

VILLAGE OF RADIUM HOT SPRINGS
ZONING BYLAW No. 528, 2026

A bylaw to divide the Village of Radium Hot Springs into Zones and to regulate the use of Land, Buildings, and Structures pursuant to the provisions of the *Local Government Act*.

WHEREAS the Council of the Village of Radium Hot Springs may, by bylaw, as provided by the *Local Government Act*, adopt a zoning bylaw.

NOW THEREFORE, the Council of the Village of Radium Hot Springs, in open meeting assembled, enacts as follows:

- 1.1 This bylaw may be cited as “Village of Radium Hot Springs Zoning Bylaw No 528, 2026”.**
- 1.2 “Village of Radium Hot Springs Zoning Bylaw No 480, 2022” together with any amendments to it are hereby repealed.**
- 1.3 The following schedules attached hereto are part of this bylaw:**
 - .1 Schedule A – Zoning Bylaw Text**
 - .2 Schedule B – Zoning Map**
 - .3 Schedule C – Floodplain Management**

This bylaw is to come into force and effect on the date of adoption.

Read a first time, this 12th day of January, 2026

Read a second time, this 12th day of January, 2026

Public hearing held, this ____ day of February, 2026

Read a third time, this ____ day of ____, 2026

Approved pursuant to section 52(3)a) of *Transportation Act* this ____ day of _____, 2026

Adopted on this ____ day of _____, 2026

Mayor

Corporate Officer

Dated at Radium Hot Springs, BC

This ____ day of _____, 2026

Approved by the Ministry of Transportation and Transit this ____ day of ____, 2026.

Development Officer
Ministry of Transportation and Transit, Rocky Mountain District

An aerial photograph of a town nestled in a valley. In the foreground, there's a golf course with several green fairways. The town itself is a mix of residential houses and larger commercial buildings, with a prominent multi-story red brick building. A major road runs along the right side of the town. In the background, there are rolling hills and a range of mountains, some with snow-capped peaks under a cloudy sky.

Zoning Bylaw

VILLAGE OF
radium
hot springs

Village of Radium Hot Springs
Zoning Bylaw No. 528, 2026

ZONING BYLAW LIST OF AMENDMENTS

(List of Amendments to the Village of Radium Hot Springs Zoning Bylaw No. 528, 2026. For convenience only – please refer to amending bylaw for further information)

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SCHEDULE A – ZONING BYLAW TEXT

This is “Schedule A” of Village of Radium Hot Springs Zoning Bylaw 528, 2026

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1 GENERAL ADMINISTRATION

1.1 Administration

- 1.1.1 This bylaw shall be referred to as the “Village of Radium Hot Springs Zoning Bylaw No. 528, 2026”.
- 1.1.2 This bylaw applies to all *Land*, including surface of water, *Buildings*, and *Structures* within the boundaries of the *Village*.
- 1.1.3 No *Land*, including surface of water, *Building* or *Structure* shall be subdivided, *Used* or occupied, and no *Building* or *Structure* or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with this bylaw.
- 1.1.4 All *Development* shall comply with *British Columbia Building Code*, as required, and thereby shall obtain all required permits.
- 1.1.5 Nothing contained in this bylaw will relieve any person from the responsibility to comply with other municipal, provincial, or federal bylaws or legislation applicable to that *Use*, activity or other matter.

1.2 Severability

- 1.2.1 If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

1.3 Offences and Penalties

- 1.3.1 A person who commits the following acts is guilty of a contravention of this bylaw and commits an offence:
 - a) Violates any provision of this bylaw;
 - b) Causes or permits any act or thing to be done in contravention or violation of any provisions of this bylaw; or
 - c) neglects or omits to do anything resulting in a contravention of this bylaw.
- 1.3.2 For each day that a contravention of this bylaw occurs, such shall constitute a separate and distinct offence.
- 1.3.3 Every person who commits an offence under this bylaw is liable to:
 - a) A fine and penalty of not more than \$1,000.00 and not less than \$100.00 for each offence if issued a violation ticket; or
 - b) A fine and penalty of not more than \$50,000.00 and not less than \$500 for each offence if prosecuted pursuant to the provisions of the *Offence Act*, R.S.B.C.
- 1.3.4 An authorized officer or employee of the *Village* may cause a written notice to be delivered to the owner of any *Parcel* directing them to correct any condition which constitutes a violation of this bylaw or ordering them to cease any activity not permitted by this bylaw.
- 1.3.5 Subject to compliance with the *Community Charter* any officer or employee of the *Village*, is authorized to enter, at all reasonable times and in a reasonable manner, any *Parcel* or

premises subject to regulations of this bylaw to ascertain whether the regulations contained in this bylaw are being observed.

1.4 Prohibited Uses

- 1.4.1 If a *Use* is not specifically listed in this bylaw, it is prohibited. If a *Use* is listed as being permitted in a *Zone*, unless that *Use* is specifically listed in another *Zone*, that *Use* is not permitted in that other *Zone*.
- 1.4.2 No *Land*, *Building*, or *Structure* may be *Used* for any *Use* other than those specifically listed as a *Principal Use* or *Accessory Use* in the *Zone* in which the *Land*, *Building*, or *Structure* is located.
- 1.4.3 *Accessory Uses* are only permitted if a *Principal Use* listed under the *Principal Uses* is lawfully established and ongoing in accordance with the general regulations applicable to the *Principal Use*, as identified in this bylaw.
- 1.4.4 The *Use* of a tent, trailer, *Recreational Vehicle*, *Park Model* or other *Recreational Vehicle* as a *Dwelling Unit* is prohibited in all *Zones*.
- 1.4.5 The *Use* of *Hotel*, *Motel*, or *Tourist Accommodations* as a *Dwelling Unit* is prohibited in all *Zones*.

1.5 Uses Permitted in All Zones

- 1.5.1 The following *Uses* are permitted in all *Zones*:
 - a) *Parks*, playgrounds, open space, conservation area, and recreational trails;
 - b) *Utility Uses*;
 - c) *Transit Stops*;
 - d) Community garden;
 - e) Community mailboxes placed by Canada Post;
 - f) Environmental conservation activities;
 - g) *Highways*;
 - h) Works and *Development* by federal, provincial, municipal, or regional governments authorized by the *Village*;
 - i) Storage of construction materials on a *Parcel* for which the construction of a *Building* or *Structure* has been authorized by the *Village* and the permit remains valid and not expired, provided all surplus materials are removed within 20 days of final inspection of the *Building* or *Structure*;
 - j) Temporary construction and project sales offices authorized by *Building* permit as temporary *Buildings*; and
 - k) The temporary use of a *Building* or *Structure* as a polling station for government elections or referenda.

1.6 Change of Uses

- 1.6.1 A *Use* of *Land*, *Building*, or *Structure* shall not be changed unless all necessary permits have been obtained.

- 1.6.2 A *Use* of *Land*, *Building* or *Structure* shall not be changed except when the new *Use* is permissible within the *Zone* where such *Parcel*, *Building*, or *Structure* is located.

1.7 Temporary Use Permits

- 1.7.1 Temporary use permits may be issued in accordance with the *Local Government Act* on any *Parcel* located within the *Village* to allow for the provision of *Uses* on a temporary basis that are not explicitly permitted in the zoning.

2 RULES OF INTERPRETATION

2.1 General Interpretations

- 2.1.1 Words used include other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word “person” includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 2.1.2 The words “shall”, “must”, and “is” require mandatory compliance.
- 2.1.3 The phrase “used for” includes “arranged for”, “designed for”, “maintained for”, or “occupied for”.
- 2.1.4 Words, phrases, and terms defined neither in this bylaw nor in the *Local Government Act* or *Community Charter* shall be given their usual and customary meaning.

2.2 Measurements and Dimensions

- 2.2.1 Metric units are used for all measurements in this bylaw.
- 2.2.2 For the purpose of this bylaw, the following units of measure are abbreviated as follows:
 - a) Centimetres – cm
 - b) Square centimetres – cm²
 - c) Hectares – ha
 - d) Kilograms – kg
 - e) Metres – m
 - f) Square metres – m²
 - g) Cubic metres – m³

2.3 Zoning Map and Boundaries

- 2.3.1 The **Zone** classification for all **Parcels** shall be determined based upon the **Zoning Map**, which is attached to this bylaw as **Schedule B** and forms a part of this bylaw.
- 2.3.2 Where a **Zone** boundary is designated as following a **Highway** or **Lane**, **Utility** corridor, railway or a body of water, the centre line of the **Highway** or **Lane**, **Utility** corridor, railway, creek, or the visible high watermark of the body of water shall be the **Zone** boundary.
- 2.3.3 Where a **Zone** boundary does not follow a **Parcel Line**, or is not described as set out in clause 2.3.2, the location of the boundary shall be set out in the **Zoning Map**.
- 2.3.4 Where a **Parcel** is divided by a **Zone** boundary, the areas created by such division shall be deemed to be separate **Parcels** for the purpose of determining the requirements of this bylaw.

3 GENERAL REGULATIONS

3.1 Applicability of General Regulations

- 3.1.1 Except as otherwise specified in this bylaw, section 3.0 applies to all *Zones* established under this bylaw.

3.2 Siting of Buildings and Structures

- 3.2.1 On any *Parcel* located in the *Village*, no *Buildings* or *Structures* shall be constructed, located, or altered, and no plan of subdivision approved, which contravenes the regulations set out in this bylaw.

3.3 Accessory Buildings or Structures

3.3.1 General Requirements

- a) Except in the P1, P2, P3, AG, and NHA *Zones*, no *Accessory Building or Structure* shall be erected on any *Parcel* unless an associated *Principal Building or Structure* has been erected, or has been deemed substantially completed by the *Village*, for such *Principal Building or Structure*.
- b) No *Accessory Building or Structure* shall be attached to a *Principal Building or Structure* unless that *Principal Building or Structure* meets all requirements in this bylaw.
- c) No *Accessory Building or Structure* shall contain a *Dwelling Unit*, except as permitted by this bylaw.
- d) No *Accessory Building or Structure* shall project into the required minimum *Setback* unless otherwise permitted by this bylaw.

3.4 Buildings Per Parcel

- 3.4.1 Except as permitted in a *Zone*, a maximum of one *Principal Building or Structure* may be sited on one *Parcel*.

3.5 Setback Regulations

- 3.5.1 Heat pumps and other mechanical systems are not permitted within a required *Setback*.
- 3.5.2 The following features listed in **Table 1 | Features Permitted in Setbacks** may project into or be located within a required *Setback* area if in compliance with this bylaw.

Table 1 | Features Permitted in Setbacks

Description	Additional Regulation(s)
a) Exterior open stairs	i. Projections must not exceed 50% of the <i>Setback</i> .
b) Eaves and gutters, cornices, sills, bay windows, awnings, chimneys, or other similar features, providing the projections	i. Must not exceed 1.0 m; and ii. Must not exceed 0.6 m in the case of a <i>Setback</i> of 1.5 m in width or less.
c) Open porches and uncovered balconies	i. Projections must not exceed 1.8 m; and ii. Projections must not exceed 50% of the width of a required side <i>Setback</i> .
d) Covered balconies	i. Projections must not exceed 1.3 m; and ii. Projections must not exceed 50% of the width of a required <i>Setback</i> .
e) An uncovered patio or terrace	i. None
f) <i>Fence or Screen</i> , and retaining walls	i. None
g) Arbours and trellises, fishponds, ornaments, flag poles, or similar <i>Landscaping</i> features	i. None
h) A fire escape	i. Not more than 1.3 m.
i) Free-standing lighting poles, warning devices, antennas, masts, satellite dishes, <i>Utility</i> poles, wires, flag poles, may be sited on any portion of a <i>Parcel</i>	i. Provided the location or design of such objects is not prohibited under any other bylaw of the <i>Village</i> .
j) Uncovered swimming pools	i. Must not be within the front <i>Yard</i> ; and ii. Must be a minimum of 1.0 m from any other <i>Parcel</i> boundary.

3.6 Exemptions – Parcel Coverage

3.6.1 The area of the following features are not included in the calculation of *Parcel Coverage*:

- a) Uncovered and open exterior balconies and stairs;
- b) Decks and porches under 0.6 m in height;
- c) Eaves and gutters, cornices, sills, bay windows, awnings, or other similar features, providing that the feature does not extend to grade level adjacent to the *Building*; and
- d) Columns external to the *Building*.

3.7 Exemptions – Height of Buildings and Structures

3.7.1 The maximum height regulations for *Buildings* or *Structures* in this bylaw do not apply to the following *Structures*:

- a) Barn, silo;
- b) Chimney, smokestack;
- c) Commercial radio and television tower or antenna;
- d) Dome, cupola;
- e) Flagpole;
- f) Hose and fire alarm tower;
- g) Industrial cranes;
- h) Lighting pole;
- i) Monument;
- j) Mechanical equipment on a roof top, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
- k) Spire, steeple, belfry;
- l) Transmission tower; and
- m) Water tanks and towers.

3.8 Fencing and Screening

3.8.1 In all *Zones*, except the M1 and M2 *Zones*, the height of a *Fence or Screen*, wall, or similar *Structure* located in a front *Yard* shall not exceed 1.3 m in height and the height of any *Fence or Screen*, wall or similar *Structure* elsewhere on the *Parcel* shall not exceed 2.0 m.

3.8.2 In the C5 *Zone*, or on a *Parcel Line* which abuts the C5 *Zone*, a see-through *Fence or Screen* made of netting material or similar, which is designed to keep golf balls within a *Parcel Zoned* C5 may exceed 2.0 m in height.

3.8.3 In all residential *Zones*, where a *Rear Parcel Line* intersects a side *Parcel Line*, the height of the front *Yard* portion of any *Fence or Screen*, wall or similar *Structure* on or adjacent to the *Rear Parcel Line* shall not exceed 1.3m in height.

3.8.4 In all industrial *Zones*, the maximum height of a *Fence or Screen*, wall, or similar *Structure*

anywhere on the *Parcel* shall be 2.0 m.

- 3.8.5 In all commercial and mixed-use *Zones* and industrial *Zones*, where a *Parcel Line* abuts a residential *Zone*, the *Parcel Line* must include an opaque *Fence or Screen* around the commercial and mixed-use or *Industrial Use*.
- 3.8.6 The use of barbed wire or razor wire as a *Fence or Screen* material, and any related hardware, is prohibited in all commercial and mixed use, residential, and public *Zones*.

3.9 Floodplain Management

- 3.9.1 Notwithstanding any other regulations of this bylaw, floodplain regulations are set out in Schedule C – Floodplain Management which is hereby made an integral part of this bylaw.

3.10 Panhandle Parcels

- 3.10.1 The minimum *Frontage* and width of an access strip serving a *Panhandle Parcel* is 6.0 m and the maximum *Frontage* and width is 8.0 m.
- 3.10.2 Despite clause 3.10.1 above, the *Frontage* and width of an access strip may be reduced to 3.5 m where two adjacent *Panhandle Parcels* have abutting access strips and a reciprocal access easement in form acceptable to the *Village* is registered on title to both *Parcels* in priority to any financial charges, which shall include a covenant pursuant to S. 219 of the *Land Title Act* in favour of the *Village* precluding the modification or discharge of such easement without the consent of the *Village*.
- 3.10.3 The access strip of a *Panhandle Parcel* shall not be included in the calculation of the area of the *Parcel* for the purpose of determining compliance with a minimum *Parcel Area* requirement of this bylaw.
- 3.10.4 The *Front Parcel Line* shall be the *Parcel Line* closest and most parallel to the *Highway* (excluding the access strip) and is projected across the portion of the access strip adjacent to the part of the *Parcel* not including the access strip.

