

Schedule 'A' to Bylaw No. 833 (Consolidated) cont'd

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SCHEDULE 'A'

TO REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 833

ZONING REGULATIONS

1.0 **BASIC PROVISIONS**

1.1 No person shall:

- (a) use any land, building or structure; or
- (b) commence any construction to erect, move, enlarge or structurally alter any building or structure; or
- (c) create a parcel by subdivision under the *Land Title Act* or *Condominium Act*,

in contravention of these regulations, or in contravention of a Development Permit or Development Variance Permit which varies or supplements these regulations; except in accordance with the *Local Government Act* respecting non-conforming use, and except with respect to subdivision where the *Local Government Act* applies.

1.2 Where land is within an area designated in an Official Community Plan pursuant to the *Local Government Act* a person shall obtain a Development Permit prior to construction or subdivision.

1.3 Notwithstanding the provisions of this Bylaw, land designated as Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act* shall be subject to the provisions Regulations and Policies of the *Agricultural Land Commission Act*.

1.4 No provision in this Bylaw shall be construed to replace, or remove the need for approvals under, any other Act or regulation, notably the *Health Act*, *Waste Management Act*, *Transportation Act*, *Water Act*, *Forest Act*, and *Land Act*.

2.0 ADMINISTRATION AND ENFORCEMENT

- 2.1 The enforcement of these regulations is administered by the Chief Administrative Officer or his designate, appointed by the Regional Board.
- 2.2 The Chief Administrative Officer or his designate is hereby authorized to enter, between the hours of 8:00 AM and 11:00 PM of any day, upon any property or premises in connection with enforcement of these regulations, and to ascertain whether these regulations are being complied with.
- 2.3 A Building Inspector of the Regional District shall not issue any permit for a building, structure or use except in accordance with these regulations or any Development Permit or Development Variance Permit which varies or supplements these regulations; or, within an area designated in an Official Community Plan pursuant to the *Local Government Act*, except where a Development Permit has been obtained by the owner.
- 2.4 An Approving Officer shall not approve a plan of subdivision creating a parcel under the *Land Title Act* or *Condominium Act* except in accordance with these regulations or any Development Permit or Development Variance Permit which varies or supplements these regulations; or within an area designated in an Official Community Plan pursuant to the *Local Government Act*, except where a Development Permit has been obtained by the owner.
- 2.5 Any owner or occupier of land who contravenes, or who suffers or permits any contravention of, any provision of these regulations shall be guilty of an offence, and shall be liable to the penalties herein imposed.
- 2.6 Any person who is guilty of an offence against these regulations may, upon summary conviction, be liable to a penalty or fine of not more than two thousand dollars (\$2,000) and not less than three hundred dollars (\$300) or six (6) months in jail or both. Each day or part thereof during which any contravention is continued shall constitute a new and separate offence.
- 2.7 If any provision of these regulations is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these regulations.

3.0 INTERPRETATION

- 3.1 All words and phrases in these regulations shall have their normal or common meaning, or as defined by Provincial Statute, except that the definitions specified in Section 4.0 shall apply.
- 3.2 Metric units are used for all measurements in these regulations.
- 3.3 Approximate Imperial measurement equivalents and various 'Notes' of an explanatory nature are shown in brackets [] for convenience only and do not form part of these regulations.
- 3.4 With reference to the maps which constitute Schedule 'B' to Bylaw No. 833, the precise boundary of a zone shall be deemed to:
- a) follow the boundary of the LOT; or
 - b) in the case of a stream or river, or road allowance or other right-of-way, follow the centre line of such; or
 - c) in the case of a lake or pond or similar standing body of water, follow the NATURAL BOUNDARY of such, except where the LOT line is below the NATURAL BOUNDARY in which case the boundary shall follow the LOT boundary; or
 - d) in the case where none of the above apply, and where the location of the zone boundary is not defined, the precise boundary shall be determined by the scale of the map; or
 - e) follow the Regional District, Municipal or Electoral Area boundary, where applicable.

