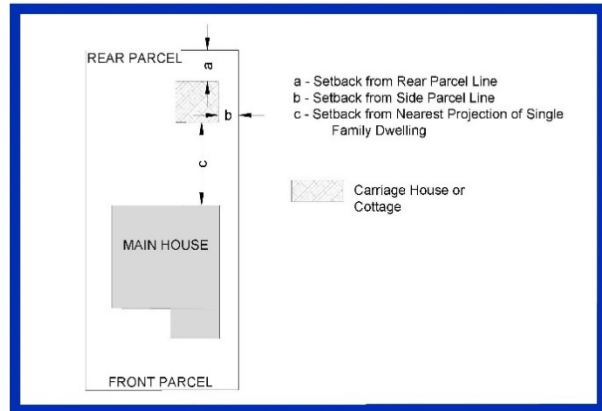
- 4.9.1 Bed and breakfast in conjunction with a single-family dwelling in permitted zones shall comply with the following regulations:
 - a. A maximum of two rooms used for providing lodging to the traveling public;
 - b. The single-family dwelling is not simultaneously used for roomer or boarders;
 - c. The bed and breakfast establishment shall be occupied by the owner of the single-family dwelling unit;
 - d. The length of stay for a guest shall not exceed ten (10) consecutive days; and
 - e. A single non-illuminated identification sign, not to exceed 0.4 m², may be erected on the property.

4.10. Secondary Dwelling

- 4.10.1 A secondary dwelling shall be permitted in zones R-1, RS-1, RS-3, RR-1, and RR-2 on properties having a lot width of 12.0 m or greater.
- 4.10.2 A secondary dwelling shall be permitted only as a secondary use to a principal dwelling.
- 4.10.3 The principal and secondary dwelling shall be located on the same lot.
- 4.10.4 No more than one secondary dwelling shall be permitted per lot.
- 4.10.5 A secondary dwelling is not permitted in conjunction with a bed & breakfast, secondary suite, or multiple residential uses on the same site.
- 4.10.6 A dedicated parking space shall be provided on the same lot for a secondary dwelling.

4.10.7 Siting of a secondary dwelling use shall comply with the following:

- a. The maximum floor area of a secondary dwelling, when combined with the area of all other structures on the property shall not exceed 40% of the total parcel area in accordance with Section 3.4.1 of this *Bylaw*;
- b. The maximum height of a secondary dwelling shall not exceed 7.0 m;
- c. Shall be setback not less than 1.5 metres from an interior parcel line;
- d. Shall be setback not less than 3.0 metres from an exterior parcel line;
- e. Shall be setback a minimum of 1.5 metres from a rear parcel line; and
- f. Shall be setback not less than 2.4 metres from the nearest projection beyond the building face of the principal residential dwelling.



4.11. Secondary Suites

Amendment
Bylaw No. 1041

4.11.1 A secondary suite, in conjunction with a single-family dwelling in permitted zones, shall comply with the following regulations:

- a. Secondary suites are permitted only in single-family dwellings in the R-1, R-2, R-3, R-4, RS-1, RS-3, RR-1, RR-2, and A-1 zones;
- b. Only one secondary suite is permitted in a single-family dwelling unit;
- c. The total area of the secondary suite shall be determined in accordance with the B.C. Building Code, as amended; and
- d. Where there is a secondary suite, one additional parking space shall be provided on the parcel.

4.12. Temporary Use Permits

4.12.1 Council may, by resolution, and in accordance with the requirements of the Local Government Act, with respect to any zone, on application of an owner of land, issue a Temporary Use Permit which may:

- a. Permit one or more specified temporary use(s) on a Lot;
- b. Permit the construction or use of buildings or structures to accommodate persons who work at the enterprise in respect of which the permit is issued; and
- c. Specify conditions under which the temporary use(s) may be carried out.

- 4.12.2 Should a proposed use not be permitted within the regulations of this *Bylaw*, a Temporary Use Permit may be issued by the District. Council will evaluate the issuance of a Temporary Use Permit based on the following:
- Whether the proposed Use is consistent with the designation for the land in the District of Vanderhoof Official Community Plan Bylaw No. XXX;
 - Whether the proposed use is consistent with relevant policies adopted by Council;
 - The nature and extent of any community benefit from the proposed temporary use;
 - The suitability and compatibility of the proposed use with the surrounding area, including its operation, function, appearance, and intensity of use;
 - The impact of the proposed use on the operation of adjacent uses, including future land uses permitted by this *Bylaw* and by the District of Vanderhoof Official Community Plan Bylaw No. XXX; and
 - Whether the proposed use is truly of a temporary nature or whether it would be more appropriate for Council to consider permitting the use by rezoning.
- 4.12.3 All holders of Temporary Use Permits will be required, as a condition of the permit, to give an undertaking to demolish or remove a temporary building or structure or accessory building which was established to accommodate a temporary use, and to restore the land to a “found” condition, within thirty (30) days of the end of the permit term; the undertaking will form part of the permit. If the owner fails to comply with the undertaking, the District may enter onto the land and carry out the demolition, removal, or restoration, at the expense of the owner.
- 4.12.4 Council may, as a condition of issuing a Temporary Use Permit, require that the applicant provide to the District, security in the form of an irrevocable letter of credit or cash, to guarantee the performance of the terms of the permit.
- 4.12.5 A person to whom a Temporary Use Permit has been issued may apply to have the permit renewed; however, the permit may be renewed only once.

4.13. Cannabis Retail Store

- 4.13.1 No Cannabis Retail Store may be located within 150 m from any Elementary or Secondary School (as measured in a radius from the parcel property lines to any portion of the Cannabis Retail Store).
- 4.13.2 No Cannabis Retail Store may be located within 500 m of another Cannabis Retail Store (as measured in a radius from the business primary entrance).
- 4.13.3 No Cannabis Retail Store may be located on a parcel that fronts on Highway 16.

4.14. Temporary Work Camp

4.14.1 New Temporary Work Camps in the District shall only be permitted through a Temporary Use Permit process in accordance with Section 4.12 of this *Bylaw* and shall adhere site specific development regulations as determined by the District at the time of application, which may include some or all but not limited to the following regulations:

- a. No sleeping unit shall be used as the temporary residence of more than one person;
- b. The minimum front parcel line setback shall be 20.0 m;
- c. The minimum rear parcel setback shall be 3.0 m;
- d. The minimum interior parcel line setback shall be 3.0;
- e. The minimum exterior parcel line setback shall be 3.0 m; and
- f. For Temporary Construction Camps that abut an Arterial Highway, the following landscaping and screening regulations shall apply in addition to the landscaping and screening specifications set out in Part 6 of this *Bylaw*:
 - i. A minimum 6.0 m wide landscape screen capable of achieving a minimum 3.5 m height planted on an average of 5 every metres interrupted only for vehicular access to the temporary construction camp site; or
 - ii. An opaque fence with a minimum height of 1.8 metres.
- g. Buildings, structures, garbage receptacles, sewage disposal facilities, recreation vehicles, vehicle or equipment parking, removal or deposit of soil or outdoor storage shall not be permitted within required landscape screen.

PART 5: PARKING AND LOADING

5.1. Off-Street Parking

- 5.1.1 Where the terms of this *Bylaw* require the provision of off-street parking, the location, design, operation, and maintenance of said off-street parking areas shall comply with the regulations of this section.
- 5.1.2 Where off-street parking is provided in excess of the requirements set out by this *Bylaw*, the location, design, operation, and maintenance of said off-street parking areas shall comply with the regulations of this section.
- 5.1.3 Space of the off-street parking of motor vehicles in respect of class of a building or parcel permitted under this *Bylaw* shall be provided and retained in accordance with the regulations of this section.
- 5.1.4 The regulations contained in this section do not apply to buildings, structures and uses existing as of the date of adoption of this *Bylaw* except that off-street parking shall be provided and maintained in accordance with this section for any addition to an existing building and structure or change or addition to the existing use of a parcel.
- 5.1.5 The number of required off street parking spaces shall be calculated as follows:
- a. The number of off-street parking spaces required for a building or use is calculated according to Table 1 of this *Bylaw* in which Column I sets out the use of a building or parcel and Column II sets out the number of required off-street parking spaces;
 - b. Where the calculation of required off-street parking space results in a fraction, one parking space shall be provided in respect of that fraction;
 - c. Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m of width of such seating shall be deemed to be one seat;
 - d. In the case of mixed uses, the total requirements for the off-street parking facility shall be the sum of the requirements for the various uses computed separately;
 - e. For non-residential buildings or uses, off-street parking spaces may be provided collectively by two or more buildings or uses, provided that the total number of parking spaces is not less than the sum of the requirements for the various individual uses; and
 - f. Where access is required to an Arterial Highway (Highway 16), the number and size of the off-street parking areas shall be in accordance with *Ministry of Transportation and Infrastructure* standards and specifications.