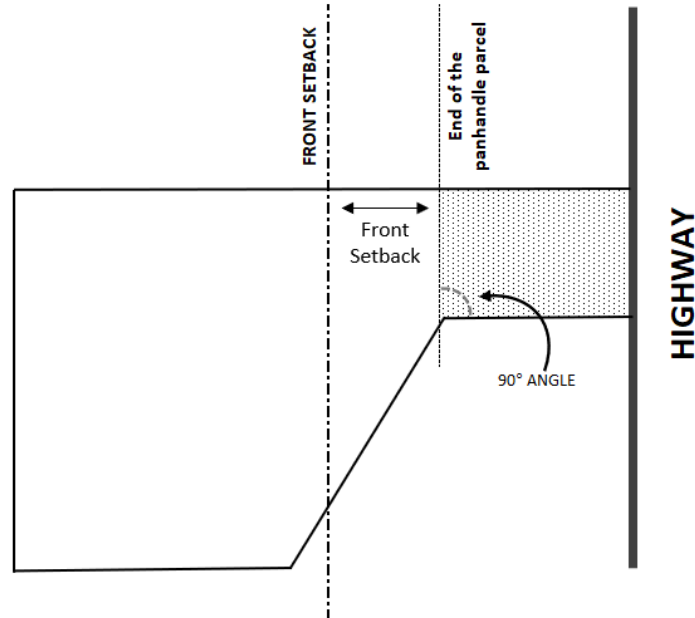


DIAGRAM: PANHANDLE PARCELS - FRONT PARCEL LINE SETBACK CALCULATION

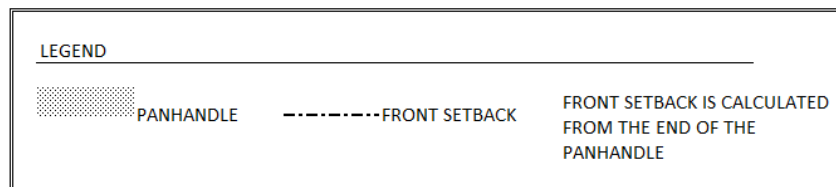


Figure 1 | Panhandle Parcel

3.11 Provincial Highway Setback

- 3.11.1 Any *Parcel* abutting a Provincial *Highway* shall meet the *Setbacks* as required by the Ministry of Transportation and Transit or the *Setback* requirements in section 3.15 and sections 6.2 through 6.18 of this bylaw, whichever is greater.

3.12 Refuse and Recycling

- 3.12.1 Refuse and recycling storage and collection shall be provided on the same *Parcel* that generates the refuse and recycling.
- 3.12.2 Any refuse and recycling storage and collection bin in *Zones* other than agricultural *Zones* require shall:
- Require an opaque *Fence or Screen* from adjacent *Parcels*, *Lanes* and *Highways*;
 - Require *Fences or Screens* a minimum of 1.3 m in height to a maximum height that is equivalent to the height of the refuse or recycling storage and collection

bin;

- c) Be *Setback* a minimum of 2.0 m from any abutting *Parcels Zoned* R2, R3; and
- d) Require an unobstructed access *Lane* with a minimum width of 3 m and a minimum vertical clearance of 4.6 m be provided for access to the refuse or recycling storage and collection bin.

3.13 Subdivision of Land

3.13.1 No subdivision may be approved:

- a) Except in conformity with this bylaw; or
- b) Which causes any existing *Building* or *Structure* on a *Parcel* to be in contravention of this bylaw.

3.13.2 No *Parcel* shall be created that does not meet the minimum *Parcel Area* or *Frontage* as specified in the applicable *Zone*.

3.13.3 Minimum *Parcel Area* provisions of this bylaw do not apply when the *Use* of a *Parcel* is for an uninhabited *Building* necessary for the operation of:

- a) A *Utility* including community water system, sewer system, or gas distribution system;
- b) A cell, radio, television or broadcasting antenna;
- c) A telecommunication relay station;
- d) A navigational aid;
- e) An electrical substation or emergency power generating station; or
- f) A *Park* or playground.

3.13.4 Where the dedication of *Land* for a *Highway* not required as a result of the subdivision of a *Parcel* results in a non-conforming *Parcel*, *Building*, or *Structure*, the *Parcel*, *Building*, or *Structure* is deemed to conform to this bylaw.

3.14 Storage Yards

3.14.1 No *Storage Yards* shall be permitted within the following:

- a) Any required *Setback* from a *Front Parcel Line*; and
- b) Any required *Setback* in an Industrial or Commercial *Zone* which abuts, or which is across a *Highway* or *Lane* from, a residential *Zoned Parcel*.

3.14.2 In a commercial or industrial *Zone*, any part of a *Parcel Used* or intended to be *Used* as a *Storage Yard* shall be enclosed by an opaque *Fence or Screen* with a minimum height of 2.0 m on all sides that are not otherwise blocked from view from another *Parcel* by the *Principal Building or Structure* on the *Parcel*;

3.15 Visibility at Intersections

Sight Triangle: In all *Zones* no person shall obstruct the visibility at any intersection on corner *Parcels* by any means within a triangular area bounded by the two *Parcel Lines* adjacent to the *Highway* and a straight line joining each *Parcel Line* at a distance of 6.0 m from their point of intersection as shown by the following diagrams:

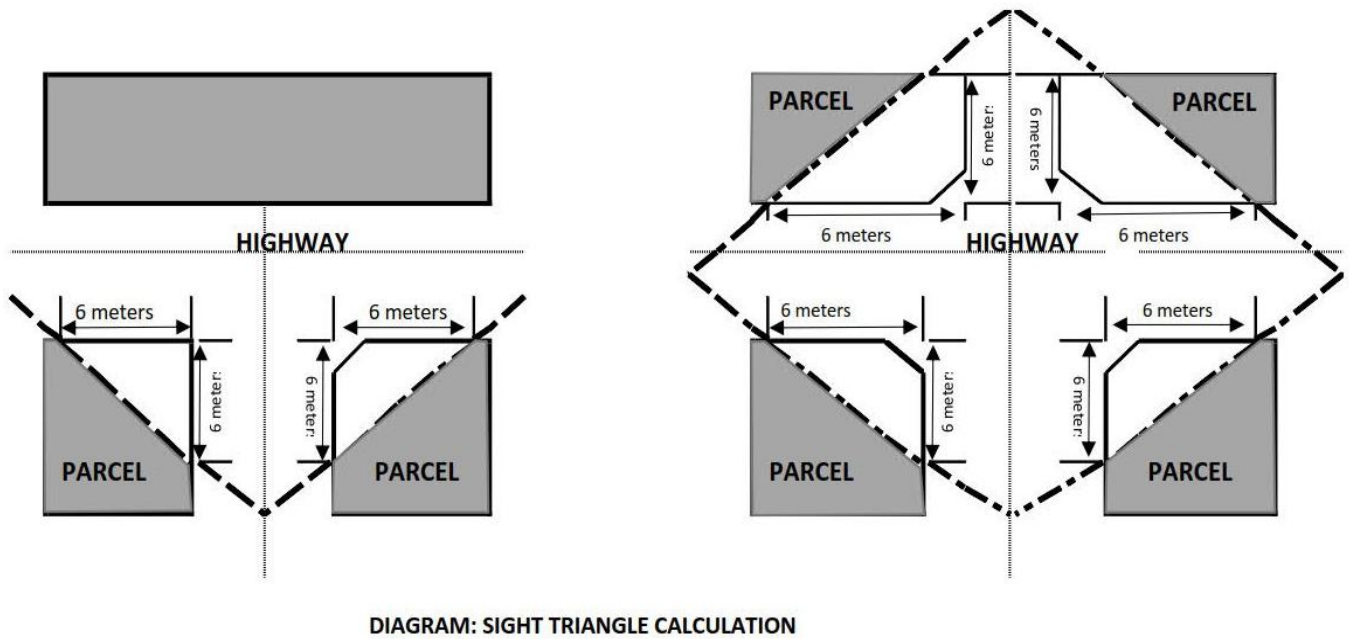


Figure 2 | Sight Triangle Calculation

4 SPECIFIC USE REGULATIONS

4.1 Accessory Dwelling Units (Attached)

4.1.1 *Accessory Dwelling Units (Attached)* shall comply with the following regulations:

- a) Not more than one *Accessory Dwelling Unit (Attached)* is permitted per *Principal Dwelling Unit* on a *Parcel*; and
- b) An *Accessory Dwelling Unit (Attached)* is only permitted within a *Residential Building (1-Unit)* or *Residential Building (2-Units)* unless otherwise permitted in this bylaw.

4.1.2 The maximum *Gross Floor Area* of an *Accessory Dwelling Unit (Attached)* shall be in accordance with the table below:

Accessory Dwelling Unit (Attached) Type	Maximum Gross Floor Area
Existing Dwelling or Buildings	
Interior <i>Basement</i>	100% of <i>Basement</i>
Interior <i>Storey</i>	100% of <i>Basement</i> area or, if no <i>Basement</i> , 100% of first <i>Storey</i> area
Existing attached garage converted to <i>Accessory Dwelling Unit</i> (garage must be existing prior to adoption of this bylaw)	100% of the main level garage
For New Construction	
Attached (above garage)	100.0 m ² or 50% of first <i>Storey</i> area of the <i>Principal Dwelling Unit</i> whichever is greater.
Attached to <i>Principal Dwelling Unit</i> (includes conversions of garages constructed after adoption of this bylaw).	

4.1.3 An *Accessory Dwelling Unit (Attached)* may not be located on a *Parcel* that contains an *Accessory Dwelling Unit (Detached)* unless otherwise permitted in this bylaw.

4.1.4 No *Residential Building (1-Unit)* or *Residential Building (2-Units)* containing an *Accessory Dwelling Unit (Attached)* may have the *Accessory Dwelling Unit* subdivided, strata titled, or otherwise legally separated from the *Building* in which it is contained.

4.1.5 *Off-street Parking Spaces* shall be provided in accordance with this bylaw.

4.2 Accessory Dwelling Units (Detached)

4.2.1 An *Accessory Dwelling Unit (Detached)* is only permitted on a *Parcel* with a *Residential Building (1-Unit)* unless otherwise permitted by this bylaw.

4.2.2 An *Accessory Dwelling Unit (Detached)* is not permitted on a *Parcel* that contains an *Accessory Dwelling Unit (Attached)* unless otherwise permitted by this bylaw.

4.2.3 An *Accessory Dwelling Unit (Detached)* shall be connected to the community water system and community sewer system.

- 4.2.4 The maximum *Gross Floor Area* of an *Accessory Dwelling Unit (Detached)* is 95 m² on *Parcels* less than 1,000 m² and 140 m² on *Parcels* greater than 1,000 m².
- 4.2.5 In no case shall the *Gross Floor Area* of an *Accessory Dwelling Unit (Detached)* be greater than 75% of the *Gross Floor Area* of the *Principal Dwelling Unit*.
- 4.2.6 The entrance to the *Accessory Dwelling Unit (Detached)* shall be a separate exterior entrance that does not require passage through any part of the *Building Used* for motor vehicle parking or *Accessory Uses*.
- 4.2.7 An *Accessory Dwelling Unit (Detached)* must be separated a minimum distance of 3.0 m from the *Residential Building (1-Unit)* on the same *Parcel*.
- 4.2.8 An *Accessory Dwelling Unit (Detached)* shall not be subdivided, strata titled or otherwise legally separated from the *Principal Use* on the *Parcel*.
- 4.2.9 An *Accessory Dwelling Unit (Detached)* shall not include roof top decks.
- 4.2.10 *Off-street Parking Spaces* for an *Accessory Dwelling Unit (Detached)* shall be provided in accordance with this bylaw.

4.3 Campgrounds and Recreational Vehicle Parks

- 4.3.1 A *Buffer* area of not less than 7.5 m in width shall be located along all *Parcel Lines* of a *Campground* or *Recreational Vehicle Park*.
 - a) No *Use*, *Building* or *Structure* may be located within the *Buffer* area in clause 4.3.1 with the exception of:
 - i. A permitted sign; and
 - ii. Access routes across the *Buffer* area which connect directly to the roadway system within the *Campground* or *Recreational Vehicle Park* and which are constructed on the shortest practicable route across the *Buffer*.
- 4.3.2 No access routes shall be permitted which provides direct access to any *Recreational Vehicle Space* from any *Highway*.
- 4.3.3 No less than 10% of the area of a *Recreational Vehicle Park* shall be provided with *Landscaping*.
- 4.3.4 Required *Landscaping* referred to in clause 4.3.3 shall not include *Buffer* areas, parking areas, *Recreational Vehicle Spaces*, roadways, laundry and washroom facilities, *Driveways*, *Parking Maneuvering Aisles*, or offices for management of a *Recreational Vehicle Park*.
- 4.3.5 In *Campgrounds* and *Recreational Vehicle Parks* no *Recreational Vehicle* or tent shall be occupied for more than 183 days in a calendar year nor *Used* for a commercial purpose.
- 4.3.6 *Buildings* or *Structures* may only be constructed, erected, or located adjacent to *Recreational Vehicles*, provided such *Structures* are not affixed to the *Recreational Vehicle* and do not exceed 30 m² in *area*.

4.4 Drive-throughs

- 4.4.1 Any *Drive-through* is subject to the following regulations, unless greater requirements are specified by a Transportation Impact Assessment conducted for the *Drive-through*:
 - a) A *Drive-through* must:
 - i. Have a minimum of six queuing spaces on the *Parcel*, with a minimum of three queuing spaces for in-bound vehicles;
 - a. Each queuing space shall be a minimum of 6.0 m long and 3.0 m wide;
 - ii. Not be located in a *Setback*;

- iii. Not be accessed from a *Lane*; and
- iv. Have a *Buffer* from abutting residential-*Zoned Parcels* with a minimum of 3.5 m of *Landscaping* designed and maintained with a *Fence or Screen* not less than 1.0 m in height.

4.4.2 A *Drive-through* shall provide at least one waste receptacle on the driver's side of the drive aisle and must be within an arm's reach of the driver.

4.4.3 Queuing spaces shall provide sufficient space for safely turning and maneuvering.

4.5 Dwelling Unit Attached to a Commercial Use

4.5.1 A *Dwelling Unit* attached to any commercial *Use Building* shall meet the following conditions:

- a) Be self-contained;
- b) Have a separate exterior entrance;
- c) Have a minimum Gross *Floor Area* of 38 m²;
- d) Be designed and constructed as an integral part of the commercial *Use Building*; and
- e) Be located on a separate *Storey* or in the rear of the commercial *Use Building*.

4.5.2 For *Tourist Accommodation*, *Hotel*, or *Motel Uses* a maximum of one *Dwelling Unit* which meets the conditions of clause 4.5.1 is permitted per 8 *Tourist Accommodation* units and shall only be *Used* as an *Employee Dwelling Unit*.

4.6 Home-based Business

4.6.1 *Home-based Businesses* are divided into two categories:

- a) *Home-based Business (Minor)*; and
- b) *Home-based Business (Major)*.

4.7 Home-based Business (Minor)

4.7.1 A *Home-based Business (Minor)* shall comply with the following regulations:

- a) Shall only be conducted within a *Principal Dwelling Unit*.
- b) No alterations shall be made to the *Principal Dwelling Unit* that changes its character as the *Principal Dwelling Unit*.
- c) No outdoor storage of material associated with the *Home-based Business* is permitted.
- d) No external evidence of the *Home-based Business* is permitted other than one non-internally illuminated sign consistent with the *Village's* sign bylaw.
- e) Shall not occupy more than 25% of the Gross *Floor Area* of the *Dwelling Unit* to a maximum of 20 m².
- f) Shall not generate more than one client visit to the *Parcel* at any one time.
- g) No person who does not reside in the *Dwelling Unit* shall be employed in the *Home-based Business*.
- h) *Retail sales* in the *Home-based Business* are limited to products incidental to a service provided or products produced on the premises.

4.7.2 The following *Uses* are not permitted as a *Home-based Business (Minor)*:

- a) A stable, kennel, animal breeding operation, *Restaurant*, or parking or storage of industrial or construction equipment and material;

- b) The salvage, repair, painting, or maintenance of motor vehicles or vehicle engines or parts, trailers, boats, commercial or industrial equipment;
- c) *Manufacturing*, welding, or *Industrial Uses*; and
- d) *Cannabis Retail Stores*.

4.7.3 No *Home-based Business (Minor)* shall discharge or emit:

- a) Odorous, toxic, or noxious matter or vapour;
- b) Heat, glare, or radiation;
- c) Recurrently generated ground vibration;
- d) Noise in excess of ambient noise at the *Parcel* boundary;
- e) Electrical interference; or
- f) Any health or safety hazard.