4.0 DEFINITIONS

- 4.1 In these regulations, words or phrases (other than headings) which are capitalized are defined as set out in the following sections.
- 4.2 ACCESSORY means, with reference to use, buildings and structures, incidental to and a directly related part of a specific PERMITTED USE.
- 4.3 AGRICULTURAL RETAIL means a use retailing feed, seed, farm supplies, tack, garden supplies and equipment, but does not include sale of new or used farm machinery.
- 4.4 AGRICULTURE means the cultivation and harvesting of crops and/or the raising of livestock and includes:
- a) the sale of the products of the agricultural use from the premises;
 - b) aquaculture, bee keeping and similar agriculture related uses; and
 - c) residential accommodation for farm employees. [NOTE: accommodation for farm employees is intended to match the allowance in the Agricultural Land Commission Act for additional residences for farm help.]
- 4.5 AUTOMOTIVE SPORTS means a commercial use involving organized races or exhibitions or rental use of motorized vehicles on a track, for public enjoyment, and includes the provision of incidental entertainment during the course of an auto sports event.
- 4.6 BED AND BREAKFAST means the provision of accommodation for the travelling public fully contained within a dwelling and restricted to a maximum of four (4) bedrooms and does not include dormitory type uses.
- 4.7 BOARDING HOUSE means residential uses within a building containing DWELLING UNITS and/or Multi-family units with or without communal kitchen, dining and bathroom facilities.
- 4.8 CAMPGROUND means a commercial facility for outdoor temporary accommodation in tents, travel trailers or recreational vehicles within individual campsites.
- 4.9 COMMERCIAL GREENHOUSE means a commercial use for the display and retail sale of plants grown primarily off of the premises, and the sale of garden and landscaping materials and supplies, and garden furniture; and includes the sale of incidental refreshments while the greenhouse is open to the public, and the sale of seasonal fresh fruit and produce.
- 4.10 CUL-DE-SAC means a length of local highway made for vehicular use, the end of which is designed to be permanently closed by the pattern of subdivision or which is terminated by a natural feature such as inaccessible terrain, so that there is no alternative vehicular route to another highway.
- 4.11 DWELLING UNIT means all or part of a building or structure operated as a housekeeping unit, used or intended to be used as a domicile by 1 or more persons, and usually containing cooking, eating, living, sleeping and sanitary facilities.
- 4.12 DWELLING UNIT WIDTH means the shortest dimension of a horizontal cross-section of the DWELLING UNIT excluding projections, additions, wings and porches.
- 4.13 FARM SUPPLIES CENTRE means a commercial use providing for the sale and storage of agricultural supplies and products, and includes the sale and auction of used farm equipment in conjunction with the use.

- 4.14 FLOOR AREA means the total floor area:
- a) of all storeys including a loft and/or basement as defined in the BC Building Code; or
 - b) where specified in these regulations, of the first storey;
- of a building within the outside surface of exterior walls.
- 4.15 FORESTRY means the silviculture and harvesting of the forest resource.
- 4.16 FORESTRY COMPLEX means a facility providing a base for the B.C. Forest Service or its contractors including office and warehouse use, heliport, vehicle storage, fire fighting and silviculture equipment storage and maintenance use, and includes temporary accommodation on a seasonal basis.
- 4.17 FRONT BUILDING LINE means a straight line which at no point is closer than 7.5 metres [25 ft.] to the front lot line, extending across the parcel, and being parallel to a straight line joining the points of intersection of the side lot lines and the front lot line.
- 4.18 FRONT LOT LINE means the shortest line forming part of the legal boundary of a LOT which is common to an abutting highway or highway allowance other than a lane. In the instance where the parcel is a water access only lot, the FRONT LOT LINE shall be taken as the lakeshore. Lakeshore setbacks shall be as specified elsewhere in this bylaw.
- 4.19 GASOLINE SERVICE STATION means a commercial use retailing motor fuel, including card-lock or key-lock sales, and automotive accessories and supplies to the public, and which provides the servicing and mechanical repair of automobiles including a towing service.
- 4.20 GENERAL STORE means a commercial use within a building retailing groceries, crafts and gifts, hardware, household and garden goods and supplies, pet and farm feed and supplies, and outdoor recreation supplies to the public, and includes as ACCESSORY uses a coffee shop and take-out food service.
- 4.21 HOMECRAFT means a use carried on from a DWELLING UNIT or an ACCESSORY building as a business by the occupants of the DWELLING UNIT, as set out in Section 8.0.
- 4.22 HOME OCCUPATION means a use carried on from a DWELLING UNIT as a business by the occupants of that DWELLING UNIT, as set out in Section 7.0.
- 4.23 HOTEL: providing rooms or suites for temporary sleeping accommodation where the rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests.
- 4.24 INTENSIVE AGRICULTURE means the use of land, buildings and structures for the rearing and confinement of poultry, livestock or fur bearing animals or the growing of mushrooms, and includes the slaughtering and processing of animals reared on the premises.
- 4.25 KENNEL means a commercial use for the temporary boarding of dogs and other household pets, and includes the commercial breeding, training and sale of such animals.
- 4.26 LAND FARM TREATMENT FACILITY means a facility on a site greater than or equal to 4 hectares, at which petroleum products and hydrocarbons that contaminate soil, are either stored on site or decomposed of by being spread onto the ground. This area must be enclosed by a berm and it may include buildings and structures that are wholly incidental and subordinate to such an activity.
(Updated Oct 18/01)
- 4.27 LOT means a separate area of land registered under the *Land Title Act*, or the *Condominium Act*, or recognized under the *Land Act*.