Table 1: Required Off-Street Parking Spaces

TABLE 1 Required Off-Street Parking Spaces	
Column I Use of Building or Parcel	Column II Required Number of Spaces
RESIDENTIAL	
Single and two-family dwellings	2 per dwelling unit
Group housing, row housing and multiple family dwelling units	1 per studio or 1-bedroom dwelling unit plus 1.5 per 2-bedroom dwelling unit plus 2 per 3-bedroom dwelling unit plus 1 per 7 dwelling units
Congregate Care	1 per 5 beds plus 1 per 2 employees
COMMERCIAL/INDUSTRIAL	
Animal hospital	4 per veterinarian
Automobile sales and service, recreational vehicle, boat, trailer, heavy equipment and light industrial/commercial sales, equipment repair lots, garages, and parts depots	1 per 35 m ² of sales floor areas Plus 1 per 2 service bays
Auction Houses	1 per 10 m ² of auction floor area
Building Materials Supply	1 per 35 m ² of sales floor area plus 1 per 90 m ² of warehouse/storage area
Campgrounds/Recreational Vehicle Sites	1 per 2 spaces plus 1
Car Wash	1 per 2 employees plus 2 per wash bay
Commercial Recreation including Amusement Arcades, Pool and Billiard Halls, Bowling Alleys, and similar uses	3 per bowling alley, 2 per court, 1 per billiard/pool table plus 1 per 20 m ² of activity space
Convenience Stores	1 per 35 m ² of retail floor area or 2, whichever is greater
Fast Food Pick-Up and Drive-In	2 per 74 m ² of GFA plus 1 per 8 seats or 3, whichever is greater
Gasoline Service Station	1 per 2 employees plus 2 per service bay
Health Spas, Fitness Clubs and Gymnasiums	1 per 10 m ² of floor area used by guests
Hotels and Motels	1 per sleeping unit plus additional spaces for each accessory use plus 1 per 10 seats for meeting rooms
Laundromats	1 per 3 washing machines
Marinas	2 per 4 boat spaces
Nurseries/Greenhouses	1 per 35 m ² of sales floor area
Offices, Medical/Dental	4 per doctor/dentist
Offices, Business, Government and Professional	1 per 30 m ² gross floor area
Offices, Police	1 per 74 m ² gross floor area
Post Office	1 per 300 post office boxes plus 1 per 140 m ² gross floor area
Restaurants, Cabarets, Lounges, Pubs, and similar establishments	1 per 4 seats
Shopping Centre (all uses combined)	4.5 per 100 m ² gross floor area
Stores, Retail, Video Rental, Supermarkets, Liquor	1 per 30 m ² of gross floor area

Store, Personal Service, other commercial uses not otherwise mentioned	
Theatres	1 per 5 seats
Taxi Office	1 per taxi
Radio and Television Station	1 per 140 m ² gross floor area
Transportation Depot	1 per 20 m ² of waiting room plus 1 per 2 bays for loading buses
Warehouse, mini-storage buildings, and other industrial uses not otherwise mentioned	1 per 90 m ² gross floor area
CIVIC, INSTITUTIONAL & PUBLIC	
Churches	1 per 5 seats
College	6 per classroom
Schools, Elementary	1 per classroom
Schools, Secondary	5 per classroom
Hospital	1 per 2 employees plus 1 per 5 beds
Funeral Parlor	1 per 5 seats
Library, Museum, Cultural Facility	1 per 40 m ² gross floor area
Public Assembly, including arenas, auditoriums, community centres, dance halls, exhibition halls, meeting halls, stadiums, swimming pools and similar uses	1 per 5 seats plus 1 per 10 m ² of floor area in areas without fixed seats, excluding playing surfaces
Outdoor Recreation, Parks, Playfields	10 per hectare of parcel area or 25 per playfield

5.1.6 All required off-street parking shall be used for the purpose of accommodating vehicles or clients, customers, employees, members, residents, or tenants who use the principal facility and such parking shall not be used for driveways, access or egress, commercial repair work, display or storage yard.

5.1.7 Location of Parking Spaces

- a. Required off-street parking spaces shall be located on the same parcel as the building or use they serve, except as follows:
 - i. **For non-residential building or uses:** Parking facilities shall be located no more than 50 m from the building or use they are intended to serve, except where they are part of a collective parking agreement authorized by Council and subject to a registerable restrictive covenant with the District of Vanderhoof restricting the use of the site for parking in conjunction with the parcel containing the building or use.
 - ii. **Payment-in-Lieu of Parking in C-1 zone:** In a C-1 Retail Commercial Zone, any owner or occupier may, in lieu of providing the required number of parking spaces, pay to the District of Vanderhoof a sum of money per parking space. The sum of money is specified in the *Payment-In-Lieu Bylaw*, which may be amended

from time to time. Payments shall be deposited into a reserve fund for downtown off-street parking facilities.

5.1.8 Dimensions of Parking Spaces

- a. Each off-street parking space required by this *Bylaw* shall not be less than 2.8 m wide, 6.0 m long and have a vertical clearing less than 2.2 m.

5.1.9 Access to Highways

- a. Each off-street parking space shall have a vehicular access to a highway or lane. The location of all points of access and egress from a highway to a parking area and all of the traffic patterns within the parking area shall be subject to the approval of the Municipal Engineer or Public Works Superintendent or designate.
- b. Along Highway 16 commercial properties shall use joint entry ways to minimize access points and shall, where possible, develop frontage roads that provide direct access to individual businesses.
- c. Where more than 5 off-street parking spaces are provided, access to an aisle which intersects with a highway shall be provided and designed such that vehicles are not required to back out onto the highway. Aisles of not less than the following widths shall be provided:

Table 2: Access to Highway Parking Aisle Requirements

Parking Angle in Degrees	Minimum Width of 1-Way Aisle	Minimum Width of 2-Way Aisle
Parallel parking	3.0 m	3.5 m
90	6.0 m	7.2 m
60	4.2 m	6.0 m
45	3.6 m	5.0 m

5.1.10 Surfacing of Off-Street Parking Spaces

- a. All required parking areas in the residential zones comprised of more than 4 parking spaces, and all parking areas in the commercial zones, shall be paved with asphalt, concrete or inter-locking brick so as to provide a surface that is durable and dust free;
- b. All parking areas that are permitted to remain unpaved shall be surfaced with gravel or crushed rock, compacted, and treated to suppress dust and kept free of weeds;
- c. All parking areas shall be drained so that no surface water:
 - i. Accumulates thereon;
 - ii. Runs off onto any sidewalk; and

- iii. Runs off onto any highway if the area is not paved; and
- d. All parking areas shall have access to and from highways in accordance with District regulations and having constructed sidewalk crossovers.

5.1.11 Setback Distances

- a. On parcels designated R-2 or R-3, no portion of a parking lot shall be located closer than 1.5 m to any dwelling; and
- b. In commercial zones where parking facilities are located on the same parcel as the principal building, no portion of the parking lot shall be located closer than 1.5 m to any adjacent dwelling.

5.1.12 Delineation, Lighting, Signage for Off-Street Parking Spaces

- a. Where more than four paved off-street parking spaces are provided, each space shall be clearly delineated by painted lines;
- b. All off-street parking spaces and access aisles shall be clearly illuminated with lighting conforming to generally accepted engineering standards; and
- c. Where more than ten off-street parking spaces are provided, other than for gasoline service stations, directional signs designed to control traffic shall be provided.

5.1.13 Parking for Disabled Persons

- a. Every off-street parking area shall provide, for every 50 stalls, a minimum of 1 stall for the use of physically disabled persons. Each stall shall:
 - i. Be at least 3.7 m wide and designed in accordance with the *BC Building Code*;
 - ii. Be located as close as possible to a main accessible building entrance; and
 - iii. Be clearly identified as being for exclusive use by persons with disabilities.

5.2. Off-Street Loading

- 5.2.1 Where the terms of this *Bylaw* require the provision of off-street loading, the location, design, operation, and maintenance of said off-street loading areas shall comply with the regulations of this section.
- 5.2.2 Where off-street loading is provided but not required, the location, design, operation and maintenance of said off-street loading areas shall comply with the regulations of this section.
- 5.2.3 Space for the off-street loading of motor vehicles in respect of a class of building or parcel permitted under this *Bylaw* shall be provided and maintained in accordance with the regulations of this section.

- 5.2.4 The regulations contained in this section do not apply to buildings, structures and uses existing as of the date of adoption of this *Bylaw* except that off-street loading shall be provided and maintained in accordance with this section for any addition to an existing building or structure.
- 5.2.5 The number of off-street loading spaces for a building or parcel is calculated according to Table 3 of this *Bylaw* in which Column I sets out the use of a building or parcel and categories of total gross floor area and Column II sets out the number of required loading spaces.
- 5.2.6 The calculation of off-street loading requirements shall be determined by:
- a. Calculating the total gross floor area of all principal and accessory buildings on the parcel including basements, except that portion of the basement which is used for parking or heating; and
 - b. In the case of mixed uses, the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.
- 5.2.7 Location and Siting of Loading Facilities
- a. Off-street loading spaces and facilities shall be located on the same parcel as the use served, but not within the required front yard or closer than 15.0 m to the nearest point of intersection of any two road allowances.
- 5.2.8 Development Standards
- a. The location of all points of ingress and egress to a loading area shall be subject to the regulations of the District.
 - b. All off-street loading spaces shall be sized to accommodate a vehicle 8.5 m in length, 3.0 m in width and 4.0 m in height.
 - c. All off-street loading areas shall be bordered with adequate curbs and provision shall be made for protecting adjoining buildings and structures from maneuvering vehicles.
 - d. On all parcels zoned commercial all off-street loading spaces shall be paved. In all other zoning districts, off-street loading spaces may be surfaced with gravel. All off-street loading spaces shall be grade and drained so as to properly dispose of all surface water.