4.8 Home-based Business (Major)

4.8.1 A *Home-based Business (Major)* shall comply with the following regulations:

- a) No outdoor storage of material associated with the *Home-based Business* is permitted.
- b) No external evidence of the *Home-based Business* is permitted other than one non-internally illuminated sign consistent with the *Village's* sign bylaw.
- c) The *Home-based Business* shall be carried out wholly within a *Principal Dwelling Unit* or an *Accessory Building or Structure* but not both.
- d) No alterations shall be made to the *Principal Dwelling Unit* or *Accessory Building or Structure* that changes the residential character of the *Parcel*.
- e) The *Gross Floor Area* occupied by the *Home-based Business* within a *Principal Dwelling Unit* shall not exceed 100m².
- f) An *Accessory Building or Structure* accommodating the *Home-based Business* shall not exceed 100m² in *Gross Floor Area*.

4.8.2 Retail sales in a *Home-based Business (Major)* are limited to:

- a) Products incidental to a service being provided;
- b) Mail order, telephone sales, and direct distributorships where customers do not enter the premises to inspect, purchase or pick-up goods; or
- c) Products produced on the premises.

4.8.3 Employees of a *Home-based Business (Major)* are limited to residents of the *Principal Dwelling Unit* located on the *Parcel* and not more than one non-resident employee.

4.8.4 The following *Uses* are not permitted as a *Home-based Business (Major)*:

- a) A stable, *kenneI*, animal breeding operation, *Restaurant*, or parking or storage of industrial or construction equipment and material;
- b) The salvage, repair, painting, or maintenance of motor vehicles or vehicle engines or parts, trailers, boats, commercial, or industrial equipment;
- c) *Manufacturing*, welding, or any *Industrial Use*; and
- d) *Cannabis Retail Stores*.

4.8.5 No *Home-based Business (Major)* shall discharge or emit:

- a) Odorous, toxic, or noxious matter or vapour;
- b) Heat, glare, or radiation;
- c) Recurrently generated ground vibration;
- d) Noise in excess of ambient noise at the *Parcel* boundary;
- e) Electrical interference; or
- f) Any health or safety hazard.

4.9 Mobile Homes

- 4.9.1 *Mobile Homes* must be no more than five years old at time of placement calculated from the date of manufacture to the date the building permit application is received by the *Village*.
- 4.9.2 Any detachable towing and/or touring gear used to transport or install *Mobile Homes* must be removed before occupancy.

4.10 Mobile Vendors

- 4.10.1 Mobile vendor is a permitted *Use* in any commercial and mixed-use, public, or industrial *Zone* provided the vendor complies with the *Village's* business license bylaw.

4.11 Portable, Temporary, or Tent Structure

- 4.11.1 Portable, temporary, or *Tent Structures* are not permitted except in P1, P2, P3, AG, M1, and M2 *Zones*.

4.12 Shipping Containers

- 4.12.1 Notwithstanding section 3.3 Accessory Buildings or Structures, the following regulations apply to *Shipping Containers*.
- 4.12.2 *Shipping Containers* shall only be *Used* as an *Accessory Building or Structure* for storage purposes.
- 4.12.3 *Shipping Containers* are only permitted in the following *Zones*:
 - a) M1 Light Industrial;
 - b) M2 Heavy Industrial;
 - c) C4 Campground Commercial;
 - d) P3 Public Utilities; and
 - e) AG Agricultural.
- 4.12.4 Where *Shipping Containers* are permitted, they:
 - a) Shall be located on a *Parcel* no closer than 7.5 m to a *Parcel Line*;
 - b) Shall, when visible from another *Parcel* or *Highway* the *Shipping Container*, be screened from view with lattice or shrubs or painted a complementary colour to the *Principal Building or Structure* located on the *Parcel*;
 - c) Shall be located on a *Parcel* with a minimum separation distance of 3.0 m from any *Building or Structure*, except in the case of other *Shipping Containers*;
 - d) Shall be limited to a maximum of six *Shipping Containers on a Parcel*, or one *Shipping Container* per 400m² of *Parcel Area* for the first 1.0ha of *Parcel Area*, whichever is less; and one *Shipping Container* per 1,000m² of *Parcel Area* in excess of 400m² thereafter;
 - e) Shall be located behind the *Yard* extending from the *Front Parcel Line* to the *Principal*

Building or Structure on the *Parcel*;

f) May not be stacked one above another; and

g) Shall not be *Used* as a *Dwelling Unit, Hotel, Motel, or Tourist Accommodation*.

4.12.5 Notwithstanding clause 4.12.3 *Shipping Containers* may, if a local emergency is declared, be placed on a *Parcel* in any *Zone* for the duration of the local emergency.

4.13 Short Term Rentals

4.13.1 A *Short-term Rental (Secondary Use)* is not permitted in any *Residential Building (3-Units)* or larger.

4.13.2 The maximum number of *Short-term Rental (Secondary Use)* units on a *Parcel* that may be occupied as a *Short-term Rental* is one.

4.13.3 Parking must be provided in accordance with section 5 **PARKING AND LOADING REGULATIONS** and a *Short-term Rental* may not *Use Visitor Parking Spaces* as any required *Parking Spaces*.

4.14 Solar Collectors

4.14.1 *Solar Collectors* are permitted in any *Zone* provided that when attached to a *Principal Building or Structure* or an *Accessory Building or Structure*, the *Solar Collector* shall not:

a) Extend beyond the outermost edge of the roof; or

b) Extend above the highest point of the roof.

4.14.2 When the *Solar Collector* is a standalone *Structure* it shall not be sited within any *Yard* extending from the *Front Parcel Line* and it shall meet the siting requirements for the *Principal Building or Structure* in the *Zone*.

4.15 Vehicle Fuel Sales

4.15.1 All *Developments* for *Vehicle Fuel Sales (Retail)* shall be subject to the following regulations:

a) The following shall apply:

i. Storage and disposal areas shall be *Setback* a minimum of 3.5 m.

ii. Gasoline service pumps or pump islands shall be *Setback* a minimum of 6.0 m.

b) *Landscaping* shall be required along all *Parcel Lines* adjacent to a *Highway* and shall be a minimum of 2.0 m in width.

c) *Landscaping* a minimum of 3.5 m in width shall be required along all *Parcel Lines* adjacent to a rural, recreational, or residential *Parcel*.

d) Pedestrian connections must be provided from public sidewalks to front entrances of *Buildings* that are accessible to the public.

4.15.2 A canopy for fuel pumps shall comply with the following:

a) Be *Setback* a minimum of 3.0 m;

b) Have a minimum vertical clearance of 4.3 m;

c) Signage on canopies must be consistent with the *Village's* sign bylaw; and

d) Canopies shall not be included in the calculation of *Parcel Coverage*.

4.15.3 Electric vehicle charging equipment shall be *Setback* a minimum 3.5 m along all *Parcel Lines* adjacent to a rural, recreational, or residential *Parcel* and shall be *Setback* 2.0 m along all other *Parcel Lines*.

5 PARKING AND LOADING REGULATIONS

5.1 Application of Regulations

- 5.1.1 Where a *Principal Use* is established on a *Parcel*, *Off-street Parking* is permitted as *Accessory Use* in all *Zones*.
- 5.1.2 *Off-street Parking* is permitted within a required *Setback* where a *Principal Use* is established on the *Parcel*.
- 5.1.3 Where a *Principal Use* is not established and a *Parcel* is vacant, *Off-street Parking* as a stand-alone *Use* not permitted, unless otherwise permitted in this bylaw.

5.2 General Parking Standards

- 5.2.1 Required *Off-street Parking Spaces* shall be located on the same *Parcel* as the *Use* they serve, except as may be allowed by clause 5.4.4.
Notwithstanding clause 5.2.1, required *Off-street Parking Spaces* may be provided on another *Parcel*, if:
 - a) An easement is registered, in priority to any financial charges against such other *Parcel*, in favour of the *Parcel* requiring *Off-street Parking Spaces* in form and content acceptable to the Chief Administrative Officer of the *Village*, acting reasonably; and
 - b) Such easement includes a covenant pursuant to S.219 of the *Land Title Act* in favour of the *Village* precluding the modification or discharge of such easement without the consent of the *Village*.
- 5.2.2 The width of a front *Yard* parking area or *Driveway* in R2 and R3 *Zones*, shall not be greater than 45% of the width of the *Parcel* or 9.0 m, whichever is lesser.
- 5.2.3 No parking area shall be located within the intersection sight triangle (see section [3.15 Visibility at Intersections](#)).

5.3 Minimum Number of Required Off-Street Parking Spaces

- 5.3.1 Number of Spaces
 - a) The required number of *Off-street Parking Spaces* for each *Use* specified in [Table 2 | Required Minimum Off-street Parking Spaces for Residential Uses of Land](#) and [Table 3 | Required Minimum Parking for Non-Residential Uses of Land](#).
 - b) Additional parking is not required for unenclosed outdoor eating and drinking areas used for periods of less than 182 days in a calendar year and which are part of a *Restaurant* or *Liquor Primary Establishment* that has more indoor seating than unenclosed outdoor eating and drinking seating.
 - c) For all *Restaurants*, including *Drive-throughs*, no parking shall be required if the *Restaurant* has six or fewer seats.

Table 2 | Required Minimum Off-street Parking Spaces for Residential Uses of Land

Residential Uses*	Minimum Required Off-Street Parking Spaces	Minimum Visitor Parking Spaces
1) <i>Residential Building (1-Unit)</i>	2 per <i>Dwelling Unit</i>	Not required
2) <i>Residential Building (2-Units)</i>		
3) <i>Accessory Dwelling Unit</i>	1 per bedroom up to a maximum of 2	Not required
4) <i>Residential Building (Townhouse)</i>	2 per <i>Dwelling Unit</i>	Not required
5) <i>All other Residential Buildings (3-Units) or greater up to 10 units</i>	1 <i>Parking Space</i> for studio or 1-bedroom units	Not required
	2 <i>Parking Spaces</i> for all other apartment units (e.g. 2 bedrooms and greater)	
6) <i>Residential Use Buildings and strata Developments</i> greater than 10 units	1 <i>Parking Space</i> for studio or 1-bedroom units	10% of total required <i>Parking Spaces</i>
	2 <i>Parking Spaces</i> for all other apartment units (e.g. 2 bedrooms and greater)	
7) <i>Employee Dwelling Unit</i>	0.5 per <i>Employee Dwelling Unit</i>	Not required
8) All <i>Uses</i> in a residential <i>Zone</i> and other than those specifically listed in this table	2 per 100 m ² of <i>Gross Floor Area</i>	

*Note: The *Village's* development application procedures bylaw has provisions for parking variances for Affordable Housing.

Table 3 | Required Minimum Parking for Non-Residential Uses of Land

Commercial Uses	Number of Required Spaces
All commercial <i>Uses</i> in a commercial <i>Zone</i> and other than those specifically listed in this table	2 per 100 m ² of <i>Gross Floor Area</i>
<i>Golf Facility</i>	2.5 per golf hole
<i>Tourist Accommodations, Hotels, Motels, and Tourist Cabins</i>	1 per unit
<i>Recreational Vehicle Park and Campgrounds</i>	1 per <i>Campground Space</i>
<i>Short-term Rentals</i>	1 for every 2 bedrooms
Industrial Uses	Number of Required Spaces
All <i>Uses</i> in the M1 and M2 <i>Zones</i>	1 per 100 m ² of <i>Gross Floor Area</i>
Public Institutional Uses	Number of Required Spaces
All <i>Uses</i> in the P1 and P2 <i>Zones</i> other than those specifically listed in this table	3 per 100 m ² of <i>Gross Floor Area</i>
<i>Special Care Facility</i>	1 per 2 bedrooms or <i>Dwelling Units</i>
Recreation Uses	Number of Required Spaces
<i>Indoor Recreation</i>	3 per 100 m ² of <i>Gross Floor Area</i>
Curling rink, bowling alley, racquet court	2 per alley, rink, or court

5.4 Calculation of Parking Spaces

- 5.4.1 Where the calculation of the required *Off-street Parking Spaces* or bicycle parking results in a fractional number, the total number of required spaces shall be rounded to the nearest whole number and in no case shall the number of required spaces be less than one.
- 5.4.2 Where more than one *Use* is located on a *Parcel*, the total number of *Parking Spaces* required shall be the total of the requirements for each *Use*.
- 5.4.3 Electric vehicle charging stations shall be regulated as a regular *Parking Space*.
- 5.4.4 *Parking Spaces* designated by the *Village* on a *Highway* that directly abuts a *Parcel Line* shall be considered as *Off-street Parking Spaces* for that *Parcel* for the purposes of this bylaw for non-*Residential Uses* excepting *Tourist Accommodation* and *Short-term Rental* -- in the following *Zones* and locations:
- All properties *Zoned* C1 (Main Street Mixed Use).
 - Properties *Zoned* C2 (Neighbourhood Mixed Use) that are bounded by, or have *Frontage* onto:
 - Radium Boulevard;
 - Canyon Avenue, Park Drive East, and Pioneer Avenue; and
 - McKay Street.

- 5.4.5 *Parking Spaces* designated in 5.4.4 a) and b) shall be included in the calculation of required *Off-street Parking Spaces* and shall not be deemed or construed to confer exclusive use of such *Parking Spaces* to any person.

5.5 Cash in-Lieu of Parking

- 5.5.1 At the option of the owner or occupier of a *Parcel* or *Building* or other *Structure* cash in-lieu of providing the required number of *Off-street Parking Spaces* may be paid for any non-*Residential Use* listed in Table 3 | Required Minimum Parking for Non-Residential Uses of Land subject to the following provisions:
- Tourist Accommodation* and *Short-term Rentals* will not be considered for cash in-lieu of parking;
 - Cash in-lieu will be accepted for no more than 20% of the requirements specified in Table 3 | Required Minimum Parking for Non-Residential Uses of Land; and
 - The sum per *Off-street Parking Space* shall be paid in accordance with the *Village's* fees and charges bylaw and paid to the *Village's* parking facilities reserve fund.

5.6 Parking Stall and Area Dimensions

- 5.6.1 Each *Parking Space* required by this bylaw shall have a minimum width of 2.7 m, a minimum length of 5.9 m, and have a vertical clearance of 2.3 m.
- 5.6.2 Adequate provision shall be made for individual entry or exit by vehicles to all *Off-street Parking Spaces* at all times by means of unobstructed *Parking Maneuvering Aisles* as specified in Table 4 | Parking Maneuvering Aisle Widths.

Table 4 | Parking Maneuvering Aisle Widths

Parking Angles in Degrees	Minimum Maneuvering Aisle Width (m) Two-Way
90°	7.3
60°	5.5
45°	3.9
Parallel	7.3

5.7 Tandem Parking

- 5.7.1 *Off-street Parking Spaces* may be configured in tandem for *Residential Use* parking requirements provided that each *Dwelling Unit* has one directly accessible *Off-street Parking Space* at all times.

5.8 Accessible Parking

- 5.8.1 In *Developments* where more than 10 *Off-street Parking Spaces* are required, at least one *Parking Space (Accessible)* shall be provided or one percent, whichever is greater, of the required *Off-street Parking* stalls in the parking area shall be reserved and designed as *Parking Space (Accessible)*.
- 5.8.2 Each *Parking Space (Accessible)* shall:
- Be at least 3.7 m wide and at least 5.9 m in length;
 - Have at least 2.3 m of vertical clearance;
 - Be located as close as possible to an accessible main *Building* entrance; and
 - Be clearly identified as a *Parking Space (Accessible)* using appropriate signage.