Bylaw 2373



Bylaw 2674

- 4.28 MANUFACTURING means the use of land, buildings or structures for the purpose of manufacturing, assembly, making, preparing, inspection, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article, thing, or service, but does not include MINERAL RESOURCE PROCESSING, the slaughtering and processing of animals, wrecking yards, or the processing of petrochemicals.
- 4.29 MILLSITE means a sawmill which uses timber from sources other than the LOT on which it is situated for the purpose of commercial sale of sawn lumber, and which has a capacity of producing not more than 60 cu.m. [10,000 board feet] of sawn lumber per day.
- 4.30 MINERAL RESOURCE PROCESSING means the crushing, screening, washing, storing, packaging or other processing of rock, sand, gravel, soil or other material of which land is composed, whether or not originating on the same SITE, and includes preparation of construction and road/rail building materials.
- 4.31 NATURAL BOUNDARY means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect of vegetation, as well as in respect of the nature of the soil itself.
- 4.32 NON-CONTIGUOUS PARCEL means a parcel which has been divided into two or more portions by an intervening highway, railway right-of-way, named river or by another parcel, and where access from one portion thus divided to another is not possible except across the intervening land.
- 4.33 NURSERY means a commercial use for the growing of trees, bedding plants and other seedlings and includes the sale of plants grown on the premises.
- 4.34 OPEN SPACE RECREATION means recreation-oriented uses as set out in Section 9.0.
- 4.35 PERMITTED USE means a use of land, buildings and structures which is specifically permitted by these regulations.
- 4.36 PUBLIC OPEN SPACE means public park, playground or other open space land administered as public land including land covered by water.
- 4.37 REAR LOT LINE means the line forming part of the legal boundary of a LOT which is most distant from the FRONT LOT LINE, and where the rear portion of a LOT is bounded by intersecting SIDE LOT LINES then it shall be taken as the point of intersection.
- 4.38 RECREATION ACCOMMODATION means a commercial use providing facilities for temporary accommodation of the public in conjunction with outdoor recreation opportunities.
- 4.39 RECREATIONAL AIRPORT means a commercial use providing facilities for the taking off, landing, storage and maintenance of light aircraft, and includes flying training, clubhouse and fuel sales, repair and maintenance uses serving light aircraft.
- 4.40 RECREATION CABIN means a building or structure operated as a housekeeping unit, and used or intended to be used as a domicile by 1 or more persons on a temporary or seasonal basis for recreation use, but not as a principal residence.
- 4.41 RECREATION CAMP means a use providing for outdoor recreation, including overnight accommodation, which is not a commercial use but is operated by a registered non-profit society.
- 4.42 RESIDENTIAL-SINGLE FAMILY means residential use within one DWELLING UNIT.
- 4.43 RESIDENTIAL-TWO FAMILY means residential uses within a building containing two DWELLING UNITS.
- 4.44 RESIDENTIAL-MULTIPLE FAMILY means residential uses within a building containing three or more

DWELLING UNITS.