Table 3: Required Off-Street Loading Spaces

TABLE 3 Required Off-Street Loading Spaces	
Column I Use of Building or Parcel	Column II Required Loading Spaces
Retail, Business, Industry, Warehouse, or similar use; <ul style="list-style-type: none"> • Less than 470 m² • 470 m² to 2,300 m² • 2,300 m² to 4,600 m² • Each additional 4,600 m² or fraction thereof in excess of 2,300 m² 	<ul style="list-style-type: none"> • 1 • 2 • 3 • 1 additional
Office Building, Assembly Use, Hospital, Institution, Hotel, Club, Lodge, Auditorium, Public Utility, School, or similar use <ul style="list-style-type: none"> • Less than 2,800 m² • 2,800 m² to 5,600 m² • Each addition 5,600 m² or fraction thereof in excess of 2,800 m² 	<ul style="list-style-type: none"> • 1 • 2 • 1 additional

PART 6: LANDSCAPING AND SCREENING

6.1. General

- 6.1.1 Notwithstanding the provisions of this section, no landscaping or screening shall be placed, grown or cause to be placed or grown in such a way as to impede the visibility of any traffic safety device.
- 6.1.2 The landscaping and screening regulations of this section apply to all zones except RR and A zones.
- 6.1.3 Where landscaping is required by this section, the District may require security in accordance with this Section 3.10 of this *Bylaw*.
- 6.1.4 Where possible, existing landscaping and/or natural vegetation should be conserved and/or relocated within the site unless removal is required to efficiently accommodate the new development.
- 6.1.5 In an event that landscaped material required in accordance with this *Bylaw* is not recommended for the site, the District may allow or require alternative materials to be substituted.

6.2. Screening and Landscape Buffers

- 6.2.1 Screening consisting of a solid fence not less than 2.4 m in height or a hedge not less than 1.8 m in height and/or a landscape buffer consisting of a 1.5 m wide strip, shall be provided as follows:
 - a. On parcels designated I-1, I-2, I-3 or I-4, screening shall be provided to enclose each side of an outdoor storage area that faces or abuts a highway or a parcel in a R, RS or RR zone;
 - b. On any parcel in a commercial or industrial zone that is used for a gasoline service station, screening shall be provided along each boundary that abuts a parcel in a R, RS or RR zone;
 - c. On parcels designated C-2, screening and a landscape buffer shall be provided along all boundaries that abut a parcel in a R, RS or RR zone; and
 - d. On parcels designated C-2 or C-4, a landscape buffer shall be provided along all parcel boundaries that abut any highway. This landscape buffer shall be in accordance with the landscape specifications as set out in section 6.3 below.
 - e. Except at points of ingress and egress, any off-street loading area shall be separated from an adjoining street, or from a directly abutting parcel in a R, RS or RR zone, by a landscaped buffer not less than 1.5 m in width.

- 6.2.2 All refuse and recycling bins required for a development in zones other than A zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and highways with a minimum height of 2.0 m to a maximum height that is equivalent to the height of the refuse or recycling bin.

6.3. Landscape Construction Specifications

- 6.3.1 The specifications, installation and maintenance of landscaped areas required by this section shall be completed in a manner with good horticultural practices.
- 6.3.2 All required new landscaping is to meet or exceed the current British Columbia Landscape Standards for installation and maintenance.
- 6.3.3 All selected landscaping materials shall be hardy to Vanderhoof and compatible with the proposed installation location.
- 6.3.4 All required new landscaping plans should strive to achieve a ratio of 40:60 for deciduous and coniferous species of shrubs and trees to provide continual colour and visual interest throughout the year.

6.4. Screening and Landscape Buffers for Off-Street Parking Areas

- 6.4.1 Except at the points of ingress and egress, any parking area shall be separated from an adjoining street or from a directly abutting parcel in a R, RS or RR zone designated in Section 6.0 of this *Bylaw*, by a landscape buffer not less than 1.5 m in width; and
- 6.4.2 Where the parking area abuts a lane, screening along the lane shall be 1.0 m in height for a distance of not less than 6.0 m from all points of ingress and egress to parking and from such a parking area.

PART 7: DEVELOPMENT PERMIT GUIDELINES

The District has designated the following Development Permit Areas (DPAs) in the Official Community Plan to establish and enforce design guidelines, where necessary, to achieve community objectives in accordance with the *Local Government Act*. The objective of establishing the following Development Permit Guidelines is to ensure that all future multiple-family, industrial, commercial and Hazard Areas are developed in the best interest of the District of Vanderhoof.

In accordance with the *Local Government Act*, the District is permitted to identify types of development that are excluded from the Development Permit Guidelines, which are unique to each type of DPA and as such, are identified within each DPA below.

7.1. Multiple-Family Development Permit

7.1.1 Purpose:

- a. To encourage a consistently high level of design and quality of construction for future multi-family developments within the District of Vanderhoof.

7.1.2 Exemptions:

A Multiple-Family Development Permit is not required for the following development:

- a. Subdivision.
- b. Temporary buildings and structures permitted by a Temporary Use Permit issued by the District.
- c. Construction of, addition to or alteration of a building or structure by the District, the federal or provincial governments (and their agents) for the construction or maintenance of public works.
- d. Projects involving a façade improvement, maintenance or repair that does not change the colour, materials or façade articulation.
- e. Addition to a principal building that is less than 100 m².
- f. Interior renovations.
- g. Construction of an accessory building.
- h. Replacement of a building destroyed by natural causes, so long as the replacement building is identical to the original building in both form and location.

7.1.3 Guidelines:

- a. Design of multi-family buildings should relate to nearby public spaces such as parks, landscaped features, and/or natural areas.
- b. Apartments and row housing should be designed with varied rooflines and interesting facades, including a variety of roof cover over entryways, balconies, and porches.
- c. Two-unit housing should be designed in an asymmetrical manner (non-mirror image).

- d. Design buildings to avoid blank walls that face a street or pedestrian pathway by providing entrances and windows on these elevations. Where solid walls are unavoidable, utilizing building mass, variation of the façade, textured surfaces, architectural detailing, or a combination thereof to reduce the visual impact of a solid wall.
- e. All dwelling units should be designed to maximize privacy, day lighting, ventilation, security, and safety.
- f. Buildings should be designed to avoid casting shadows onto nearby dwellings and public areas.
- g. The form and character of new multiple-family developments should be reflective of existing development within the surrounding areas to reduce impacts on adjacent properties.
- h. Where possible, building access should be constructed of a firm, stable and slip resistant material leading to at least one no-step entrance building entrance to accommodate a person with limited mobility or persons requiring the use of a mobility aid such as a wheelchair.
- i. Landscaping associated with new multiple-family developments should be designed to enhance the aesthetics and livability of the site, provide year-round visual interest and clear delineation of pedestrian vs. vehicular areas in accordance with Part 6 of this *Bylaw*.
- j. Landscaping should achieve a planting ration of 60% coniferous and 40% deciduous to provide seasonal variability and visual interest within the site.
- k. Garbage and recycling containers should be obscured from site on a minimum of three sides in accordance with the screening policies of Part 6 of this *Bylaw*.
- l. Parking needs in addition to the requirements of Part 5 of this *Bylaw* shall be considered on a site-specific basis.
- m. Lighting within multiple-family developments should strive to meet the dark-sky standard, while effectively providing lighting to deter vandalism and to safely illuminate parking, public and pedestrian areas without impacting adjacent properties.

7.2. Industrial Development Permit

7.2.1 Purpose:

- a. To encourage a higher standard for construction of future industrial developments in order to limit the negative impacts of traffic and aesthetic design with an emphasis on improving the future appearance of the Highway 16 corridor.

7.2.2 Exemptions:

An Industrial Development Permit is not required for the following development:

- a. Subdivision.
- b. Temporary buildings and structures permitted by a Temporary Use Permit issued by the District.
- c. Construction of, addition to or alteration of a building or structure by the District, the federal or provincial governments (and their agents) for the construction or maintenance of public works.
- d. Projects involving a façade improvement, maintenance or repair that does not change the colour, materials or façade articulation.
- e. Addition to a principal building that is less than 100 m².
- f. Interior renovations.
- g. Construction of an accessory building.
- h. Replacement of a building destroyed by natural causes, so long as the replacement building is identical to the original building in both form and location.

7.2.3 Guidelines:

- a. The siting, massing, roof line and exterior finish of buildings should be sufficiently varied to provide visual interest.
- b. Where possible, building access should be constructed of a firm, stable and slip resistant material leading to at least one no-step entrance building entrance to accommodate a person with limited mobility or persons requiring the use of a mobility aid such as a wheelchair.
- c. Parking should be provided at the rear or side of buildings. Parking areas visible from a highway should be sufficiently screened or landscaped in accordance with Part 6 of this *Bylaw*.
- d. Outdoor storage of equipment or materials should be established to the rear of the site to provide visual separation from surrounding roads and any visible residential areas.
- e. Security fencing along perimeter property boundaries that abut a highway or residential property should be accompanied by landscaped materials in accordance with Part 6 of this *Bylaw* to improve the aesthetic quality of the property.
- f. Landscaping should achieve a planting ration of 60% coniferous and 40% deciduous to provide seasonal variability and visual interest within the site.
- g. A coordinated signage plan shall be provided for multi-tenant buildings.
- h. Off-Street Parking or Loading areas providing overhead lighting should position lighting in such a manner to prevent undesirable light pollution for abutting properties and highways.
- i. Garbage and recycling containers should be obscured from site on a minimum of three sides in accordance with the screening policies of Part 6 of this *Bylaw*.