5.9 Design and Screening of Parking Areas

- 5.9.1 Any parking area or loading area in a commercial or industrial *Zone* excepting any *Parking Spaces* provided under clause 5.4.4:
- Shall be separated from a directly abutting residential *Parcel* by *Landscaping* of not less than 2.0m in width; and
 - Shall provide an opaque *Fence or Screen* of 1.3 m in height in any required front *Setback* and 2.0m in height elsewhere on the *Parcel* along any *Parcel Line* that abuts or faces a residential *Parcel*.
- 5.9.2 Required *Off-street Parking Spaces* shall have curbs installed to reduce the potential of vehicles colliding with adjacent *Buildings* or pedestrian areas.
- 5.9.3 If required *Off-street Parking Spaces* total four or more they shall be surfaced with asphalt, concrete, or a permeable hard surface and shall be graded and drained so that all surface water is collected and disposed of into a storm sewer system, if available, or alternatively an on-site surface water drainage system designed by a qualified professional engineer.
- 5.9.4 Any lighting used to illuminate parking areas or parking garages shall be arranged so that all direct rays of light are reflected upon such parking or parking garage, and not on any adjoining premises.

5.10 Electric Vehicle Charging Requirements

- 5.10.1 In all *Residential Use Buildings*, all *Off-street Parking Spaces* shall be serviced by electrical conduit that can support the installation of an electric vehicle charging station with a minimum power of 6.0 kilowatts.
- 5.10.2 In all commercial, institutional, and industrial *Buildings*, 5% of *Off-street Parking Spaces* shall be serviced by electrical conduit that can support the installation of an electric vehicle charging station with a minimum power of 30 kilowatts.

5.11 Loading Space Requirements

- 5.11.1 No *Use* may be undertaken in any *Zone* unless the off-street loading requirements in this bylaw have been complied with.
- 5.11.2 Where there are mixed *Uses* of a *Parcel*, the *Loading Space* requirements shall be the aggregate of the *Loading Space* requirements for each separate use.
- 5.11.3 *Off-street Parking Space* requirements and *Loading Space* requirements shall be separate and distinct requirements.
- 5.11.4 The required number *Loading Spaces* is specified in **Table 5 | Loading Space Requirements**

Table 5 | Loading Space Requirements

Use	Gross Floor Area of Building	Number of Loading Spaces Required
Commercial and Industrial	First 500 m ² of <i>Gross Floor Area</i> or fraction thereof	1 <i>Loading Space</i>
	Each additional 2,000 m ² of <i>Gross Floor Area</i> or fraction thereof	1 additional <i>Loading Space</i>
Institutional	First 3,000 m ² of <i>Gross Floor Area</i> or fraction thereof	1 <i>Loading Space</i>
	for each additional 3,000 m ² of <i>Gross Floor Area</i> or fraction thereof	1 additional <i>Loading Space</i>

5.12 Loading Space Dimensions and Standards

- 5.12.1 Each *Loading Space* shall be not less than 9.0 m in length, 3.5 m in width and provide no less than 4.0 m of vertical clearance.
- 5.12.2 Bus *Loading Spaces* shall not be less than 12 m in length, 3.6 m in width, and provide no less than 4.6 m of vertical clearance.
- 5.12.3 Clauses 5.12.1. and 5.12.2 shall not be deemed or construed to permit a vehicle in the process of loading or unloading to project into any *Highway* or *Lane*.
- 5.12.4 Each *Loading Space* shall have vehicular access to a *Highway* or *Lane*.
- 5.12.5 *Loading Spaces* and facilities shall be located on the same *Parcel* as the *Use* served.
- 5.12.6 *Loading Spaces* shall:
- Not be located within the required front *Setback* from a *Parcel Line*;
 - Not be located within the intersection sight triangle (see section [3.15 Visibility at Intersections](#)).

5.13 Bicycle Parking Requirements

- 5.13.1 Bicycle parking, being a *Use* intended to park bicycles for more than 24 continuous hours, shall:
- Be located at *Building* grade or within one *Storey* of *Building* grade and shall be easily accessible;
 - Be in the form of bicycle lockers, compounds, or rooms with lockable doors specifically provided and equipped for bicycle storage; and
 - Not be required for multi-unit *Residential Use Buildings* where each unit has access to its own garage.
- 5.13.2 Number of Spaces
- The required number bicycle *Parking Spaces* for each *Use* is specified in [Table 6 | Required Bicycle Parking](#) below.

Table 6 | Required Bicycle Parking

Use	Required Bicycle Parking Spaces
	Long-Term
<i>Residential Building (Townhouse)</i>	1 per <i>Dwelling Unit</i>
<i>Residential Building (3-Units) or greater</i>	1 per <i>Dwelling Unit</i>

6 ESTABLISHMENT OF ZONES

6.1 Division of Zones

6.1.1 The area within the boundaries of the *Village* is hereby divided into *Zones* with the following *Zone* designations and short form equivalents.

SECTION	TITLE	Zone
Commercial and Mixed-Use Zones		
6.2	C1 Main Street Mixed Use	C1
6.3	C2 Neighbourhood Mixed Use	C2
6.4	C3 Highway Mixed Use	C3
6.5	C4 Campground Commercial	C4
6.6	C5 Golf Course Commercial	C5
Residential Zones		
6.7	R2 Low-Density Residential	R2
6.8	R3 Small-Scale Residential	R3
6.9	R4 Middle-Scale Residential	R4
6.10	R5 High-Density Residential	R5
6.11	RTA Residential Tourist Accommodation	RTA
Public Zones		
6.12	P1 Civic and Institutional	P1
6.13	P2 Parks and Open Space	P2
6.14	P3 Public Utilities	P3
Industrial Zones		
6.15	M1 Light Industrial	M1
6.16	M2 Heavy Industrial	M2
Other Zones		
6.17	AG Agricultural	AG
6.18	NHA Natural Hazard Area	NHA

Table 7 | Designation of Zones

6.2 C1 ZONE – MAIN STREET MIXED USE

Intent: To provide a *Zone* to accommodate a mix of *Uses* with active commercial *Frontages* that will contribute to a vibrant downtown for residents and visitors.

6.2.1 Principal Uses

The following *Principal Uses* are permitted in the C1 *Zone*:

- | | |
|---|---|
| a) <i>Animal Services (Veterinary Clinic)</i> | l) <i>Institutional Use</i> |
| b) <i>Assembly Facility</i> | m) <i>Liquor Primary Establishment</i> |
| c) <i>Cannabis Retail Store</i> | n) <i>Manufacturing (Light)</i> |
| d) <i>Childcare (Major)</i> | o) <i>Medical Clinic</i> |
| e) <i>Craft Brewery</i> | p) <i>Mixed-Use Dwelling Unit</i> |
| f) <i>Craft Distillery</i> | q) <i>Motel</i> |
| g) <i>Emergency and Protective Services</i> | r) <i>Office</i> |
| h) <i>Financial Institution</i> | s) <i>Personal Service</i> |
| i) <i>Funeral Home</i> | t) <i>Restaurant</i> |
| j) <i>Hotel</i> | u) <i>Retail Store</i> |
| k) <i>Indoor Recreation</i> | v) <i>Short-term Rental (Stand-alone)</i> |

6.2.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the C1 *Zone*:

- | | |
|---|---|
| a) <i>Accessory Building or Structure</i> | d) <i>Home-based Business (Minor)</i> |
| b) <i>Employee Dwelling Unit</i> | e) <i>Short-term Rental (Secondary Use)</i> |
| c) <i>Home-based Business (Major)</i> | f) <i>Tourist Accommodation (Bed and Breakfast)</i> |

6.2.3 Subdivision Regulations

- | | |
|---|--------------------|
| a) Minimum <i>Parcel Area</i> for: <i>Hotel, Motel</i> | 500 m ² |
| b) Minimum <i>Parcel Area</i> for all other <i>Uses</i> | 300 m ² |
| c) Minimum <i>Frontage</i> | 6.0 m |

6.2.4 Maximum Parcel Coverage

- | | |
|--|------|
| a) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> | 100% |
| b) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 100% |

6.2.5 Building Width Minimum

- | | |
|--|-------|
| a) Minimum width of a <i>Principal Building or Structure</i> | 6.0 m |
|--|-------|

6.2.6 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 15 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 7.5 m |

6.2.7 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | | a) <i>Principal Building or Structure</i> | b) <i>Accessory Building or Structure</i> |
|---------------------------------------|---|--|
| i. <i>Front Parcel Line</i> | 0.0 m | Not less than the <i>Principal Building or Structure</i> |
| ii. <i>Rear Parcel Line</i> | 1.5 m | 1.5 m |
| iii. <i>Internal Side Parcel Line</i> | 0.0 m | 0.0 m |
| iv. <i>External Side Parcel Line</i> | 1.5 m | 1.5 m |

6.3 C2 ZONE – NEIGHBOURHOOD MIXED USE

Intent: To provide a *Zone* to accommodate a neighbourhood scaled commercial or a mixed-use hub.

6.3.1 Principal Uses

The following *Principal Uses* are permitted in the C2 *Zone*:

- | | |
|---|--|
| a) <i>Animal Services (Veterinary Clinic)</i> | l) <i>Mixed-Use Dwelling Unit</i> |
| b) <i>Childcare (Major)</i> | m) <i>Motel</i> |
| c) <i>Craft Brewery</i> | n) <i>Office</i> |
| d) <i>Craft Distillery</i> | o) <i>Personal Service</i> |
| e) <i>Emergency and Protective Services</i> | p) <i>Restaurant</i> |
| f) <i>Funeral Home</i> | q) <i>Residential Building (3-Units)</i> |
| g) <i>Hotel</i> | r) <i>Residential Building (4-Units)</i> |
| h) <i>Institutional Use</i> | s) <i>Residential Building (5-8 Units)</i> |
| i) <i>Liquor Primary Establishment</i> | t) <i>Residential Building (More Than 8 Units)</i> |
| j) <i>Manufacturing (Light)</i> | u) <i>Retail Store</i> |
| k) <i>Medical Clinic</i> | v) <i>Short-term Rental (Stand-alone)</i> |

6.3.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the C2 *Zone*:

- | | |
|---|---|
| a) <i>Accessory Building or Structure</i> | e) <i>Home-based Business (Minor)</i> |
| b) <i>Childcare (Minor)</i> | f) <i>Short-term Rental (Secondary Use)</i> |
| c) <i>Employee Dwelling Unit</i> | g) <i>Special Care Facility</i> |
| d) <i>Home-based Business (Major)</i> | h) <i>Tourist Accommodation (Bed and Breakfast)</i> |

6.3.3 Subdivision Regulations

- | | |
|--|----------------------|
| a) Minimum <i>Parcel Area</i> for <i>Residential Use Building</i> with 5 <i>Dwelling Units</i> or greater | 1,000 m ² |
| b) Minimum <i>Parcel Area</i> for: <i>Hotel, Motel</i> | 500 m ² |
| c) Minimum <i>Parcel Area</i> – each <i>Parcel</i> – for <i>Residential Building (3-Units)</i> or greater sharing a <i>Common Wall</i> | 200 m ² |
| d) Minimum <i>Parcel Area</i> for all other <i>Uses</i> | 300 m ² |
| e) Minimum <i>Frontage</i> | 9.0 m |
| f) Minimum <i>Frontage</i> – each <i>Parcel</i> – for <i>Residential Use Building</i> sharing a <i>Common Wall</i> | 5.8 m |
| g) Minimum <i>Internal Side Parcel Line</i> between two <i>Principal Dwelling Units</i> which share a <i>Common Wall</i> | 0.0 m |

6.3.4 Maximum Parcel Coverage

- | | |
|--|-----|
| a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 80% |
| b) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 85% |

6.3.5 Maximum Density

- | | |
|--------------------------|----------------|
| a) <i>Dwelling Units</i> | 45 per Hectare |
|--------------------------|----------------|

6.3.6 Building Width Minimum

- | | |
|--|-------|
| a) Minimum width of a <i>Principal Building or Structure</i> | 5.8 m |
|--|-------|

6.3.7 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 15 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 7.5 m |

6.3.8 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
c) <i>Front Parcel Line</i>	4.5 m	Not less than the <i>Principal Building or Structure</i>
d) <i>Rear Parcel Line</i>	4.5 m	1.5 m
e) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
f) <i>External Side Parcel Line</i>	3.0 m	3.0 m

6.4 C3 ZONE – HIGHWAY MIXED USE

Intent: To provide a *Zone* to accommodate and regulate *Highway*-oriented commercial *Development* and compatible *Accessory Uses* to support the needs of the community.

6.4.1 Principal Uses

The following *Principal Uses* are permitted in the C3 *Zone*:

- | | |
|---|---|
| a) <i>Animal Services (Veterinary Clinic)</i> | m) <i>Manufacturing (Light)</i> |
| b) <i>Assembly Facility</i> | n) <i>Medical Clinic</i> |
| c) <i>Cannabis Retail Store</i> | o) <i>Mixed-Use Dwelling Unit</i> |
| d) <i>Craft Brewery</i> | p) <i>Motel</i> |
| e) <i>Craft Distillery</i> | q) <i>Office</i> |
| f) <i>Drive-through</i> | r) <i>Personal Service</i> |
| g) <i>Emergency and Protective Services</i> | s) <i>Restaurant</i> |
| h) <i>Financial Institution</i> | t) <i>Retail Store</i> |
| i) <i>Hotel</i> | u) <i>Short-term Rental (Stand-alone)</i> |
| j) <i>Indoor Recreation</i> | v) <i>Vehicle Fuel Sales (Retail)</i> |
| k) <i>Institutional Use</i> | w) <i>Vehicle Repair and Service</i> |
| l) <i>Liquor Primary Establishment</i> | |

6.4.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the C3 *Zone*:

- | | |
|---|---|
| a) <i>Accessory Building or Structure</i> | d) <i>Home-based Business (Minor)</i> |
| b) <i>Employee Dwelling Unit</i> | e) <i>Short-term Rental (Secondary Use)</i> |
| c) <i>Home-based Business (Major)</i> | f) <i>Tourist Accommodation (Bed and Breakfast)</i> |

6.4.3 Subdivision Regulations

- | | |
|---|----------------------|
| a) Minimum <i>Parcel Area</i> for service station | 1,000 m ² |
| b) Minimum <i>Parcel Area</i> for all other <i>Uses</i> | 500 m ² |
| c) Minimum <i>Frontage</i> | 9.0 m |

6.4.4 Maximum Parcel Coverage

- | | |
|--|-----|
| a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 80% |
| b) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 85% |

6.4.5 Building Width Minimum

- | | |
|--|-------|
| a) Minimum width of a <i>Principal Building or Structure</i> | 6.0 m |
|--|-------|

6.4.6 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 15 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 7.5 m |

6.4.7 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows*:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	Not less than the <i>Principal Building or Structure</i>
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.0 m

*Ministry of Transportation and Transit may require a greater *Setback*. Approval from MOTT required.

6.5 C4 ZONE – CAMPGROUND COMMERCIAL

Intent: To provide a *Zone* to accommodate temporary accommodation in the form of *Recreational Vehicle Parks* and associated *Uses*.

6.5.1 Principal Uses

The following *Principal Uses* are permitted in the C4 *Zone*:

- | | |
|----------------------|-------------------------------------|
| a) <i>Campground</i> | c) <i>Recreational Vehicle Park</i> |
| b) <i>Park</i> | d) <i>Tourist Cabins</i> |

6.5.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the C4 *Zone*:

- | | |
|---|------------------------|
| a) <i>Accessory Building or Structure</i> | d) <i>Restaurant</i> |
| b) <i>Employee Dwelling Unit</i> | e) <i>Retail Store</i> |
| c) <i>Indoor Recreation</i> | f) <i>Storage Yard</i> |

6.5.3 Subdivision Regulations

- | | |
|--|--------------------|
| a) Minimum <i>Parcel Area</i> | 1.0 ha |
| b) Minimum area for bare land strata <i>Parcel</i> | 140 m ² |
| c) Minimum <i>Frontage</i> | 9.0 m |

6.5.4 Maximum Density

- | | |
|----------------------------------|--|
| a) <i>Campground Space</i> | 25 per hectare |
| b) <i>Tourist Cabin</i> | 5 per hectare |
| c) <i>Employee Dwelling Unit</i> | 1 per 25 <i>Campground Spaces</i> or 8 <i>Tourist Cabins</i> |

6.5.5 Building Height Maximum

- | | |
|---|-------|
| a) All <i>Buildings</i> and <i>Structures</i> | 9.0 m |
|---|-------|

6.5.6 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | | |
|---|--|
| a) All <i>Buildings</i> and <i>Structures</i> | |
| i | <i>Front Parcel Line</i> 7.5 m |
| ii | <i>Rear Parcel Line</i> 1.5 m |
| iii | <i>Internal Side Parcel Line</i> 2.0 m |
| iv | <i>External Side Parcel Line</i> 2.0 m |

6.5.7 Maximum Area

- | |
|---|
| a) The area of a <i>Campground Space</i> shall not exceed 45 m ² . |
|---|

6.6 C5 ZONE – GOLF COURSE COMMERCIAL

Intent: To provide a *Zone* to accommodate golf courses and compatible *Accessory Uses*.