7.3. Commercial Development Permit

7.3.1 Purpose:

- a. To encourage quality streetscape design that promotes a relationship to the street and strengthens the retail experience for patrons, residents, and visitors.

7.3.2 Exemptions:

A Commercial Development Permit is not required for the following development:

- a. Subdivision.
- b. Temporary buildings and structures permitted by a Temporary Use Permit issued by the District.
- c. Construction of, addition to or alteration of a building or structure by the District, the federal or provincial governments (and their agents) for the construction or maintenance of public works.
- d. Projects involving a façade improvement, maintenance or repair that does not change the colour, materials or façade articulation.
- e. Addition to a principal building that is less than 100 m².
- f. Interior renovations.
- g. Construction of an accessory building.
- h. Replacement of a building destroyed by natural causes, so long as the replacement building is identical to the original building in both form and location.

7.3.3 Guidelines:

- a. The siting, massing, roof line and exterior finish of buildings should be sufficiently varied to provide visual interest.
- b. In mixed-use buildings, architecturally differentiate residential entrances from business entrances.
- c. The form and character of new development should respect the surrounding form and character of existing development adjacent to the development property.
- d. Buildings should be oriented within a site to the street frontage unless otherwise specified. An increased setback may be considered for site designs that provide a pedestrian courtyard or other feature that benefits the pedestrian experience or to respond to the building setback of an existing adjacent property.
- e. Stepped or alternating building massing is encouraged to provide character and avoid a typical box-like design.
- f. A coordinated signage plan shall be provided for multi-tenant buildings.
- g. Mirrored or opaque-glazed windows should be avoided on the first floor to encourage a relationship to the street.

- h. Design buildings to avoid blank walls that face a street or pedestrian pathway by providing entrances and windows on these elevations. Where solid walls are unavoidable, building mass, variation of the façade, textured surfaces, architectural detailing, or a combination thereof should be utilized to reduce the visual impact of a solid wall.
- i. Where possible, building access should be constructed of a firm, stable and slip resistant material leading to at least one no-step entrance building entrance to accommodate a person with limited mobility or persons requiring the use of a mobility aid such as a wheelchair.
- j. Landscaping should achieve a planting ration of 60% coniferous and 40% deciduous to provide seasonal variability and visual interest within the site.
- k. Vehicle oriented uses should be designed to limit traffic queuing that could interfere with adjacent highways or pedestrian infrastructure.
- l. Visitor commercial uses along the Highway 16 corridor should include comfortable public space such as benches, picnic tables or garbage bins to provide relief from asphalt and provide informal places of congregation and rest for visitors.
- m. Off-Street Parking or Loading areas providing overhead lighting should position lighting in such a manner to prevent undesirable light pollution for abutting properties and highways.
- n. Utility and mechanical equipment should be screened from pedestrians.
- o. Garbage and recycling containers should be obscured from site on a minimum of three sides in accordance with the screening policies of Part 6 of this *Bylaw*.

7.4. Environmental Hazard Area Development Permit

7.4.1 Purpose:

- a. To protect sensitive natural features from impacts of development and to prevent damage to property and human life resulting from conflicts between the built form and the land within the District of Vanderhoof.

7.4.2 Exemptions:

An Environmental Hazard Area Development Permit is not required for the following development:

- a. Subdivision involving only the moving of an interior lot line, where no additional lots are created.
- b. Alteration of land, or the construction of, addition to or alteration of a building or structure by the District, the federal or provincial governments (and their agents) to prevent, control or reduce flooding, erosion, or other immediate threats.

- c. Alteration of land to restore or create the natural features, functions, or conditions of watercourse in accordance with a plan previously approved by the District, or federal or provincial governments.
- d. Construction of, addition to or alteration of a building or structure by the District, the federal or provincial governments (and their agents) for the construction or maintenance of public works.
- e. Temporary buildings and structures permitted by a Temporary Use Permit issued by the District that do not result in harmful alteration, disruption, or destruction of natural features.

7.4.3 Guidelines:

- a. Leave strips adjacent to the Nechako River are to remain free of development, except in accordance with these guidelines, to ensure that the natural features, function, and conditions that support fish life processes are preserved, protected, restored, or enhanced. Leave strip width shall be identified as follows:
 - i. 15.0 m from the top of bank for agricultural, outdoor recreation and low-density residential developments;
 - ii. 30.0 m from the top of bank for commercial, industrial, and institutional developments;
 - iii. Where the 30 m leave strip of sub-section 7.4.3 (i) is devoid of trees and/or evidence of active bank erosion exists, the leave strip should be extended to 50 m; and
 - iv. Lesser leave strips may be considered on a site-specific basis where the size is determined based upon the opinion of a qualified professional in a sealed assessment report as part of a development proposal.
- b. Development within a leave strip shall not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support aquatic processes.
- c. Protection measures such as the installation of a fence or planting or retention of vegetation and trees, may be required to preserve, protect, restore, or enhance the natural features, functions and conditions that support aquatic processes.
- d. The sequence and timing of development may be limited by the permit to mitigate the potential for harmful alteration, disruption or destruction of natural features, functions and conditions that support aquatic processes.
- e. Development must be constructed above the 200-year flood level.

- f. No septic tank, drainage and deposit fields or irrigation or water systems are to be constructed within the floodplain except in accordance with Section 491 (2) (b) of the *Local Government Act*.
- g. Tree cutting on slopes steeper than 20% is discouraged to prevent erosion on steep slopes.
- h. Development on lands steeper than 20% is prohibited unless supported by a sealed geotechnical report by a qualified professional as part of a development proposal.

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PART 8: REGULATIONS FOR ZONES

8.1. Zones

The District of Vanderhoof is divided into zones identified in Column I of Table 4. The correct name of each zone created by this *Bylaw* is set out in Column I, while the amplification found in Column II is for convenience only.

Table 4: District of Vanderhoof Zones

Table 4 District of Vanderhoof Zones	
Column I	Column II
R-1	Single-Family Residential
R-2	Attached Dwellings
R-3	Multiple-Unit Residential
R-4	Manufactured Home Residential
R-5	Manufactured Home Park
RS-1	Suburban Residential – Single-Family
RS-2	Suburban Residential – Manufactured Homes
RS-3	Suburban Residential – Mixed
CV-1	Public Uses and Facilities
CV-2	Educational Facilities
CV-3	Health Related Facilities
CV-4	Museum and Historical Sites
C-1	Retail Commercial
C-2	Highway Commercial
C-3	Neighbourhood Commercial
C-4	Shopping Centre Commercial
I-1	Light Industry
I-2	Heavy Industry
I-3	Special Industry
I-4	Utilities
I-5	Airport
RR-1	Rural-Small Holdings
RR-2	Rural-Large Holdings
A-1	Agriculture

8.2. R-1 Single-Family Residential

(a) Permitted Uses

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

Principal Uses

Single-family dwelling
Two-family dwelling

Secondary Uses

Accessory use, buildings or structures
Bed and breakfast
Home-based business
Secondary dwelling
Secondary suite only in single-family dwelling

Amendment
Bylaw No.
1041

(b) Minimum Parcel Area

1. For a single-family dwelling, shall have an area of not less than 464 m²
2. For a two-family dwelling, shall have an area of not less than 735 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 15.0 m

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 10.0 m in height

(e) Minimum Building Width

1. No single-family or two-family dwelling shall be less than 7.0 m in width

(f) Minimum Floor Area

1. No dwelling unit shall have a floor area of less than 80 m²

(g) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

2. No accessory building shall be located within:
 - (a) The distance between the front wall of the principal building and the front parcel line;
 - (b) 1.5 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(h) Maximum Density

1. The density shall not exceed 1 single-family dwelling plus one secondary dwelling or 1 two-family dwelling per parcel

(i) Off-Street Parking

1. In an R-1 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.3. R-2 Attached Dwellings

(a) Permitted Uses

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

Principal Uses	Secondary Uses	
Group housing complex	Accessory use, buildings, or structures	
Rowhousing complex	Home-based business	
Single-family dwelling	Secondary suite only in single-family dwelling	Amendment Bylaw No. 1041
Two-family dwelling		

(b) Minimum Parcel Area

1. For a single-family dwelling, shall have an area of not less than 464 m²
2. For a two-family dwelling, shall have an area of not less than 735 m²
3. For a group housing complex, shall have an area of not less than 1,000 m²
4. For a rowhousing complex, shall have an area of not less than 223 m² per rowhouse unit

(c) Minimum Parcel Frontage

1. For a single-family dwelling and two-family dwelling, shall have a frontage of not less than 15.0 m
2. For a group housing complex, shall have a frontage of not less than 30.0 m
3. For a rowhousing complex, shall have a frontage of not less than 7.0 m per row house unit

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 10.0 m in height

(e) Minimum Building Width

1. No single-family or two-family dwelling or rowhouse unit shall be less than 7.0 m in width
2. There are no minimum width requirements for a group housing complex

(f) Maximum Density of Development

1. The density shall not exceed 1 single-family dwelling or 1 two-family dwelling per parcel

2. Rowhousing complex developments shall not exceed 40 units per gross ha
3. Group housing complex developments shall not exceed 40 units per gross ha

(g) Minimum Floor Area

1. No single-family or two-family dwelling shall have a floor area of less than 80 m²
2. No group housing or row housing dwelling unit shall have a floor area of less than 65 m²

(h) Minimum Setback from Parcel Lines

1. For a single-family dwelling or a dwelling unit in a two-family dwelling, no principal building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
2. For group housing or row housing complexes, no principal building shall be located within:
 - (a) 8.0 m of the front parcel line;
 - (b) 9.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
3. No accessory building shall be located within:
 - (a) the space between the front wall of the principal building and the front parcel line;
 - (b) 1.5 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(i) Off-street Parking

1. In an R-2 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.4. R-3 Multiple Unit Residential

(a) Permitted Uses

The following uses and no others are permitted in the R-3 zone:

Principal Uses

Group housing complex
Multiple family residential
Row housing complex
Single-family dwelling
Two-family dwelling

Secondary Uses

Accessory use, buildings, or structures
Home-based business
Secondary suite only in single-family dwelling.