6.6.1 Principal Uses

The following *Principal Uses* are permitted in the C5 *Zone*:

- | | |
|-------------------------|----------------------|
| a) <i>Golf Facility</i> | c) <i>Motel</i> |
| b) <i>Hotel</i> | d) <i>Restaurant</i> |

6.6.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the C5 *Zone*:

- | | |
|---|----------------------------|
| a) <i>Accessory Building or Structure</i> | d) <i>Personal Service</i> |
| b) <i>Employee Dwelling Unit</i> | e) <i>Retail Store</i> |
| c) <i>Liquor Primary Establishment</i> | |

6.6.3 Maximum Density

- | | |
|----------------------------------|--|
| a) <i>Employee Dwelling Unit</i> | 3 per 9 golf holes or 1 per 8 <i>Hotel / Motel</i> units |
|----------------------------------|--|

6.6.4 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | | | |
|--|---|-------|
| a) All <i>Buildings</i> and <i>Structures</i> except <i>Maintenance and Storage Facility</i> and storage sheds: | | |
| i | All <i>Parcel Lines</i> abutting any <i>Zone</i> except the C5 <i>Zone</i> | 7.5 m |
| ii | All <i>Parcel Lines</i> abutting the C5 <i>Zone</i> | 1.5 m |
| b) Notwithstanding clause 6.6.4 a) all <i>Maintenance and Storage Facilities</i> , storage sheds, and <i>Storage Yards</i> : | | |
| i | All <i>Parcel Lines</i> abutting <i>Parcels Zoned</i> R2, R3, R4, R5, C1, C2, or C3 | 40 m |

6.6.5 Building Height Regulations

- | | |
|---|--|
| a) Maximum height of all <i>Buildings</i> or <i>Structures</i> except <i>Hotel</i> and <i>Motel</i> | 9.0 m |
| b) Maximum height of <i>Hotel</i> and <i>Motel</i> | The lesser of 15 m or 3 <i>Storeys</i> |

6.7 R2 ZONE – LOW-DENSITY RESIDENTIAL

Intent: To provide a *residential Zone* for up to two-units per *Parcel*.

6.7.1 Principal Uses

The following *Principal Uses* are permitted in the R2 *Zone*:

- a) *Residential Building (1-Unit)*
- b) *Residential Building (2-Units)*
- c) *Special Care Facility*

6.7.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the R2 *Zone*:

- a) *Accessory Building or Structure*
- b) *Childcare (Minor)*
- c) *Accessory Dwelling Unit*
- d) *Home-based Business (Major)*
- e) *Home-based Business (Minor)*
- f) *Short-term Rental (Secondary Use)*
- g) *Tourist Accommodation (Bed and Breakfast)*

6.7.3 Accessory Use Limitations

- a) Only one of the following *Accessory Uses* is permitted on a *Parcel* at a time:
 - i. *Home-based Business (Major)*
 - ii. *Tourist Accommodation (Bed and Breakfast)*

6.7.4 Subdivision Regulations

b) Minimum <i>Parcel Area</i>	555 m ²
c) Minimum <i>Parcel Area</i> – each <i>Parcel</i> – for <i>Residential Building (2-Unit) sharing a Common Wall</i>	275 m ²
d) Minimum <i>Frontage</i>	9.0 m
e) Minimum <i>Frontage</i> of a corner <i>Parcel</i>	12.0 m
f) Minimum <i>Internal Side Parcel Line</i> between two <i>Principal Dwelling Units</i> which share a <i>Common Wall</i>	0.0 m

6.7.5 Maximum Parcel Coverage

a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i>	40%
b) Maximum <i>Parcel Coverage</i> of <i>Accessory Building or Structure(s)</i>	No more than 80% of <i>Principal Building or Structure</i>
c) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i>	50%

6.7.6 Maximum Density

a) <i>Dwelling Units</i>	2 per <i>Parcel</i> including <i>Accessory Dwelling Units</i>
--------------------------	---

6.7.7 Building Width Minimum

a) Minimum width of a <i>Principal Building or Structure</i>	6.0 m
--	-------

6.7.8 Building Height Regulations

a) Maximum height of a <i>Principal Use Building</i>	9.0 m
b) Maximum height of an <i>Accessory Dwelling Unit (Detached)</i>	7.5 m
c) Maximum height of an <i>Accessory Building or Structure</i>	6.0 m

6.7.9 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	Not less than the <i>Principal Building or Structure</i>
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.5 m

6.8 R3 ZONE – SMALL-SCALE RESIDENTIAL

Intent: To provide a *residential Zone* for up to three *Dwelling Units* per *Parcel* and compatible *Uses*.

6.8.1 Principal Uses

The following *Principal Uses* are permitted in the R3 *Zone*:

- | | |
|--|--|
| a) <i>Residential Building (1-Unit)</i> | c) <i>Residential Building (3-Units)</i> |
| b) <i>Residential Building (2-Units)</i> | d) <i>Special Care Facility</i> |

6.8.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the R3 *Zone*:

- | | |
|---|---|
| a) <i>Accessory Building or Structure</i> | e) <i>Home-based Business (Major)</i> |
| b) <i>Childcare (Minor)</i> | f) <i>Short-term Rental (Secondary Use)</i> |
| c) <i>Accessory Dwelling Unit</i> | g) <i>Tourist Accommodation (Bed and Breakfast)</i> |
| d) <i>Home-based Business (Minor)</i> | |

6.8.3 Accessory Use Limitations

- a) Only one of the following *Accessory Uses* is permitted on a *Parcel* at a time:
- iii. *Home-based Business (Major)*
 - iv. *Tourist Accommodation (Bed and Breakfast)*

6.8.4 Subdivision Regulations

- | | |
|---|--------------------|
| a) Minimum <i>Parcel Area</i> | 555 m ² |
| b) Minimum <i>Parcel Area</i> – each <i>Parcel</i> – for <i>Residential Building (2-Unit)</i> , or greater sharing a <i>Common Wall</i> | 200 m ² |
| c) Minimum <i>Frontage</i> | 9.0 m |
| d) Minimum <i>Frontage</i> – each <i>Parcel</i> – for <i>Residential Building (2-Unit)</i> , or greater sharing a <i>Common Wall</i> | 6.0 m |

- | | |
|--|-------|
| e) Minimum <i>Internal Side Parcel Line</i> between two <i>Principal Dwelling Units</i> which share a <i>Common Wall</i> | 0.0 m |
|--|-------|

6.8.5 Maximum Parcel Coverage

- | | |
|--|--|
| a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 45% |
| b) Maximum <i>Parcel Coverage</i> of <i>Accessory Building or Structure(s)</i> | No more than 80% of <i>Principal Building or Structure</i> |
| c) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 55% |

6.8.6 Maximum Density

- | | |
|--------------------------|---|
| a) <i>Dwelling Units</i> | 3 per <i>Parcel</i> including <i>Accessory Dwelling Units</i> |
|--------------------------|---|

6.8.7 Building Width Minimum

- | | |
|--|-------|
| a) Minimum width of a <i>Principal Building or Structure</i> | 6.0 m |
|--|-------|

6.8.8 Building Height Regulations

- | | |
|---|-------|
| a) Maximum height of a <i>Principal Use Building</i> | 9.0 m |
| b) Maximum height of an <i>Accessory Dwelling Unit (Detached)</i> | 7.5 m |
| c) Maximum height of an <i>Accessory Building or Structure</i> | 6.0 m |

6.8.9 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	Not less than the <i>Principal Building or Structure</i>
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.0 m

6.9 R4 ZONE – MIDDLE-SCALE RESIDENTIAL

Intent: To provide a *residential Zone* that can accommodate middle *Density* housing.

6.9.1 Principal Uses

The following *Principal Uses* are permitted in the R4 *Zone*:

- | | |
|--|--|
| a) <i>Residential Building (1-Unit)</i> | d) <i>Residential Building (4-Units)</i> |
| b) <i>Residential Building (2-Units)</i> | e) <i>Residential Building (5-8 Units)</i> |
| c) <i>Residential Building (3-Units)</i> | f) <i>Special Care Facility</i> |

6.9.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the R4 *Zone*:

- | | |
|---|---|
| a) <i>Accessory Building or Structure</i> | e) <i>Home-based Business (Minor)</i> |
| b) <i>Childcare (Minor)</i> | f) <i>Short-term Rental (Secondary Use)</i> |
| c) <i>Accessory Dwelling Unit</i> | g) <i>Tourist Accommodation (Bed and Breakfast)</i> |
| d) <i>Home-based Business (Major)</i> | |

6.9.3 Accessory Use Limitations

- a) Only one of the following *Accessory Uses* is permitted on a *Parcel* at a time:
- Home-based Business (Major)*
 - Tourist Accommodation (Bed and Breakfast)*

6.9.4 Subdivision Regulations

- | | |
|--|----------------------|
| a) Minimum <i>Parcel Area</i> | 500 m ² |
| b) Minimum <i>Parcel Area</i> for <i>Residential Building (5-8 Units)</i> | 1,000 m ² |
| c) Minimum <i>Parcel Area</i> – each <i>Parcel</i> – for <i>Residential Building (2-Units)</i> or greater sharing a <i>Common Wall</i> | 200 m ² |
| d) Minimum <i>Frontage</i> | 9.0 m |

- | | | |
|----|--|-------|
| e) | Minimum <i>Frontage</i> – each <i>Parcel</i> – for <i>Residential Building (2-Units)</i> or greater sharing a <i>Common Wall</i> | 5.8 m |
| f) | Minimum <i>Internal Side Parcel Line</i> between two <i>Principal Dwelling Units</i> which share a <i>Common Wall</i> | 0.0 m |

6.9.5 Maximum Parcel Coverage

- | | | |
|----|---|--|
| a) | Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 60% |
| b) | Maximum <i>Parcel Coverage</i> of <i>Accessory Building or Structure(s)</i> | No more than 80% of <i>Principal Building or Structure</i> |
| c) | Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 70% |

6.9.6 Maximum Density

- | | | |
|----|-----------------------|----------------|
| a) | <i>Dwelling Units</i> | 45 per Hectare |
|----|-----------------------|----------------|

6.9.7 Building Width Minimum

- | | | |
|----|---|-------|
| a) | Minimum width of a <i>Principal Building or Structure</i> | 5.8 m |
|----|---|-------|

6.9.8 Building Height Maximum

- | | | |
|----|--|--|
| a) | Maximum height of a <i>Principal Building or Structure</i> | The lesser of 12 m or 3 <i>Storeys</i> |
| b) | Maximum height of an <i>Accessory Dwelling Unit (Detached)</i> | 7.5 m |
| c) | Maximum height of an <i>Accessory Building or Structure</i> | 6.0 m |

6.9.9 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | <i>Setback</i> | <i>Principal Building or Structure</i> | <i>Accessory Building or Structure</i> |
|-----------------------------|--|--|
| a) <i>Front Parcel Line</i> | 4.5 m | Not less than the <i>Principal Building or Structure</i> |

b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.0 m

6.10 R5 ZONE – HIGH-DENSITY RESIDENTIAL

Intent: To provide a Residential *Zone* that provides various housing options to encourage increased *Density* and housing choice.

6.10.1 Principal Uses

The following *Principal Uses* are permitted in the R5 *Zone*:

- a) *Residential Building (4-Units)* or greater
- b) *Special Care Facility*

6.10.2 Accessory Uses

The following are permitted as accessory to the *Principal Uses* in the R5 *Zone*:

- a) *Accessory Building or Structure*
- b) *Accessory Dwelling Unit*
- c) *Childcare (Minor)*
- d) *Home-based Business (Major)*
- e) *Home-based Business (Minor)*
- f) *Short-term Rental (Secondary Use)*
- g) *Tourist Accommodation (Bed and Breakfast)*

6.10.3 Accessory Use Limitations

- a) The following *Accessory Uses* are permitted only on a *Parcel* with a *Residential Building (1-Unit)* constructed prior to the adoption of this bylaw:
 - i. *Home-based Business (Major)*
 - ii. *Tourist Accommodation (Bed and Breakfast)*
 - iii. *Accessory Dwelling Unit*
- b) *Accessory Dwelling Units* permitted under clause 6.10.3.a)iii are limited to one on a *Parcel*.
- c) Only one of the following *Accessory Uses* permitted under clause 6.10.3.a) is allowed at a time on a *Parcel*:
 - i. *Home-based Business (Major)*
 - ii. *Tourist Accommodation (Bed and Breakfast)*

6.10.4 Subdivision Regulations

a) Minimum <i>Parcel Area</i>	500 m ²
b) Minimum <i>Parcel Area</i> – each <i>Parcel</i> – for <i>Residential Building (2-Units)</i> or greater sharing a <i>Common Wall</i>	200 m ²
c) Minimum <i>Frontage</i>	10 m
d) Minimum <i>Frontage</i> – each <i>Parcel</i> – for <i>Residential Building (4-Units)</i> or greater sharing a <i>Common Wall</i>	5.8 m
e) Minimum <i>Internal Side Parcel Line</i> between two <i>Principal Dwelling Units</i> which share a <i>Common Wall</i>	0.0 m

6.10.5 Maximum Parcel Coverage

a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i>	70%
b) Maximum <i>Parcel Coverage</i> of <i>Accessory Building or Structure(s)</i>	No more than 80% of <i>Principal Building or Structure</i>
c) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i>	80%

6.10.6 Maximum Density

a) <i>Dwelling Units</i>	150 <i>Dwelling Units</i> per Hectare
--------------------------	---------------------------------------

6.10.7 Building Height Regulations

a) Maximum height of a <i>Principal Building or Structure</i>	The lesser of 15 m or 3 <i>Storeys</i>
b) Maximum height of an <i>Accessory Dwelling Unit (Detached)</i>	7.5 m
c) Maximum height of an <i>Accessory Building or Structure</i>	6.0 m

6.10.8 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	4.5 m
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m

c) <i>Internal Side Parcel Line</i> (<i>Buildings</i> with less than 6 units)	1.5 m	1.5 m
d) <i>Internal Side Parcel Line</i> (<i>Buildings</i> with 6 or more units)	3.0 m	1.5 m
e) <i>External Side Parcel Line</i> (<i>Buildings</i> with less than 6 units)	3.0 m	3.0 m
f) <i>External Side Parcel Line</i> (<i>Buildings</i> with 6 or more units)	4.5 m	3.0 m

6.11 RTA ZONE – RESIDENTIAL TOURIST ACCOMMODATION

Intent: To provide for medium *Density* housing that is also available for *Tourist Accommodation*.

6.11.1 Principal Uses

The following *Principal Uses* are permitted in the RTA *Zone*:

- a) *Hotel*
- b) *Motel*
- c) *Residential Building (1-Unit)*
- d) *Residential Building (2-Units) or greater*
- e) *Short-term Rental (Stand-alone)*

6.11.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the RTA *Zone*:

- a) *Accessory Building or Structure*
- b) *Accessory Dwelling Unit*
- c) *Employee Dwelling Unit*
- d) *Home-based Business (Minor)*
- e) *Short-term Rental (Secondary Use)*

6.11.3 Subdivision Regulations

- a) Minimum *Parcel Area* 2,500 m²
- b) Minimum *Frontage* 20 m
- c) Minimum *Frontage* – each *Parcel* – for *Residential Building (2-Units)* or greater sharing a *Common Wall* 5.8 m
- d) Minimum *Internal Side Parcel Line* between two *Principal Dwelling Units* which share a *Common Wall* 0.0 m

6.11.4 Maximum Parcel Coverage

- | | |
|--|--|
| a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 50% |
| b) Maximum <i>Parcel Coverage</i> of <i>Accessory Building or Structure(s)</i> | No more than 80% of <i>Principal Building or Structure</i> |
| c) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 60% |

6.11.5 Maximum Density

- | | |
|---|------------------------------------|
| a) <i>Residential Building (3-Units)</i> or greater | Maximum 60 units per hectare |
| b) <i>Employee Dwelling Units</i> | 1 per 8 <i>Hotel / Motel</i> units |

6.11.6 Building Width Minimum

- | | |
|--|-------|
| a) Minimum width of a <i>Principal Building or Structure</i> | 5.8 m |
|--|-------|

6.11.7 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 15 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 6.0 m |

6.11.8 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	7.5 m	7.5 m
b) <i>Rear Parcel Line</i>	4.5 m	2.0 m
c) <i>Internal Side Parcel Line</i>	4.5 m	4.5 m
d) <i>External Side Parcel Line</i>	6.0 m	6.0 m

6.12 P1 ZONE – CIVIC AND INSTITUTIONAL

Intent: To provide a *Zone* to accommodate institutional, administrative, and associated *Uses*.

6.12.1 Principal Uses

The following *Principal Uses* are permitted in the P1 *Zone*:

- | | |
|---|---------------------------------|
| a) <i>Assembly Facility</i> | h) <i>Indoor Recreation</i> |
| b) <i>Columbarium</i> | i) <i>Institutional Use</i> |
| c) <i>Childcare (Major)</i> | j) <i>Medical Clinic</i> |
| d) <i>Education Facility</i> | k) <i>Office</i> |
| e) <i>Emergency and Protective Services</i> | l) <i>Off-street Parking</i> |
| f) <i>Horticulture</i> | m) <i>Park</i> |
| g) <i>Hospital and Medical Services</i> | n) <i>Special Care Facility</i> |

6.12.2 Accessory Uses

The following are permitted as accessory to the *Principal Uses* in the P1 *Zone*:

- a) *Accessory Building or Structure*

6.12.3 Subdivision Regulations

- | | |
|----------------------------|------|
| a) Minimum <i>Frontage</i> | 10 m |
|----------------------------|------|

6.12.4 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 12.0 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 6.0 m |

6.12.5 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	4.5 m
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.0 m

6.13 P2 ZONE – PARKS AND OPEN SPACE

Intent: To provide a *Zone* to accommodate *Parks* and natural areas for recreational and associated *Uses*.

6.13.1 Principal Uses

The following *Principal Uses* are permitted in the P2 *Zone*:

- | | |
|-----------------------------|-----------------------------|
| a) <i>Assembly Facility</i> | d) <i>Indoor Recreation</i> |
| b) <i>Horticulture</i> | e) <i>Park</i> |
| c) <i>Institutional Use</i> | |

6.13.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the P2 *Zone*:

- | | |
|---|-----------------------------|
| a) <i>Accessory Building or Structure</i> | c) <i>Childcare (Minor)</i> |
| b) <i>Childcare (Major)</i> | d) <i>Office</i> |

6.13.3 Subdivision Regulations

- | | |
|----------------------------|------|
| a) Minimum <i>Frontage</i> | 10 m |
|----------------------------|------|

6.13.4 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 12.0 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 6.0 m |

6.13.5 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	4.5 m
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.0 m

6.14 P3 ZONE – PUBLIC UTILITIES

Intent: To provide a *Zone* to accommodate *Utilities* and associated *Uses*.

6.14.1 Principal Uses

The following *Principal Uses* are permitted in the P3 *Zone*:

- | | |
|--|------------------------|
| a) <i>Maintenance and Storage Facility</i> | c) <i>Storage Yard</i> |
| b) <i>Park</i> | d) <i>Utilities</i> |

6.14.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the P3 *Zone*:

- a) *Accessory Building or Structure*

6.14.3 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

<i>Setback</i>	<i>Principal Building or Structure</i>	<i>Accessory Building or Structure</i>
a) <i>Front Parcel Line</i>	4.5 m	4.5 m
b) <i>Rear Parcel Line</i>	4.5 m	1.5 m
c) <i>Internal Side Parcel Line</i>	1.5 m	1.5 m
d) <i>External Side Parcel Line</i>	3.0 m	3.0 m

6.14.4 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Principal Building or Structure</i> | The lesser of 12.0 m or 3 <i>Storeys</i> |
| b) Maximum height of an <i>Accessory Building or Structure</i> | 6.0 m |

6.15 M1 ZONE – LIGHT INDUSTRIAL

Intent: To provide a *Zone* to accommodate light *Industrial Uses* and associated *Uses*.

6.15.1 Principal Uses

The following *Principal Uses* are permitted in the M1 *Zone*:

- | | |
|---|---------------------------------------|
| a) <i>Animal Services (Boarding Overnight and Breeding)</i> | h) <i>Manufacturing (Light)</i> |
| b) <i>Animal Services (Veterinary Clinic)</i> | i) <i>Office</i> |
| c) <i>Building Supplies (Storage and Sale)</i> | j) <i>Recycling Depot</i> |
| d) <i>Equipment Sales and Rental</i> | k) <i>Vehicle Fuel Sales (Retail)</i> |
| e) <i>Horticulture</i> | l) <i>Vehicle Repair and Service</i> |
| f) <i>Industrial Use (Light)</i> | m) <i>Warehouse</i> |
| g) <i>Maintenance and Storage Facility</i> | |

6.15.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the M1 *Zone*:

- | | |
|---|------------------------|
| a) <i>Accessory Building or Structure</i> | c) <i>Storage Yard</i> |
| b) <i>Retail Store</i> | |

6.15.3 Subdivision Regulations

- | | |
|-------------------------------|--------|
| a) Minimum <i>Parcel Area</i> | 0.4 ha |
| b) Minimum <i>Frontage</i> | 10 m |

6.15.4 Building Height Maximum

- | | |
|---|--|
| a) Maximum height of all <i>Buildings</i> and <i>Structures</i> | The lesser of 12.0 m or 3 <i>Storeys</i> |
|---|--|

6.15.5 Maximum Parcel Coverage

- | | |
|--|-----|
| a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 70% |
| b) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 80% |

6.15.6 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | | |
|---|--|
| a) All <i>Buildings</i> and <i>Structures</i> : | |
| i | <i>Front Parcel Line</i> 6.0 m |
| ii | <i>Rear Parcel Line</i> 4.5 m |
| iii | <i>Internal Side Parcel Line</i> 4.5 m |
| iv | <i>External Side Parcel Line</i> 4.5 m |

6.16 M2 ZONE – HEAVY INDUSTRIAL

Intent: To provide a *Zone* to accommodate heavy *Industrial Uses* and associated *Uses*.

6.16.1 Principal Uses

The following *Principal Uses* are permitted in the M2 *Zone*:

- | | |
|---|--|
| a) <i>Airport</i> | i) <i>Industrial Use (Heavy)</i> |
| b) <i>Animal Services (Boarding Overnight and Breeding)</i> | j) <i>Industrial Use (Light)</i> |
| c) <i>Animal Services (Veterinary Clinic)</i> | k) <i>Maintenance and Storage Facility</i> |
| d) <i>Auction Facility</i> | l) <i>Manufacturing</i> |
| e) <i>Building Supplies (Storage and Sale)</i> | m) <i>Natural Resource Extraction and Processing</i> |
| f) <i>Concrete Batch Plant</i> | n) <i>Recycling Depot</i> |
| g) <i>Equipment Sales and Rental</i> | o) <i>Vehicle Repair and Service</i> |
| h) <i>Horticulture</i> | p) <i>Warehouse</i> |

6.16.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the M2 *Zone*:

- | | |
|---|------------------|
| a) <i>Accessory Building or Structure</i> | c) <i>Office</i> |
| b) <i>Storage Yard</i> | |

6.16.3 Subdivision Regulations

- | | |
|-------------------------------|--------|
| a) Minimum <i>Parcel Area</i> | 0.8 ha |
| b) Minimum <i>Frontage</i> | 20 m |

6.16.4 Maximum Parcel Coverage

- | | |
|--|------|
| a) Maximum <i>Parcel Coverage</i> for all <i>Structures</i> | 100% |
| b) Maximum <i>Parcel Coverage</i> of All <i>Structures</i> and <i>Impermeable Surfaces</i> | 100% |

6.16.5 Building Height Regulations

- | | |
|---|--|
| a) Maximum height of all <i>Buildings</i> and <i>Structures</i> | The lesser of 15.0 m or 3 <i>Storeys</i> |
|---|--|

6.16.6 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | | | |
|---|----------------------------------|-------|
| a) All <i>Buildings</i> and <i>Structures</i> : | | |
| i | <i>Front Parcel Line</i> | 7.5 m |
| ii | <i>Rear Parcel Line</i> | 6.0 m |
| iii | <i>Internal Side Parcel Line</i> | 6.0 m |
| iv | <i>External Side Parcel Line</i> | 6.0 m |

6.17 AG ZONE – AGRICULTURAL

Intent: To provide a *Zone* to accommodate rural, agricultural, and *Residential Uses* on *Parcels* of *Land* that are 8 ha or greater.

6.17.1 Principal Uses

The following *Principal Uses* are permitted in the AG *Zone*:

- | | |
|---|--|
| a) <i>Agricultural Use</i> | e) <i>Natural Resource Extraction and Processing</i> |
| b) <i>Animal Services (Boarding Overnight and Breeding)</i> | f) <i>Park</i> |
| c) <i>Ecological Reserve</i> | g) <i>Residential Building (1-Unit)</i> |
| d) <i>Horticulture</i> | |

6.17.2 Accessory Uses

The following are permitted as accessory to the *Principal Uses* in the AG *Zone*:

- | | |
|---|---|
| a) <i>Accessory Building or Structure</i> | d) <i>Home-based Business (Major)</i> |
| b) <i>Accessory Dwelling Unit</i> | e) <i>Home-based Business (Minor)</i> |
| c) <i>Employee Dwelling Unit</i> | f) <i>Short-term Rental (Secondary Use)</i> |

6.17.3 Subdivision Regulations

- | | |
|-------------------------------|------|
| a) Minimum <i>Parcel Area</i> | 8 ha |
| b) Minimum <i>Frontage</i> | 15 m |

6.17.4 Maximum Density

- | | |
|--|---------------------|
| a) <i>Residential Buildings</i> on <i>Parcels</i> classified as farms under the <i>Assessment Act (British Columbia)</i> | 2 per <i>Parcel</i> |
| b) <i>Residential Buildings</i> on all other <i>Parcels</i> | 1 per <i>Parcel</i> |

6.17.5 Building Height Regulations

- | | |
|--|--|
| a) Maximum height of a <i>Residential Buildings</i> and associated <i>Structures</i> | 9.0 m |
| b) Maximum height of all other <i>Buildings</i> or <i>Structures</i> | The lesser of 15.0 m or 3 <i>Storeys</i> |

6.17.6 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- | | |
|---|-------|
| a) All <i>Buildings</i> and <i>Structures</i> : | |
| i. All <i>Parcel Lines</i> | 7.5 m |

6.18 NHA ZONE – NATURAL HAZARD AREA

Intent: To provide a *Zone* to limit *Development* on *Lands* that may be subject to natural hazards.

6.18.1 Principal Uses

The following *Principal Uses* are permitted in the NHA *Zone*:

- a) *Columbarium*
- b) *Ecological Reserve*
- c) *Park*

6.18.2 Accessory Uses

The following *Uses* are permitted as accessory to the *Principal Uses* in the NHA *Zone*:

- a) *Accessory Building or Structure*

6.18.3 Subdivision Regulations

- a) Minimum *Parcel Area* 8 ha
- b) Minimum *Frontage* 15 m

6.18.4 Building Height Regulations

- a) Maximum height of all *Buildings* or *Structures* 9.0 m

6.18.5 Setback Requirements

The minimum *Setback* requirements from a *Building* or *Structure* to a *Parcel Line* are as follows:

- a) All *Buildings* and *Structures*: All *Parcel Lines* 7.5 m

7 DEFINITIONS

7.1 Definitions

In this bylaw all words or phrases have their normal or common meaning except where this is changed, modified, restricted, or expanded by the definitions set forth below:

Accessory Building or Structure	Means a free-standing <i>Building</i> or <i>Structure</i> located on the same <i>Parcel</i> as the <i>Principal Building or Structure</i> to which it is accessory, incidental, subordinate, or is a <i>Secondary Use</i> .
Accessory Dwelling Unit	Means a <i>Dwelling Unit</i> in a separate <i>Building</i> or within an existing <i>Principal Dwelling Unit</i> that: <ul style="list-style-type: none"> i. Has been designed as a separate <i>Dwelling Unit</i> and has been established as a separate <i>Dwelling Unit</i> by permit; and ii. Is a <i>Secondary Use</i>.
Accessory Dwelling Unit (Attached)	Means an <i>Accessory Dwelling Unit</i> that is attached to or located within the <i>Principal Building or Structure</i> on the same <i>Parcel</i> and is a <i>Secondary Use</i> .
Accessory Dwelling Unit (Detached)	Means an <i>Accessory Dwelling Unit</i> that is not attached to or located within the <i>Principal Building or Structure</i> on the same <i>Parcel</i> and is a <i>Secondary Use</i> .
Accessory Use	Means a <i>Use</i> that is a <i>Secondary Use</i> to an existing <i>Principal Use</i> or <i>Principal Building or Structure</i> on the same <i>Parcel</i> .
Agricultural Use	Means a <i>Use</i> of a <i>Parcel</i> for farming of <i>Land</i> , plants, mushrooms, truffles, or animals, or a farm operation as defined in the <i>Farm Practices Protection (Right to Farm) Act</i> , or a purpose designated as a farm <i>Use</i> by regulations pursuant to the <i>Agricultural Land Reserve Act</i> , but does not include a <i>Residential Use</i> or removal of soil or fill.
Airport	Means a <i>Use</i> of <i>Land</i> , <i>Buildings</i> , or <i>Structures</i> for arrival and departure of aircraft and their passengers and freight, and includes runways, taxiways, hangars, ticket <i>Offices</i> , luggage and freight handling facilities.

Animal Services (Boarding Overnight and Breeding)	Means the provision of overnight boarding services for domestic or farm animals and may include the provision of animal breeding or training services.
Animal Services (Veterinary Clinic)	Means a facility for the medical care and treatment of domestic animals and household pets under the supervision of a Doctor of Veterinary Medicine and includes provision for their boarding within the <i>Building</i> only and may include associated <i>Office</i> space and sales.
Assembly Facility	Means a <i>Building</i> dedicated to the gathering of persons for religious, entertainment, philanthropic, or cultural purposes and includes, but is not limited to, places of worship, auditoriums, youth centres, halls, and senior citizen centres but does not include <i>Tourist Accommodations</i> or <i>Dwelling Units</i> .
Auction Facility	Means <i>Land</i> and <i>Buildings Used</i> for the storage and sale of goods by auction, but not including the auction of animals or livestock.
Basement	Means an area of a <i>Building</i> below the <i>Finished Grade</i> having a minimum height of 2.1 m and its floor level greater than 1.0 m below the <i>Finished Grade</i> .
Buffer	Means a strip of <i>Land</i> located adjacent to a <i>Parcel Line</i> for the purpose of obstructing the view, or separating sounds and lights or other potential off-site impacts, between two adjacent <i>Uses of Land</i> or <i>Parcels</i> .
Building	Means a <i>Structure</i> which is designed, erected or intended for the support, enclosure, or protection of persons or property, excluding fences or retaining walls.
Building Height	Means the vertical distance measured from the <i>Finished Grade</i> of the <i>Building</i> or <i>Structure</i> to the highest point of the <i>Building</i> or <i>Structure</i> .
Building Supplies (Storage and Sale)	Means a <i>Building</i> or <i>Structure</i> in which construction or home improvement supplies are stored and offered for wholesale distribution or retail sale.
Campground	Means an area of <i>Land</i> that has been designed and intended for the temporary placement and occupation of <i>Recreational Vehicles</i> and tents <i>Used</i> for <i>Tourist Accommodation</i> . A <i>Campground</i> includes any <i>Parcel</i> with any combination of three or more tents or <i>Recreational Vehicles</i> placed on it. A campground does not include a manufactured home park.
Campground Space	Means an area in a <i>Campground Used</i> , or intended to be <i>Used</i> , leased, or rented for occupancy by one tent or <i>Recreational Vehicle</i> for <i>Tourist Accommodation</i> .
Cannabis	Means <i>Cannabis</i> as proscribed in Schedule 1, but not Schedule 2, of the <i>Cannabis Act</i> (Canada) as amended from time to time.
Cannabis Retail Store	Means a retail establishment licensed under the <i>Cannabis Control and Licensing Act</i> (British Columbia) for the sale of <i>Cannabis</i> for consumption off-premises.