Amendment
Bylaw No. 1041

(b) Minimum Parcel Area

1. For a multiple family residential, shall have an area of not less than 928 m²
2. For a single-family dwelling, shall have an area of not less than 464 m²
3. For a two-family dwelling, shall have an area of not less than 735 m²
4. For a group housing, shall have an area of not less than 1,000 m²
5. For a row housing complex, shall have an area of not less than 223 m² per rowhouse unit

(c) Minimum Parcel Frontage

1. For a multiple family residential, shall have a frontage of not less than 29.0 m
2. For a single-family or two-family dwelling, shall have a frontage of not less than 15.0 m
3. For a group housing complex, shall have a frontage of not less than 30.0 m
4. For a row housing complex, shall have a frontage of not less than 7.0 m per row house unit

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 12.0 m or 3 storeys in height, whichever is the lesser

(e) Minimum Building Width

1. No single-family or two-family dwelling shall be less than 7.0 m in width
2. There are no minimum width requirements for a group housing complex or a multiple family residential building

(f) Maximum Density of Development

1. The density shall not exceed 1 single-family dwelling or 1 two-family dwelling per parcel
2. Multiple family developments shall not exceed 75 units per gross ha
3. Group housing complex developments shall not exceed 40 units per gross ha
4. Rowhousing complex developments shall not exceed 40 units per gross ha

(g) Minimum Floor Area

1. No multiple family dwelling shall have a floor area of less than 65 m²
2. No single-family dwelling or dwelling unit in a two-family dwelling shall have a floor area of less than 80 m²
3. No group housing or rowhousing dwelling unit shall have a floor area of less than 65 m²

(h) Minimum Setback from Parcel Lines

1. For a single-family or two-family dwelling, no principal building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
2. For multiple family, group housing or rowhousing complexes, no principal building shall be located within:
 - (a) 8.0 m of the front parcel line;
 - (b) 9.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
3. No accessory building shall be located within:
 - (a) The space between the front wall of the principal building and the front parcel line;
 - (b) 1.5 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(i) Off-Street Parking

1. In an R-3 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(j) Screening and Landscaping

1. In an R-3 zone, landscaping and screening shall be provided and maintained in accordance with Part 6 of this *Bylaw*

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8.5. R-4 Manufactured Home Residential

(a) Permitted Uses

The following uses and no others are permitted in the R-4 zone:

Principal Uses

Manufactured home
Single-family dwelling

Secondary Uses

Accessory use, buildings, or structures
Home-based business
Special needs unit
Secondary suite only in single-family dwelling

Amendment
Bylaw No.
1041

(b) Minimum Parcel Area

1. Shall have an area of not less than 464 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 15.0 m

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 10.0 m

(e) Maximum Density of Development

1. The density shall not exceed 1 single-family dwelling per parcel unless a housing agreement has been entered into for a special needs unit

(f) Minimum Floor Area

1. No dwelling unit shall have a floor area of less than 65 m²

(g) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 6.0 m of the front parcel line;
 - (b) 3.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
2. No accessory building shall be located within:
 - (a) the distance between the front wall of the principal building and the front

parcel line;

- (b) 1.5 m of the rear parcel line;
- (c) 1.5 m of an interior side parcel line; and
- (d) 5.0 m of an exterior side parcel line.

(h) Off-Street Parking

1. In an R-4 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.6. R-5 Manufactured Home Park

(a) Permitted Uses

The following uses and no others are permitted in the R-5 zone:

Principal Uses

Manufactured home park

Secondary Uses

Accessory use, buildings, or structures

Caretaker dwelling

Home-based business

(b) Minimum Parcel Area

1. Shall have an area of not less than 2.0 ha

(c) Mobile Home Park Bylaw

1. All parcel, building, yard, setback, and off-street parking regulations shall be provided and maintained in accordance with the District of Vanderhoof Mobile Home Parks Bylaw No. 432

8.7. RS-1 Suburban Residential – Single-Family

(a) Permitted Uses

The following uses and no others are permitted in the RS-1 zone:

Principal Uses

Single-family dwelling

Secondary Uses

Accessory use, buildings, or structures

Bed and breakfast

Home-based business

Secondary dwelling

Secondary suite only in single-family dwelling.

Amendment
Bylaw No.
1041

(b) Minimum Parcel Area

1. Shall have an area of not less than 1,672 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 10% of the perimeter of the parcel

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 11.0 m in height

(e) Minimum Building Width

1. No single-family dwelling shall be less than 7.0 m in width

(f) Maximum Density of Development

1. The density shall not exceed 1 single-family dwelling plus one secondary dwelling per parcel

(g) Minimum Floor Area

1. No single-family dwelling shall have a floor area of less than 80 m²

(h) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 7.0 m of the front parcel line;

- (b) 7.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
2. No accessory building shall be located within:
- (a) the distance between the front wall of the principal building and the front parcel line;
 - (b) 1.5 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(i) Off-Street Parking

1. In an RS-1 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.8. RS-2 Suburban Residential - Manufactured Homes

(a) Permitted Uses

The following uses and no others are permitted in the RS-2 zone:

Principal Uses	Secondary Uses
Manufactured home	Home-based business Special needs unit

(b) Minimum Parcel Area

1. Shall have an area of not less than 1,672 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 10% of the perimeter of the parcel

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 10.0 m in height

(e) Maximum Density of Development

1. The density shall not exceed 1 manufactured home per parcel unless a housing agreement has been entered into for a special needs unit

(f) Minimum Floor Area

1. No manufactured home shall have a floor area of less than 65 m²

(g) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 7.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.
2. No accessory building shall be located within:
 - (a) The distance between the front wall of the principal building and the front parcel line;
 - (b) 1.5 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(h) Off-Street Parking

1. In an RS-2 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

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8.9. RS-3 Suburban Residential - Mixed

(a) Permitted Uses

The following uses and no others are permitted in the RS-3 zone:

Principal Uses

Manufactured home
Single-family dwelling

Secondary Uses

Accessory use, buildings, or structures
Home-based business
Special needs unit
Secondary dwelling
Secondary suite only in single-family dwelling

Amendment
Bylaw No.
1041

(b) Minimum Parcel Area

1. Shall have an area of not less than 1,672 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 10% of the perimeter of the parcel

(d) Maximum Height of Buildings and Structures

1. No principal building or any structure shall exceed 11.0 m in height

(e) Maximum Density of Development

1. The density shall not exceed 1 single-family dwelling plus one secondary dwelling per parcel unless a housing agreement has been entered into for a special needs unit

(f) Minimum Floor Area

1. No manufactured home shall have a floor area of less than 65 m²

(g) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 7.0 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

2. No accessory building shall be located within:
 - (a) The distance between the front wall of the principal building and the front parcel line;
 - (b) 1.5 m of the rear parcel line;
 - (c) 1.5 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(h) Off-Street Parking

1. In an RS-3 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.10. CV-1 Public Uses and Facilities

(a) Permitted Uses

The following uses and no others are permitted in the CV-1 zone:

Principal Uses

Aircraft sales/rental
Church
Club or lodge
Community hall
Conservation rearing facility
Government office
Library
Licensed senior community care facility
Public assembly
Public park
Public recreation
Public uses
Seniors group lodging

Secondary Uses

Accessory use, buildings, or structures

Amendment
Bylaw No.
1211

Amendment
Bylaw No.
1211

(b) Minimum Parcel Area

1. Shall have an area of not less than 278 m²

(c) Minimum Parcel Frontage

1. No minimum parcel frontage is required

(d) Maximum Height of Buildings and Structures

1. No building or any structure shall exceed 15.0 m in height

(e) Minimum Setback from Parcel Lines

1. No principal building or accessory building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 7.0 m of the rear parcel line;

- (c) 3.0 m of an interior side parcel line; and
- (d) 5.0 m of an exterior side parcel line.

(f) Off-Street Parking

1. In CV-1 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

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8.11. CV-2 Educational Facilities

(a) Permitted Uses

The following uses and no others are permitted in the CV-2 zone:

Principal Uses

Church
Daycare centre
Education,
Education, Commercial
Education, Higher

Secondary Uses

Accessory use, buildings, or
structures
Caretaker dwelling subject to
subsection (h) below

(b) Minimum Parcel Area

1. Shall have an area of not less than 930 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 25.0 m

(d) Maximum Height of Buildings and Structures

1. No building or any structure shall exceed 15.0 m in height

(e) Minimum Setback from Parcel Lines

1. No principal building or accessory building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 7.0 m of the rear parcel line;
 - (c) 3.0 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(f) Off-Street Parking

1. In CV-2 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In CV-2 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Caretaker Dwelling

1. In a CV-2 zone, one dwelling unit shall be permitted to house only the office manager or caretaker of the principal use on a parcel
2. The caretaker dwelling shall have a minimum floor area of not less than 65 m²

(i) Screening and Landscaping

1. In a CV-2 zone, landscaping and screening shall be provided and maintained in accordance with Part 6 of this *Bylaw*

8.12. CV-3 Health Related Facilities

(a) Permitted Uses

The following uses and no others are permitted in the CV-3 zone:

Principal Uses

Cemetery
Congregate care
Crematoria, mausoleum, and chapel
Hospital
Medical and dental clinics
Accessory building and uses

Secondary Uses

Accessory use, buildings, or structures

(b) Minimum Parcel Area

1. Shall have an area of not less than 930 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 25.0 m

(d) Maximum Height of Buildings and Structures

1. No building or any structure shall exceed 15.0 m in height

(e) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 7.0 m of the front parcel line;
 - (b) 7.0 m of the rear parcel line;
 - (c) 3.0 m of an interior side parcel line; and
 - (d) 5.0 m of an exterior side parcel line.

(f) Off-Street Parking

1. In CV-3 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In CV-3 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Screening and Landscaping

1. In a CV-3 zone, landscaping and screening shall be provided and maintained in accordance with Part 6 of this *Bylaw*

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8.13. CV-4 Museum and Historical Site

(a) Permitted Uses The following uses and no others are permitted in the CV-4 zone:	
Principal Uses Public uses Restaurant Souvenir shop	Secondary Uses Accessory use, buildings, or structures Caretaker dwelling subject to subsection (h) below Retail sales subject to subsection (i) below
(b) Minimum Parcel Area 1. Shall have an area of not less than 278 m ²	
(c) Minimum Parcel Frontage 1. No minimum parcel frontage is required	
(d) Maximum Height of Buildings and Structures 1. No building or any structure shall exceed 15.0 m in height	
(e) Minimum Setback from Parcel Lines 1. No principal or accessory building shall be located within: (a) 7.0 m of the front parcel line; (b) 7.0 m of the rear parcel line; (c) 3.0 m of an interior side parcel line; and (d) 5.0 m of an exterior side parcel line.	
(f) Off-Street Parking 1. In CV-4 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this <i>Bylaw</i>	

(g) Off-Street Loading

1. In CV-4 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Caretaker Dwelling

1. In a CV-4 zone, one caretaker dwelling shall be permitted in conjunction with a museum and historical site use
2. The caretaker dwelling shall have minimum floor area of not less than 37 m²

(i) Retail Sales

1. Retail sales are permitted in conjunction with a museum and historical site use
2. Retail sales of handicrafts, drawings, paintings, sculptures, carving, needlecrafts, ceramics, weaving, and pottery are permitted

(j) Screening and Landscaping

1. In CV-4 zone, landscaping and screening shall be provided in accordance with Part 6 of this *Bylaw*

8.14. C-1 Retail Commercial

(a) Permitted Uses

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

Principal Uses

Bakery or confectionery
Bicycle shop
Business, government, and professional offices
Cannabis retail store, subject to subsection (j)
Commercial recreation and health spa
Distribution plant for soft drinks
Fast food pick-up and drive-in
Funeral parlor
Hotel or motel
Liquor primary major
Liquor primary minor
Liquor store
Outdoor garden shop
Pawn shop
Personal service
Post office
Printing shop
Public assembly
Radio and television stations
Recycling depot
Restaurants
Retail stores
Self serve retail gas bar other than keylock

Secondary Uses

Accessory buildings and uses
Residential use, subject to subsection (h)

Amendment
Bylaw No
1204

fuel installation
Specialty brew store
Taxi office
Transportation depot
Tree seedling cold storage facilities
Upholstery shop
Veterinary hospital and animal beauty parlor when totally contained in a building, and excluding on-site treatment of livestock

(b) Minimum Parcel Area

1. Shall have an area of not less than 278 m²

(c) Minimum Parcel Frontage

1. No minimum parcel frontage is required

(d) Maximum Height of Buildings and Structures

1. No building or any structure shall exceed 12.0 m in height

(e) Minimum Setback from Parcel Lines

1. No principal building shall be located within:
 - (a) 1.5 m of the front parcel line;
 - (b) No rear yard setback is required; and
 - (c) No sideyard setback is required.
2. No building associated with a gas bar shall be located within:
 - (a) 7.0 m of any parcel line which abuts a highway; and
 - (b) 3.0 m of any other parcel line.
3. No gasoline pump island shall be located within 4.5 m of any parcel line.

(f) Off-Street Parking

1. In C-1 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In C-1 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Residential Use in Retail Commercial Zone

1. In a C-1 zone, a single-family or two-family residential use shall be permitted provided that the residential dwelling(s) shall not be a new purpose-built structure; only the use of an existing building is permitted.
2. In a C-1 zone, a residential use shall be permitted in conjunction with a commercial use provided that the residential dwelling(s):
 - (a) is contained in the same building as the commercial use except in the case of a motel;
 - (b) Is located above or behind the commercial use;
 - (c) Has a separate direct access to grade;
 - (d) Shall not exceed a density of 40 units per ha; and
 - (e) Has a floor area not less than 65 m².

(i) Screening and Landscaping

1. In a C-1 zone, landscaping and screening shall be provided in accordance with Part 6 of this *Bylaw*

(j) Special Regulations for Cannabis Retail Store in Retail Commercial Zone

1. Despite Section 8.14 (a) of this *Bylaw*, a Cannabis Retail Store is a permitted use only on the following parcels in the C-1 zone:
 - (a) Lot 3 Block 3 Plan PRP1375 Section 9 Township 11 Range 5 Land District 14 – 2444 Burrard Avenue

8.15. C-2 Highway Commercial

(a) Permitted Uses

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

Principal Uses

Agriculture and farm equipment supplies and sales, retail and wholesale

Automobile, trailer or boat sales and rental lot

Automobile repair garage and parts depot

Car wash

Commercial recreation

Convenience store

Education, commercial

Electrical, plumbing and heating sales and services

Fast food pick-up and drive-in

Floor covering store

Gasoline service station

Hotel or motel

Laundromat

Liquor primary major

Liquor primary minor

Money mart

Outdoor garden shop

Pawn shop

Radio and television stations

Recycling depot

Restaurant

Retail propane sales

Small equipment rental and repair

Souvenir shop

Secondary Uses

Accessory buildings and uses

Barber shop or hair dressing salon in conjunction with a hotel or motel subject to subsection (j) below

Caretaker dwelling in conjunction with a commercial use subject to subsection (h) below

Amendment
Bylaw No.
1054

Specialty brew store Tire and wheel sales and service Tree seedling cold storage facilities	
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(b) Minimum Parcel Area

1. Shall have an area of not less than 695 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 15.0 m

(d) Maximum Height of Buildings and Structures

1. No building or any structure shall exceed 12.0 m in height
2. No gasoline service station or accessory structure shall exceed 10.0 m in height

(e) Minimum Setback from Parcel Lines

1. No building or structure shall be located within:
 - (a) 4.5 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line, provided that where a lane abuts the rear parcel line, no rear yard shall be required;
 - (c) No side yard setbacks are required or as specified in Section 3.6.1 (e).
2. No gasoline service station building shall be located within:
 - (a) 7.0 m of any parcel line which abuts a highway; and
 - (b) 3.0 m of any other parcel line.
3. No gasoline pump island shall be located within 4.5 m of any parcel line.

(f) Off-Street Parking

1. In C-2 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In C-2 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Caretaker Dwelling in Highway Commercial Zone

1. One caretaker dwelling per parcel is permitted in conjunction with a commercial use in the C-2 zone
2. The caretaker dwelling shall have a minimum floor area of not less than 65 m²

and shall be:

- (a) contained in the same building as the commercial use except in the case of a motel;
- (b) Is located above or behind the commercial use;
- (c) Has a separate direct access to grade.

(i) Screening and Landscaping

- 1. In a C-2 zone, landscaping and screening shall be provided in accordance with Part 6 of this *Bylaw*

(j) Barber Shop or Hair Dressing Salon in Conjunction with a Hotel or Motel

- 1. Must be contained in the same building as the hotel or motel; and
- 2. Shall not occupy more than 30 m² of floor area.

8.16. C-3 Neighbourhood Commercial

(a) Permitted Uses

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

Principal Uses

Convenience Store

Secondary Uses

Accessory buildings and uses

Single-family dwelling within the same structure as the convenience store, subject to subsection (h) below

(b) Minimum Parcel Area

1. Shall have an area of not less than 464 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 15.0 m

(d) Maximum Height of Buildings and Structures

1. No building or structure shall exceed 8.0 m in height

(e) Minimum Setback from Parcel Lines

1. No building or structure shall be located within:
 - (a) 6.0 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line; and
 - (c) 4.5 m of a side parcel line.