Childcare (Major)	Means a <i>Use</i> , licensed under the Child Care Licensing Regulation, intended to provide care, educational services, or supervision for more than eight children under the age of 13.
Childcare (Minor)	Means a <i>Use</i> , licensed under the Child Care Licensing Regulation, intended to provide care, educational services, or supervision for no more than eight children under the age of 13.
Columbarium	Means a <i>Building</i> or <i>Structure</i> substantially exposed above ground that is intended to be <i>Used</i> for the interment of the cremated remains of a deceased person.
Common Wall	Means a wall between two <i>Dwelling Units</i> that: <ul style="list-style-type: none"> a) share a common roof and foundation; b) where the horizontal length of the shared wall is at least 5.5 m; and c) subdivides individual <i>Parcels</i> by a <i>Parcel Line</i> along the shared wall.
Concrete Batch Plant	Means a plant for the <i>Manufacturing</i> or mixing of concrete and cement products, including any apparatus and <i>Uses</i> incidental to such <i>Manufacturing</i> and mixing.
Cooking Facility	Means an area of a <i>Building</i> dedicated to facilities for the storage, preparation, and cooking of food, including fixtures, appliances, counters, cabinets and sinks. <i>Cooking Facilities</i> do not include small appliances including but not limited to toaster ovens, electric fry pans, hot plates, crock pots, electric woks, waffle irons, and electric grills and griddles, camping or other portable stoves, or grills and barbeques.
Craft Brewery	Means the brewing of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume and includes sales and customer seating areas. Total production must not exceed 1,500 brewers' barrels (176,000 litres) per year and must be licensed under the <i>Liquor Control and Licensing Act</i> . All processes, functions, and mechanical equipment associated with the <i>Use</i> must be contained indoors. A <i>Craft Brewery</i> Use does not include a <i>Craft Distillery</i> .
Craft Distillery	Means the distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume and includes sales and customer seating areas. Production must be licensed under the <i>Liquor Control and Licensing Act</i> . All processes, functions, and mechanical equipment associated with the <i>Use</i> must be contained indoors.
Density	Means the quantity of <i>Buildings</i> , <i>Structures</i> , or of a <i>Use</i> in a given area or space
Development	Means any construction of, alteration to, or <i>Use</i> of a <i>Building</i> or <i>Structure</i> , or the <i>Use</i> or alteration of any <i>Land</i> .

Drive-through	Means a <i>Restaurant Use</i> that includes the sale or service of food or beverages to an occupant within a vehicle.
Driveway	Means a passageway for motor vehicles moving between: a <i>Highway</i> and a <i>Parking Maneuvering Aisle</i> ; two <i>Parking Maneuvering Aisles</i> ; a <i>Highway</i> and <i>Off-street Parking</i> ; or a <i>Highway</i> and a <i>Loading Space</i> .
Dwelling Unit	Means a <i>Building</i> , or self-contained portion of a <i>Building</i> , containing <i>Cooking Facilities</i> and sleeping and sanitary facilities that is not <i>Used</i> for <i>Hotel</i> , <i>Motel</i> , or <i>Tourist Accommodation</i> within a <i>Building</i> that is designed or intended for <i>Hotel</i> , <i>Motel</i> , or <i>Tourist Accommodation Uses</i> .
Ecological Reserve	Means an area of <i>Land</i> managed for conservation purposes, including conditions for human activities, or for the protection and preservation of natural ecosystems, plant species, or wildlife.
Education Facility	Means <i>Buildings</i> and <i>Structures</i> for the assembly of persons for educational purposes and may include classrooms, libraries, <i>Offices</i> , recreational facilities, and other related facilities.
Emergency and Protective Services	Means services that provide response and assistance during emergencies or critical incidents including, but not limited to fire, medical, police, and rescue services.
Employee Dwelling Unit	Means a <i>Dwelling Unit</i> which is an <i>Accessory Use</i> intended for an occupant that is employed on the <i>Parcel</i> on which the <i>Dwelling Unit</i> is located.
Equipment Sales and Rental	Means a business where equipment, tools, vehicles, or machines are rented, sold, repaired or serviced.
External Side Parcel Line	Means a <i>Parcel Line</i> other than a <i>Front Parcel Line</i> or <i>Rear Parcel Line</i> which is common to a <i>Highway</i> , excluding a <i>Lane</i> .
Fence or Screen	Means a man-made <i>Structure</i> , trellis, or louver constructed with wood, metal, plastic, or masonry, or combination thereof, or a solid hedge or trees or shrubs, intended to form a physical or visual barrier between a <i>Parcel</i> and an adjoining <i>Parcel</i> , <i>Lane</i> , or <i>Highway</i> .
Financial Institution	Means a business that is open to the public and that performs functions such banking, making loans, and investments, and may include the provision of automatic teller machines.
Finished Grade	Means the average level of finished ground adjoining each exterior wall of a <i>Building</i> or <i>Structure</i> , excluding localized depressions and elevations
Front Parcel Line	Means the <i>Parcel Line</i> abutting a <i>Highway</i> , excluding <i>Lanes</i> , and in the case of a corner <i>Parcel</i> the <i>Parcel Line</i> having the shortest length abutting a <i>Highway</i> shall be considered the <i>Front Parcel Line</i> .

Frontage	Means the length of a <i>Front Parcel Line</i> .
Funeral Home	Means a <i>Building Used</i> for the preparation of the dead for burial or cremation and the holding of funeral services but excludes cremation facilities.
Golf Facility	Means a <i>Building</i> or <i>Structure</i> associated with a golf course including but not limited to clubhouses, pro shops, or other facilities related to a golf course and golf-related activities and includes a <i>Parcel Used</i> as a golf course.
Gross Floor Area	Means the sum of the areas of each <i>Storey</i> of a <i>Building</i> or <i>Structure</i> on a <i>Parcel</i> measured between the exterior walls of the <i>Building</i> or <i>Structure</i> excluding: portions of crawl spaces with less than 2.1 m in height and enclosed parking facilities.
Highway	Means a street, road, bridge, viaduct, and any other way open to public use in excess of 15 meters in width other than a private right of way on private property, or an access route, or common property of a strata corporation and not including a <i>Lane</i> .
Home-based Business	Means an occupation, service, profession, or craft carried out in a <i>Principal Dwelling Unit</i> or an Accessory <i>Building</i> to that <i>Principal Dwelling Unit</i> , where the occupation, service, profession, or craft is clearly incidental to the <i>Residential Use</i> on a <i>Parcel</i> . A <i>Home-based Business</i> does not include <i>Short-term Rental</i> .
Home-based Business (Major)	Means an occupation, service, profession, or craft carried out in a <i>Principal Dwelling Unit</i> , or Accessory <i>Building</i> , primarily by a permanent resident of the <i>Principal Dwelling Unit</i> , where such occupation, service, profession, or craft is clearly incidental to the <i>Residential Use</i> of the <i>Principal Dwelling Unit</i> subject to the regulations in section 4.8
Home-based Business (Minor)	Means an occupation, service, profession, or craft carried out in a <i>Principal Dwelling Unit</i> by a permanent resident of the <i>Dwelling Unit</i> , where such occupation or profession is clearly incidental to the <i>Residential Use</i> of the <i>Dwelling Unit</i> subject to the regulations in section 4.7.
Horticulture	Means the <i>Use</i> of <i>Land</i> for growing trees, vegetables, plants, grains, or flowers, and includes nurseries and greenhouses.
Hospital and Medical Services	Means an institution providing health services primarily for human inpatient or outpatient medical or surgical care and related facilities including, but not limited to, laboratories, outpatient departments, training facilities, central service facilities, and staff <i>Offices</i> which are integral parts of the facility providing inpatient or outpatient care.
Hotel	Means a <i>Building</i> or group of <i>Buildings</i> which provide <i>Tourist Accommodation</i> , and provided that the primary <i>Use</i> of a <i>Building</i> or group of <i>Buildings</i> is for <i>Tourist Accommodation</i> , may also include <i>Restaurants</i> , <i>Liquor Primary Establishments</i> , banquet halls, meeting rooms, <i>Indoor Recreation</i> and <i>Park</i> facilities, and <i>Personal Service</i> establishments.

Impermeable Surface	Means a surface, <i>Buildings</i> , or <i>Structures</i> which water is unable to infiltrate without impediment.
Indoor Recreation	Means the <i>Use</i> of <i>Buildings</i> or <i>Structures</i> for recreation, amusement, or entertainment primarily conducted indoors, including but not limited to billiard halls, bowling alleys, arcades, fitness centres, sport facilities, gymnasiums, dance studios, theatres, cinemas, auditoria, swimming pools, concert halls, and galleries.
Industrial Use	Means the <i>Manufacturing</i> , processing, assembling, fabricating, testing, storing, transporting, distributing, wholesaling, servicing, repairing, wrecking, or salvaging of goods or materials, and <i>Recycling Depots</i> but does not include junkyards, nor pulp and paper mills.
Industrial Use (Heavy)	Means an <i>Industrial Use</i> which may have a significant detrimental effect on the safety, use, amenity, or enjoyment of adjacent or nearby <i>Parcels</i> as a result of appearance, noise, odour, emissions, fire or explosive hazards, or dangerous goods.
Industrial Use (Light)	Means an <i>Industrial Use</i> in which all or a portion of the activities and <i>Uses</i> are carried out outdoors, without any significant nuisance factor such as noise, appearance, or odour, extending beyond the boundaries of the <i>Parcel</i> .
Institutional Use	Means a <i>Building</i> or <i>Parcel Used</i> for public or community service purposes, including, but not limited to, schools, places of worship, government <i>Offices</i> , and healthcare facilities.
Internal Side Parcel Line	Means a <i>Parcel Line</i> other than a <i>Front Parcel Line</i> or <i>Rear Parcel Line</i> which is not common to a <i>Highway</i> , excluding a <i>Lane</i> .
Land	Means the solid surface of the Earth and includes the surface of water and all natural features. This term includes both terrestrial and aquatic environments including, but not limited to, lakes, rivers, and wetlands.
Landscaping	Means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative <i>Fence or Screen</i> and the like, arranged and maintained so as to enhance the appearance of the <i>Parcel</i> and shall not include paved parking Areas, sidewalks, uncleared natural bush, undergrowth or weed growth.
Lane	Means a street, road, or other way open to public use less than 15 meters in width other than a private right of way on private property, or an access route, or common property of a strata corporation, and not including a <i>Highway</i> .
Liquor Primary Establishment	Means a business licensed pursuant to legislation of the Province of British Columbia to primarily sell alcoholic beverages for immediate consumption on the premises, which may include the serving of food and snacks for immediate consumption on and off the premises, including but not limited to a neighbourhood pub, tavern, cocktail bar, and wine bar.

Loading Space	Means an area, not located on a <i>Highway</i> or <i>Lane, Used</i> to provide access for motor vehicles to a loading door, platform, or bay for the purpose of loading and unloading and is not a <i>Parking Space</i> .
Maintenance and Storage Facility	Means a <i>Building</i> or <i>Structure Used</i> for the storage, maintenance, and repair of equipment, vehicles, and supplies.
Manufacturing	Means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, but not including pulp and paper mills or products created, fabricated or produced by a <i>Home-based Business</i> .
Manufacturing (Light)	Means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard, or nuisance factors beyond the boundary of the <i>Parcel</i> but not including pulp and paper mills or products created, fabricated, or produced by a <i>Home-based Business</i> .
Medical Clinic	Means a public or private clinic offering health care services under the <i>Health Professions Act</i> . This <i>Use</i> does not include <i>Personal Service</i> establishments or <i>Cannabis Retail Store</i> .
Mixed-Use Dwelling Unit	Means a <i>Dwelling Unit</i> located either at the back, or on a separate <i>Storey</i> of a commercial <i>Use Building</i> , not including <i>Tourist Accommodation, Hotels, or Motels</i> .
Mobile Home	Means a <i>Dwelling Unit</i> constructed in a factory to CSA Z-240(MH) standards.
Motel	Means a <i>Building</i> or group of <i>Buildings</i> of which the <i>Principal Use</i> is <i>Tourist Accommodation</i> , each unit with a separate exterior entrance with access to <i>Off-street Parking</i> and may include <i>Indoor Recreation or Park</i> facilities.
Natural Resource Extraction and Processing	Means the extraction of natural resources, including, but not limited to, minerals, sand, gravel, coal, peat, limestone, gypsum, granite, and salt found on or under a <i>Parcel</i> , or accessible from a <i>Parcel</i> and includes crushing, washing, and screening of natural resources and the preparation of asphalt.
Office	Means the provision of professional, management, administrative, or consulting services in a <i>Building</i> , and may include accessory retail sale of goods, but not including <i>Medical Clinics</i> .
Off-street Parking	Means a motor vehicle <i>Parking Space</i> of the size and dimensions to park one vehicle, excluding <i>Parking Maneuvering Aisles</i> , or ramps and not located on a <i>Highway</i> or <i>Lane</i> ; or a <i>Use</i> allowing such <i>Parking Spaces</i> .
Panhandle Parcel	Means a <i>Parcel</i> which has legal access from a <i>Highway</i> through a narrow strip of <i>Land</i> which is an integral part of the <i>Parcel</i> .
Parcel	Means any lot, block, or other area in which <i>Land</i> is held or into which it is subdivided but does not include a <i>Highway</i> or <i>Lane</i> .