(f) Off-Street Parking

1. In C-3 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In C-3 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Residential Use in Neighbourhood Commercial Zone

1. In a C-3 zone, a residential use shall be permitted in conjunction with a neighbourhood commercial use provided that:

- (a) Not more than one dwelling unit is permitted per parcel; and
- (b) The floor area of the dwelling unit is not less than 37 m²

(i) Screening and Landscaping

1. In a C-3 zone, landscaping and screening shall be provided in accordance with Part 6 of this *Bylaw*

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8.17. C-4 Shopping Centre Commercial

(a) Permitted Uses

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

Principal Uses

Automobile or trailer sales and rental lots
Automobile repair garage and parts depot
Bakery or confectionery whose products are sold retail on the premises
Bicycle shop
Business and professional offices
Commercial recreation
Distribution plant for soft drinks
Gas bar and keylock fuel installation
Gasoline service station
Health spa
Hotel or motel
Liquor primary minor
Outdoor garden shop
Personal service establishment
Printing shop
Public assembly
Restaurants, including fast food pick-up and drive-in
Retail stores
Taxi office
Transportation depot
Upholstery shop

Secondary Uses

Accessory buildings and uses

(b) Minimum Parcel Area

1. Shall have an area of not less than 278 m²

(c) Minimum Parcel Frontage

1. No minimum parcel frontage is required

(d) Maximum Height of Buildings and Structures

1. No building or structure shall exceed 12.0 m in height

(e) Minimum Setback from Parcel Lines

1. No building or structure shall be located within:
 - (a) 4.5 m of the front parcel line;
 - (b) No rear yard setback is required; and
 - (c) No side yard setbacks are required or as specified in Section 3.6.1(e)
2. No gas bar or gasoline service station building shall be located within:
 - (a) 7.0 m of any parcel line which abuts a highway; and
 - (b) 4.0 m of any other parcel line.
3. No gasoline pump island shall be located within 4.5 m of any parcel line

(f) Off-Street Parking

1. In C-4 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In C-4 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Screening and Landscaping

1. In a C-4 zone, landscaping and screening shall be provided in accordance with Part 6 of this *Bylaw*

8.18. I-1 Light Industry

(a) Permitted Uses The following uses and no others are permitted in the I-1 zone:	
Principal Uses	Secondary Uses
Auction house, including livestock	Accessory buildings and uses
Automobile or trailer sales or rental lot, recreation vehicle, boat and heavy equipment sales and rental lot	Caretaker dwelling subject to subsection (h) below
automobile repair garage and parts depot, recreation vehicle, boat, trailer and heavy equipment, manufacturing yard, repair garages and parts depot	
Bakery	
Bottling and distribution plant	
Building supply and lumber yard	
Car wash	
Cartage, delivery, and express facilities including truck terminals and packing and crating establishments	
Cleaning and dyeing establishments, including laundromat and dry cleaner	
Commercial nurseries and greenhouses, including related retail outlet	
Construction camp	
Electronic equipment manufacturing and assembly	
Farm implement dealership	
Feed and seed storage	
Fertilizer bulk storage and sales	
Furniture, sash, door and other woodworking manufacturing and storage establishments	
Garage and parking lot for motor vehicle	

storage

Gasoline service station and commercial vehicle keylock fuel installation

Machine shop and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges

Manufacturing, assembly, processing, finishing or repair of apparatus, equipment, machinery, or non-metallic products;

Manufacturing, preserving, canning, freezing, grading, or packaging of foods and beverages, including dairy products;

Offices in conjunction with storage buildings for trade contractors;

Plumbing and sheet metal workshop

Printing, publishing, and allied trades

Radio and television stations

Rental and repair of small equipment and tools

Restaurant

Septic tank service

Storage yard including automobile wrecking yard and junk yard

Tree seedling cold storage facilities

Veterinary hospital and animal beauty parlor

Warehousing and wholesale establishment, including cold storage and fuel storage

Waste disposal site

(b) Minimum Parcel Area

1. Shall have an area of not less than 930 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 30.0 m

(d) Maximum Height of Buildings and Structures

1. No building or any structure shall exceed 12.0 m in height

(e) Minimum Setback from Parcel Lines

1. No building shall be located within:
 - (a) 6.0 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line, provided that where the abutting parcel is zoned C-2, I-1, I-2, I-3 or I-4, no setback from the rear parcel line is required; and
 - (c) 6.0 m of a side parcel line, provided that where the abutting parcel is zoned C-2, I-1, I-2, I-3 or I-4, no setback from that side parcel line is required.
2. No gasoline service station shall be located within:
 - (a) 7.0 m of any parcel line which abuts a highway; and
 - (b) 3.0 m of any other parcel line.
3. No gasoline pump island shall be located within 4.5 m of any parcel line

(f) Off-Street Parking

1. In an I-1 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In an I-1 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Caretaker Dwelling

1. One caretaker dwelling per parcel is permitted in conjunction with a light industrial use in the I-1 zone.
2. The caretaker dwelling shall have minimum floor area of not less than 37 m²

(i) Screening and Landscaping

1. In an I-1 zone, screening shall be provided in accordance with Part 6 of this *Bylaw*

8.19. I-2 Heavy Industry

(a) Permitted Uses

The following uses and no others are permitted in the I-2 zone:

Principal Uses

Automobile wrecking yard and junk yard
Brewery and distillery operations
Cold storage plant
Construction camp
Feed and seed storage
Keylock fuel installation
Manufacturing, assembly, process or finishing of machinery, metallic and non-metallic and wood and paper products
Manufacturing, processing and storage of asphalt, petroleum, and related products
Manufacturing, preserving, canning, freezing, grading, or packaging of foods and beverages
Radio and television stations
Slaughterhouse
Storage of explosives
Tree seedling and cold storage facilities
Production of electricity

Secondary Uses

Accessory buildings and uses
Caretaker dwelling subject to subsection (h) below

Amendment
Bylaw No.
1087

(b) Minimum Parcel Area

1. Shall have an area of not less than 930 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 30.0 m

(d) Maximum Height of Buildings and Structures

1. There are no maximum building height requirements

(e) Minimum Setback from Parcel Lines

1. No building shall be located within:
 - (a) 6.0 m of the front parcel line;
 - (b) 6.0 m of the rear parcel line, provided that where the abutting parcel is zoned I-1, I-2, I-3 or I-4, no setback from the rear parcel line is required; and
 - (c) 6.0 m of a side parcel line, provided that where the abutting parcel is zoned I-1, I-2, I-3 or I-4, no setback from that side parcel line is required.
2. No gasoline pump island shall be located within 4.5 m of any parcel line

(f) Off-Street Parking

1. In an I-2 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In an I-2 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Caretaker Dwelling

1. One caretaker dwelling per parcel is permitted in conjunction with an industrial use in the I-2 zone
2. The caretaker dwelling shall have minimum floor area of not less than 37 m²

(i) Screening and Landscaping

1. In an I-2 zone, screening shall be provided in accordance with Part 6 of this *Bylaw*

8.20. I-3 Special Industry

(a) Permitted Uses The following uses and no others are permitted in the I-3 zone:	
Principal Uses Commercial nurseries and greenhouses, including a related retail outlet Electronic equipment manufacturing and assembly Farm implement dealership Feed and seed storage Laundromat and dry cleaner Offices in conjunction with storage buildings for trade contractors Printing, publishing, and allied trades Rental and repair of small equipment and tools Storage, excluding auto wreckers and junk yards Tree seedling cold storage facilities Warehousing	Secondary Uses Accessory buildings and uses
(b) Minimum Parcel Area 1. Shall have an area of not less than 930 m ²	
(c) Minimum Parcel Frontage 1. Shall have a frontage of not less than 30.0 m	
(d) Maximum Height of Buildings and Structures 1. No building or structure shall exceed 12.0 m in height	
(e) Minimum Setback from Parcel Lines 1. No building shall be located within: (a) 6.0 m of the front parcel line; (b) 6.0 m of the rear parcel line, provided that where the abutting parcel is	

- zoned I-1, I-2, I-3 or I-4, no setback from the rear parcel line is required; and
- (c) 6.0 m of a side parcel line, provided that where the abutting parcel is zoned I-1, I-2, I-3 or I-4, no setback from that side parcel line is required.

(f) Off-Street Parking

1. In an I-3 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In an I-3 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Screening and Landscaping

1. In an I-3 zone, screening shall be provided in accordance with Part 6 of this *Bylaw*

8.21. I-4 Utilities

(a) Permitted Uses The following uses and no others are permitted in the I-4 zone:	
Principal Uses Equipment storage yards Public utility facilities Work yards	Secondary Uses Accessory buildings and uses
(b) Minimum Parcel Area 1. Shall have an area of not less than 930 m ²	
(c) Minimum Parcel Frontage 1. Shall have a frontage of not less than 30.0 m	
(d) Maximum Height of Buildings and Structures 1. No building or structure shall exceed 12.0 m in height	
(e) Minimum Setback from Parcel Lines 1. No building or structure shall be located within: (a) 6.0 m of the front parcel line; (b) 6.0 m of the rear parcel line, provided that where the abutting parcel is zoned I-1, I-2, I-3 or I-4, no setback from the rear parcel line is required; and (c) 6.0 m of a side parcel line, provided that where the abutting parcel is zoned I-1, I-2, I-3 or I-4, no setback from that side parcel line is required.	
(f) Off-Street Parking 1. In an I-4 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this <i>Bylaw</i>	

(g) Off-Street Loading

1. In an I-4 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Screening and Landscaping

1. In an I-4 zone, screening shall be provided in accordance with Part 6 of this *Bylaw*

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8.22. I-5 Airport

(a) Permitted Uses

The following uses and no others are permitted in the I-5 zone:

Principal Uses

Airport
Airport hangar use
Air cargo and courier operations
Aircraft parts, service maintenance and manufacturing
Aircraft sales/rental
Aircraft tie-down
Aircraft charter services
Agricultural uses
Aviation re-fuelling facilities
Aviation related offices
Aviation training facilities and student accommodation
Emergency Operations
Helicopter movements and parking
Meteorological station
Storage and warehousing, cartage express and freight

Secondary Uses

Accessory buildings and uses
Temporary camping/accommodation for visiting pilots

(b) Minimum Parcel Area

1. Shall have an area of not less than 2000 m²

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 20.0 m

(d) Maximum Height of Buildings and Structures

1. The height of all buildings and structures will be limited by the requirements of Transport Canada Airport Zoning Regulations or 20.0 m, whichever is less

(e) Minimum Setback from Parcel Lines

1. No principal or accessory building shall be located within:
 - (a) 3.0 m of the front parcel line;
 - (b) 3.0 of the rear parcel line;
 - (c) 3.0 m of an interior parcel line; and
 - (d) 3.0 m of an exterior parcel line.

(f) Off-Street Parking

1. In an I-5 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(g) Off-Street Loading

1. In an I-5 zone, off-street loading spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.23. RR-1 Rural-Small Holdings

(a) Permitted Uses The following uses and no others are permitted in the RR-1 zone:	
Principal Uses Agricultural Use Campground Construction camp Kennel Manufactured home Single-family dwelling Veterinary hospital	Secondary Uses Accessory buildings and uses Bed and breakfast Home-based business Rural home-based business Secondary dwelling Secondary suite only in single-family dwelling Special needs unit
(b) Minimum Parcel Area 1. Shall have an area of not less than 1.6 ha	
(c) Minimum Parcel Frontage 1. Shall have a frontage of not less than 10% of the perimeter of the parcel	
(d) Maximum Height of Buildings and Structures 1. No building or structure shall exceed 11.0 m in height	
(e) Minimum Floor Area 1. No dwelling unit shall have a floor area of less than 40 m ²	
(f) Minimum Setback from Parcel Lines 1. No building or structure shall be located within: (a) 8.0 m of the front parcel line; (b) 8.0 m of the rear parcel line; and (c) 5.0 m of the side parcel line.	

Amendment
Bylaw No.
1041

2. No building or structure used in conjunction with a kennel or an agricultural use shall be located within:
 - (a) 15.0 m of any parcel line;
 - (b) 10.0 m of any dwelling.
3. No building or structure used in conjunction with the cultivation of mushrooms shall be located within 30.0 m of any parcel line
4. No part of a sewage disposal lagoon shall be located within 10.0 m of a side or rear parcel line

(g) Off-Street Parking

1. In an RR-1 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

8.24. RR-2 Rural-Large Holdings

(a) Permitted Uses

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

Principal Uses

Campground
Construction camp
Forestry, logging, and portable wood processing plant
Intensive agricultural
Kennel
Manufactured home
Outdoor recreation facilities
Primary grading, cutting, and crushing of raw materials extracted on-site
Single-family dwelling
Two-family dwelling
Waste disposal site

Secondary Uses

Accessory buildings and uses
Bed and breakfast
Home-based business
Rural home-based business
Secondary dwelling
Secondary suite only in single-family dwelling
Special needs unit

Amendment
Bylaw No.
1041

(b) Minimum Parcel Area

1. Shall have an area of not less than 8.0 ha

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 10% of the perimeter of the parcel

(d) Maximum Height of Buildings and Structures

1. No building or structure shall exceed 11.0 m in height

(e) Minimum Floor Area

1. No dwelling unit shall have a floor area of less than 40 m².

(f) Minimum Setback from Parcel Lines

1. No building or structure shall be located within:
 - (a) 8.0 m of the front parcel line;

- (b) 8.0 m of the rear parcel line; and
 - (c) 8.0 m of the side parcel line.
- 2. No portable wood processing plant shall be located within 150.0 m of any parcel line

(g) Off-Street Parking

- 1. In an RR-2 zone, off-street parking spaces shall be provided and maintained in accordance with Part 5 of this *Bylaw*

(h) Agricultural Sales Area

- 1. In an RR-2 zone, sales areas established to retail agricultural products produced on parcels in the RR-2 zone shall not exceed 50 m² in floor area

8.25. A-1 Agriculture

(a) Permitted Uses

The following uses and no others are permitted in the A-1 zone:

Principal Uses

Agricultural use
Intensive agricultural
Manufactured home
Single-family dwelling

Secondary Uses

Accessory buildings and uses
Rural home-based business
Secondary dwelling subject to subsection (e)
Secondary suite only in single-family dwelling

Amendment
Bylaw No.
1041

(b) Minimum Parcel Area

1. Shall have an area of not less than 20.0 ha

(c) Minimum Parcel Frontage

1. Shall have a frontage of not less than 10% of the perimeter of the parcel

(d) Minimum Setback from Parcel Lines

1. No building or structure shall be located within:
 - (a) 8.0 m of the front parcel line;
 - (b) 8.0 m of the rear parcel line; and
 - (c) 5.0 m of the side parcel line.

(e) Maximum Density

1. The density shall not exceed one single-family dwelling unit and accessory buildings and structures per parcel, except that one additional dwelling unit may be permitted for a full-time farm worker employed on the same parcel pending approval from the Agricultural Land Commission.

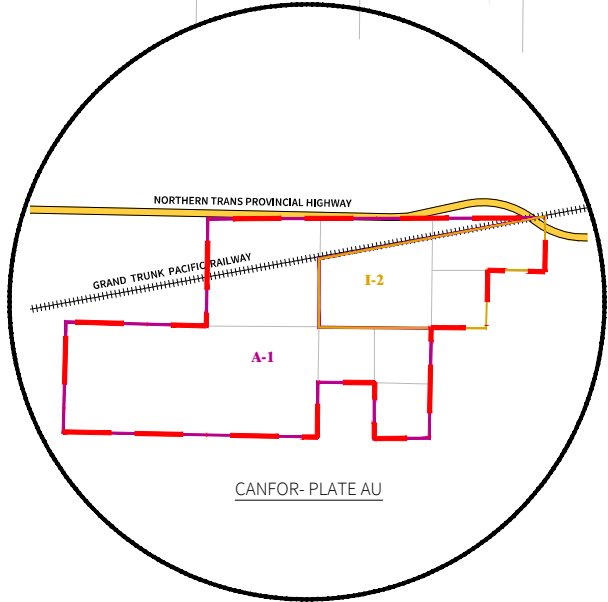
SCHEDULE 1: ZONING

LEGEND

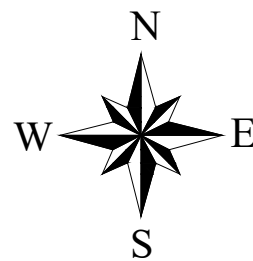
- CITY BOUNDARY
- MAIN ROAD
- HIGHWAY 16
- NECHAKO RIVER

ZONING LEGEND

- A-1 AGRICULTURE
- C-1 RETAIL COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- C-3 NEIGHBOURHOOD COMMERCIAL
- C-4 SHOPPING CENTRE COMMERCIAL
- CV-1 PUBLIC USES AND FACILITIES
- CV- 2 EDUCATIONAL FACILITIES
- CV-3 HEALTH RELATED FACILITIES
- CV-4 MUSEUM AND HISTORICAL SITE
- I-1 LIGHT INDUSTRY
- I-2 HEAVY INDUSTRY
- I-3 SPECIAL INDUSTRY
- I- 4 UTILITIES
- I- 5 AIRPORT
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 ATTACHED DWELLINGS
- R-3 MULTIPLE UNIT RESIDENTIAL
- R-4 MOBILE HOME RESIDENTIAL
- R-5 MOBILE HOME PARK
- RR-1 RURAL-SMALL HOLDINGS
- RR-2 RURAL-LARGE HOLDINGS
- RS-1 SUBURBAN RESIDENTIAL - SINGLE FAMILY
- RS-3 SUBURBAN RESIDENTIAL - MIXED



SCHEDULE 2: HAZARD DEVELOPMENT PERMIT AREA



LEGEND

- CITY BOUNDARY
- HIGHWAY 16
- MAIN ROAD
- NECHAKO RIVER
- HAZARD DEVELOPMENT PERMIT AREA

ZONING LEGEND

- A-1 AGRICULTURE
- C-1 RETAIL COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- C-3 NEIGHBOURHOOD COMMERCIAL
- C-4 SHOPPING CENTRE COMMERCIAL
- CV-1 PUBLIC USES AND FACILITIES
- CV-2 EDUCATIONAL FACILITIES
- CV-3 HEALTH RELATED FACILITIES
- CV-4 MUSEUM AND HISTORICAL SITE
- I-1 LIGHT INDUSTRY
- I-2 HEAVY INDUSTRY
- I-3 SPECIAL INDUSTRY
- I-4 UTILITIES
- I-5 AIRPORT
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 ATTACHED DWELLINGS
- R-3 MULTIPLE UNIT RESIDENTIAL
- R-4 MOBILE HOME RESIDENTIAL
- R-5 MOBILE HOME PARK
- RR-1 RURAL-SMALL HOLDINGS
- RR-2 RURAL-LARGE HOLDINGS
- RS-1 SUBURBAN RESIDENTIAL - SINGLE FAMILY
- RS-3 SUBURBAN RESIDENTIAL - MIXED