Parcel Area	Means the calculated area of a <i>Parcel</i> .
Parcel Coverage	Means the percent of the surface area of a <i>Parcel</i> that is covered by <i>Buildings</i> or <i>Structures</i> , measured to the outer surface of the exterior walls.
Parcel Line	Means a legal boundary of a <i>Parcel</i> as shown or described on the records of the Land Title and Survey Authority of British Columbia.
Park	Means an area of <i>Land</i> designated for either or both active and passive recreational <i>Use</i> , including, but not limited to opens spaces, pathways and trails, playgrounds, fitness circuits, and sports fields.
Park Model	Means a <i>Recreational Vehicle</i> constructed in a factory to CSA Z241 standards intended that is designed to be <i>Used</i> as a seasonal residence, in a <i>Recreational Vehicle Park</i> and not intended or <i>Used</i> as a permanent residence nor a <i>Dwelling Unit</i> .
Parking Maneuvering Aisle	Means an area within a <i>Parcel</i> , adjoining <i>Parking Spaces</i> , where a motor vehicle maneuvers into or out of a <i>Parking Space</i> , excluding <i>Driveways</i>
Parking Space	Means a space, exclusive of <i>Parking Maneuvering Aisles</i> and ramps, to park one motor vehicle.
Parking Space (Accessible)	Means a <i>Parking Space</i> that is designated for individuals with mobility limitations.
Personal Service	Means a <i>Use</i> that provides services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, including but not limited to barbershops, hairdressers, beauty salons, tailors, dry cleaning establishments, and laundromats.
Principal Building or Structure	Means the <i>Building</i> or <i>Structure</i> required to accommodate the <i>Principal Use</i> of the <i>Parcel</i> .
Principal Dwelling Unit	Means a <i>Dwelling Unit</i> that is considered the <i>Principal Use</i> on a <i>Parcel</i> .
Principal Use	Means the main purpose for which <i>Land</i> , <i>Buildings</i> , or <i>Structures</i> are ordinarily <i>Used</i> .
Transit Stop	Means a location where a transit vehicle stops to load or unload passengers and may include a bus shelter, waiting area, or transit exchange area where more than one bus stops and waits for passengers.
Rear Parcel Line	Means the <i>Parcel Line</i> opposite to and most distant from the <i>Front Parcel Line</i> .
Recreational Vehicle	Means an apparatus transported on wheels that is constructed or equipped to be used as a temporary accommodation for seasonal occupancy and designed to travel or to be towed on a <i>Highway</i> . A <i>Recreational Vehicle</i> includes but is not limited to a travel trailer, tent trailer, fifth wheel, camper, motor home, <i>Park Model</i> ,

	but does not include <i>Mobile Homes</i> . A <i>Recreational Vehicle</i> is not a <i>Structure</i> or <i>Building</i> .
Recreational Vehicle Park	Means an area for the <i>Use</i> of <i>Recreational Vehicles</i> , including <i>Park Models</i> , <i>Tourist Cabins</i> and tents for <i>Tourist Accommodation</i> .
Recreational Vehicle Space	Means an area in a <i>Recreational Vehicle Park Used</i> or intended to be <i>Used</i> , leased, or rented for occupancy for <i>Tourist Accommodation</i> .
Recycling Depot	Means a <i>Building</i> which is <i>Used</i> or intended to be <i>Used</i> for collecting, sorting, refunding, and redistributing recyclable materials but excludes processing.
Residential Building (1-Unit)	Means a <i>Building</i> with one <i>Dwelling Unit</i> not including <i>Mobile Homes</i> .
Residential Building (2-Units)	Means a <i>Building</i> with two <i>Dwelling Units</i> , not including <i>Mobile Homes</i> .
Residential Building (3-Units)	Means a <i>Building</i> with three <i>Dwelling Units</i> not including <i>Mobile Homes</i> .
Residential Building (4-Units)	Means a <i>Building</i> with four <i>Dwellings Units</i> , not including <i>Mobile Homes</i> .
Residential Building (5-8 Units)	Means a <i>Building</i> with a minimum of five, and a maximum of eight, <i>Dwelling Units</i> .
Residential Building (More Than 8 Units)	Means a <i>Building</i> with more than eight <i>Dwelling Units</i> .
Residential Building (Townhouse)	Means a type of <i>Residential Building (3-Units)</i> or greater where each <i>Dwelling Unit</i> shares at least one <i>Common Wall</i> with another <i>Dwelling Unit</i> and has a dedicated, separate, first <i>Storey</i> access.
Residential Use	Means the <i>Use</i> of <i>Land</i> , <i>Buildings</i> or <i>Structures</i> of any kind <i>Used</i> , designed or intended to be <i>Used</i> , as living accommodations for one or more individuals on a permanent or seasonal basis. <i>Residential Use</i> does not include <i>Hotel</i> , <i>Motel</i> , or <i>Tourist Accommodation</i> .
Restaurant	Means the <i>Use</i> of a <i>Parcel</i> primarily for the preparation and retail sale of edible food products and beverages, to customer order, for immediate consumption on and off the premises, including, but not limited to bakeries, cafes, and pizzerias but not including service to customers within vehicles.
Retail Store	Means a <i>Use</i> selling or renting goods to a consumer primarily for personal or household consumption and not for resale purposes but excludes: <i>Warehouse</i> , <i>Cannabis Retail Store</i> , <i>Equipment Sales and Rental</i> , and <i>Vehicle Fuel Sales (Retail)</i> .

Secondary Use	Means a use subordinate or incidental to the <i>Principal Use</i> of a <i>Parcel</i> which may exist only when a <i>Principal Use</i> is existing on the same <i>Parcel</i> . The area of a <i>Secondary Use</i> must not be greater than that devoted to the <i>Principal Use</i> on that <i>Parcel</i> .
Setback	Means the required distance between a <i>Building</i> or <i>Structure</i> or <i>Use</i> and a <i>Parcel Line</i> .
Shipping Container	Means a shipping or cargo container being a fabricated metal container or box specifically constructed, intended, and designed for the transportation of goods by rail, ship, or truck and not forming an integral part of a train car, ship, truck, or other vehicle.
Short-term Rental	Means the <i>Use</i> of a <i>Dwelling Unit</i> -- for valuable consideration in accordance with a valid and subsisting business license issued for that <i>Use</i> in that <i>Dwelling Unit</i> -- that is provided to members of the public, to the same person or persons, for vacation or travel accommodation purposes for a period of less than 90 consecutive days but does not include <i>Tourist Accommodation</i> . A <i>Short-term Rental</i> is a commercial <i>Use</i> for the determination of parking requirements.
Short-term Rental (Secondary Use)	Means a <i>Short-term Rental</i> within an entire <i>Accessory Dwelling Unit</i> such as a <i>Basement</i> suite, garden suite, or garage suite and includes an owner or long-term tenant that lives on the <i>Parcel</i> as their principal residence.
Short-term Rental (Stand-alone)	Means a <i>Short-term Rental</i> that encompasses an entire <i>Principal Dwelling Unit</i> and/or an entire <i>Parcel</i> .
Solar Collector	Means a device to collect sunlight that is converted into energy.
Special Care Facility	Means an assisted living residence or community care facility as defined by the <i>Community Care and Assisted Living Act</i> , or successor legislation.
Storage Yard	Means an area outside an enclosed <i>Building</i> where materials and equipment, or other goods, materials, products, vehicles, equipment or machinery are stored.
Storey	Means that portion of a <i>Building</i> which is the area between two floors or between any floor and the roof next above, but does not include a <i>Basement</i> , cellar, or crawl space.
Structure	Means any construction fixed to, supported by, or sunk into, <i>Land</i> excluding grade level concrete and grade level paving and other ground surfacing materials.
Tent Structure	Means a <i>Structure</i> made using fabric materials that is used to store vehicles or other goods and is not affixed to a foundation. A <i>Tent Structure</i> does not include a tent used or intended for human occupation or camping.
Tourist Accommodation	Means accommodation, which may include <i>Cooking Facilities</i> , washroom, and sanitary facilities, rented to the public that is occupied for a period of less than 27 consecutive days where payment for occupancy is based on a daily or weekly rental

	period. <i>Tourist Accommodation</i> does not include a residential tenancy subject to the <i>Residential Tenancy Act, British Columbia</i> nor a <i>Dwelling Unit</i> .
<i>Tourist Accommodation (Bed and Breakfast)</i>	Means the <i>Use</i> of a <i>Residential Building (1-Unit)</i> or <i>Residential Building (2-Units)</i> that is occupied by the owner or manager as their principal residence and where rooms are rented as <i>Tourist Accommodation</i> and may include the provision of food services to occupants of the residence. <i>Tourist Accommodation (Bed and Breakfast)</i> is not a <i>Short-term Rental (Secondary Use)</i>
<i>Tourist Cabin</i>	Means a <i>Building</i> associated with a <i>Recreational Vehicle Park Use</i> containing one or two bedrooms for <i>Tourist Accommodation</i> .
<i>Use</i>	Means the purpose for which any <i>Parcel</i> , <i>Building</i> , or <i>Structure</i> is designed, arranged, or intended, or for which it is occupied or maintained.
<i>Utility</i>	Means a <i>Use</i> servicing <i>Land</i> with water, sewer, electrical, telephone, communication, gas, or other similar services
<i>Vehicle Fuel Sales (Retail)</i>	Means a place of business where automotive fuel, including electricity for EV charging, and automotive accessories are sold to the public.
<i>Vehicle Repair and Service</i>	Means a <i>Building</i> or <i>Structure Used</i> or intended to be <i>Used</i> for repairs to vehicles but does not include motor vehicle manufacture or assembly, or bodyworks.
<i>Village</i>	Means the Village of Radium Hot Springs.
<i>Visitor Parking Space</i>	Means type of required <i>Off-street Parking</i> intended for the parking of motor vehicles by persons who do not intend to stay more than 24 hours on a <i>Parcel</i> .
<i>Warehouse</i>	Means the <i>Use</i> of a <i>Building</i> , or part thereof, primarily for the housing, storage, adapting for sale or packaging and wholesale distribution of supplies, goods, wares and merchandise but does not include the <i>Manufacturing</i> of goods or a <i>Retail Store</i> .
<i>Yard</i>	Means the area of a <i>Parcel</i> that lies between the foundation of a <i>Building</i> or <i>Structure</i> and the nearest and most parallel <i>Parcel Line</i> ;
<i>Zone</i>	Means the areas into which the <i>Village</i> is divided in accordance with the Zoning Map attached as Schedule B to this bylaw

Schedule B – Zoning Map



Schedule C – Floodplain Management

Those notes in *italics* are provided for information only and do not form part of this bylaw.

The purpose of the floodplain management provisions is to reduce the risk of injury, loss of life, and damage to buildings and structures due to flooding. However, neither the Village of Radium Hot Springs nor the Province of British Columbia represent to any person that any building or structure, including a mobile home, used, constructed, or located in accordance with the following provisions will not be damaged by flooding.

1. DEFINITIONS

For the purposes of Schedule C – Floodplain Management, the following definitions apply:

ALLUVIAL FAN means an alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream;

FLOOD CONSTRUCTION LEVEL or FLOOD LEVEL means a Designated Flood Level plus Freeboard, or where a Designated Flood Level cannot be determined, a specified height above a Natural Boundary, Natural Ground Elevation, or any obstruction that could cause ponding;

DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available. Where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site specific basis;

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Construction Level;

FREEBOARD means a vertical distance added to a Designated Flood Level, used to establish a Flood Construction Level;

FLOODPLAIN means an area which is susceptible to flooding from a watercourse, lake, or other body of water and that which is designated in Section 2 of this Schedule;

FLOODPLAIN SETBACK means the required minimum distance from the Natural Boundary of a Watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Construction Level, so as to floodway and allow for potential land erosion;

G.S.C. means Geodetic Survey of Canada datums;

HABITABLE AREA means any space or room, including a manufactured home, that is or can be used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater;

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the *Land Act*, and also includes the edge of dormant side channels of any lake, river, stream, or other body of water;

NATURAL GROUND ELEVATION means the undisturbed ground elevation prior to site preparation;

PAD means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home, or a concrete pad for supporting a Habitable Area;

STANDARD DYKE means a dyke built to a minimum crest elevation equal to the Flood Construction Level and meeting standards of design and construction approved by the Ministry of Environment and maintained by an ongoing authority such as a local government body;

TOP OF BANK means the point at which the upward ground level becomes less than one (1.0) vertical to four (4.0) horizontal, and refers to the crest of the bank or bluff where the slope clearly changes into the natural upland bench; or as designated by the Ministry of Environment or his Designated Official; and

WATERCOURSE means any natural or man-made depression **with** well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of **two** square kilometres or more upstream of the point of consideration.

2. FLOODPLAIN DESIGNATION

The following land is designated as Floodplain:

- .1 Land as shown highlighted on Map A-1- Floodplain Areas, hereby forming part of Schedule C— Floodplain Management;
- .2 Land lower than the Flood Construction Levels specified in Section 3.1;
- .3 Land within the Floodplain Setbacks specified in Section 3.2; **and**
- .4 Land shown as Flood Plain on Map “A-2” Floodplain Hazard, Columbia River at Radium Hot Springs, attached hereto and forming part of this bylaw.

3. FLOODPLAIN SPECIFICATIONS

.1 Flood Construction Levels:

The following elevations are specified as Flood Construction Levels, except that where more than one Flood Construction Level is applicable, the higher elevation shall be the Flood Construction Level:

- .1 The Flood Construction Level for a specific property, as determined by the interpolation from those Flood Construction Levels shown on Map “A-2” Floodplain Hazard, Columbia River at Radium Hot Springs, attached hereto and forming part of this bylaw.
- .2 For those areas not covered by Map “A-2” Floodplain Hazard, Columbia River at Radium Hot Springs, attached hereto and forming part of this bylaw, the Flood Construction level is 3.0 metres above the Natural Boundary of the Columbia River;
- .3 Development on land as shown as Floodplain on Map A-1- Floodplain

Areas for Sinclair Creek, is governed by Section 734(2) of the *Municipal Act* and is subject to the minimum Flood Construction Level and Setback specifications in Section 3.0 (*this section*); **and**

The rationale for this requirement is based on the concern to assess the potential of flooding and erosion from: plugging of culvert, ponding and subsequent failure of the highway fill at or near the Sinclair Creek culvert; and the active alluvial fan and shifting of the Sinclair Creek channel.

Section 734(2) states that: "Where a building inspector considers that construction would be on land that is subject to or is likely to be subject to flooding, mudflows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche, he may require the owner of land to provide him with a report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended"

- .4 1.5 metres above the Natural Boundary of any other lake, marsh, pond or watercourse;

.2 Floodplain Setbacks:

The following distances are specified as Flood Setbacks, except that where more than one Floodplain Setback is applicable, the greater distance shall be the Floodplain Setback:

- .1 30.0 metres from the Natural Boundary of the Columbia River;
- .2 15.0 metres from the Natural Boundary of any other watercourse;
- .3 7.5 metres from the Natural Boundary of a lake, marsh, or pond; **and**
- .4 7.5 metres from any Standard Dyke right-of-way, or structure of flood protection or seepage control;

4. APPLICATION OF FLOODPLAIN SPECIFICATIONS

- a) Pursuant to Section 969 (5) of the *Municipal Act*, after a bylaw has specified Flood Construction Levels and Floodplain Setbacks:
 - i) the underside of any floor system, or the top of any pad supporting

any space or room, including a manufactured home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above that specified level; and

- ii) any landfill required to support a floor system or pad shall not extend within any setback from a watercourse or body of water specified by the bylaw or the Minister of Environment, Lands and Parks.
- b) Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Construction Levels specified in Section 3. The structural support and/or landfill shall be protected against scour and erosion from flood flows, wave action, ice and other debris; and
- c) The Building Inspector, or such person appointed by the Council of the Village of Radium Hot Springs may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the Flood Construction Levels and Floodplain Setbacks specified in Section 3. The cost of verification shall be assumed by the landowner.

5. GENERAL EXEMPTIONS

Pursuant to Section 969 (6) of the *Municipal Act*, the Minister of Environment, Lands and Parks may exempt types of developments from the requirements, subject to conditions he may impose. The General Exemptions which have been approved by the Minister are provided for information purposes on Attachment 1 of this Schedule.

6. SITE SPECIFIC EXEMPTIONS

An application by a property owner to the Minister of Environment, Lands and Parks for a site-specific exemption shall be completed upon a form provided by the Village.

Attachment '1'

Floodplain Management Provisions General Exemptions

1. The following types of development are exempt from the requirement of Section 969 (5)(a) of the *Municipal Act*, as it pertains to the Flood Construction Levels specified in Section 3.1 of this Schedule:
 - (i) A renovation of an existing building or structure that does not involve an addition thereto;
 - (ii) An addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the ground floor area (excluding carports or garages) existing at the date of adoption of this bylaw, provided that the degree of non-conformity regarding setback is not increased;
 - (iii) That portion of a building or structure to be used as a carport, garage or entrance foyer;
 - (iv) Farm buildings other than dwelling units and closed-sided livestock housing;
 - (v) Hot water tanks and furnaces behind Standard Dykes;
 - (vi) Closed-sided livestock housing behind Standard Dykes;
 - (vii) Heavy Industry behind Standard Dykes; and
 - (viii) On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.

2. The following types of development are exempt from the requirement Section 969 (5) (a) of the *Municipal Act*, as it pertains to the Flood Construction Levels specified in Section 3.1 of this Schedule, subject to the following conditions:
- (i) Farm Dwelling Units: Farm dwelling units on parcel sizes 8.1 hectares, or greater, located within the Agricultural Land Reserve, shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a manufactured home the top of Pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 3.1 of this Schedule; whichever is the lesser.
 - (ii) Closed-Sided Livestock Housing: Closed-sided livestock housing not behind Standard Dykes shall be located with the underside of the wooden floor system or the top of the Pad (or in the case of a manufactured home the top of Pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 3.1 of this Schedule, whichever is the lesser.
 - (iii) Industrial Uses: Industrial uses, other than main electrical switchgear, shall be located with the underside of the wooden floor system or the top of the Pad (or in the case of a manufactured home the top of Pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in Section 3.1 of this Schedule, minus Freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.