- 4.45 RIDING STABLE means a commercial use for the boarding, breeding, training and raising of horses, and includes riding rentals and events.
- 4.46 SIDE LOT LINE means the lines forming part of the legal boundary of a LOT which connect the FRONT and REAR LOT LINES.
- 4.47 SITE means:
- i) the area of land within a LOT; or
 - ii) where a LOT is divided into two or more zones, the area of land within the LOT which is contained within one zone.
- 4.48 SITE COVERAGE means the proportion of a SITE area, expressed as a percentage, which is covered by buildings or structures.
- 4.49 TOURIST ACCOMMODATION means a commercial use providing facilities for the temporary accommodation of the travelling public and tourists, excluding HOTEL.
- 4.50 UTILITY INSTALLATION means an unattended installation required as part of the operation of a hydro, sewer, water, telephone or pipeline utility, and includes unattended garbage collection bin sites and emergency response sites.
- 4.51 VEHICLE BODYWORK AND MECHANICAL REPAIR means the servicing and repair of motor vehicles including mechanical and/or bodywork, and includes sale of cars and light trucks to a maximum combined total of three, in conjunction with the use.
- 4.52 WINDMILL means the complete set of equipment designed to generate electrical or mechanical power from wind and can be either a primary or secondary source of energy. Sale of credit of excess electricity to the utility grid is permitted as an ACCESSORY USE.
- 4.53 WINDMILL-FREE STANDING means a windmill on its own supporting structure which is based upon the ground, and may include guy-wires.
- 4.54 WINDMILL-ROOF TOP means a windmill which is set or based on the roof of a residence or accessory building.



Bylaw 2448



Bylaw 2448



Bylaw 2448

5.0 SETBACKS AND HEIGHT

5.1 Except where specified elsewhere in these regulations for a specific zone or use, a building or structure shall not be located closer than:

- a) 7.5 m [25 ft.] from a FRONT LOT LINE; or
- b) 5 m [16 ft.] from a REAR LOT LINE or a SIDE LOT LINE.

5.2 Notwithstanding Section 5.1, a building or structure, except a boat dock or boathouse, shall not be located closer than 15 m [50 ft.] from the NATURAL BOUNDARY of a lake.

5.3 The setback regulations established in Sections 5.1 and 5.2 shall not apply to the following structures:

- a) fences;
- b) transmission and utility structures;
- c) signs.

5.4 Except where specified elsewhere in these regulations for a specific zone or use, a building or structure shall not exceed 10 m [33 ft.] in height.

5.5 The regulation established in Section 5.4 shall not apply to:

- a) transmission structures;
- b) farm buildings ACCESSORY to an AGRICULTURE use; or
- c) an industrial building or structure in an Industrial 2 (M2), Industrial 3 (M3), Industrial 4 (M4), or Industrial 7 (M7) zone.

5.6 Section 5.1, 5.2 and 5.4 shall not apply to WINDMILLS. Setbacks and heights for WINDMILLS shall be as specified in Section 6.10.

5.7 Notwithstanding Section 5.1, where a PERMITTED USE is established in a zone, the sewage disposal system shall not be located closer to the NATURAL BOUNDARY of a lake than is indicated below:

- a) for a sewage disposal lagoon, a minimum of 60 m (200 ft),
- b) notwithstanding Section 5.6(a) for a drainage field, surface or subsurface sewage disposal system the required setback is as indicated in the following Table A:

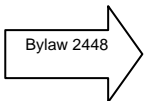


TABLE A

Minimum horizontal distance between the sewage absorption field and a lake Natural Boundary

Percolation rate min/2.5 cm (min/inch)	*POROUS SOIL DEPTH				
	1.2m to less than 1.8m (≥4ft but <6ft)	1.8m to less than 2.4m (≥6ft but <8ft)	2.4m to less than 3.6m (≥8ft but <12ft)	3.6m to less than 6.0m (≥12ft but <20ft)	6.0m or more (≥20ft)
< 2	150m	150	120	90	30m
≥2 but < 5	150	120	90	60	30
≥ 5 but < 10	120	90	60	30	30
≥10 but < 15	90	60	30	30	30
≥ 15 but < 20	60	30	30	30	30
≥ 20 but < 30	30m	30	30	30	30m

*POROUS SOIL DEPTH means the depth of soil above the water table or impervious soil (percolation rate slower than 30 min/2.5 cm) below septic field pipes or bottom of pit privy.

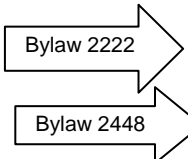
- 5.8 a) for a pit privy,
- i) 60 m (200 ft), OR
 - ii) 30 m (100 ft) where 30 m or 60 m is the indicated setback in Table A above.

6.0 PERMITTED USES - GENERAL

6.1 A use of land, buildings or structures is prohibited unless the use is specified as a PERMITTED USE in these regulations.

6.2 In addition to the specific provisions for PERMITTED USES within a zone, the following PERMITTED USES are permitted in every zone:

- a) PUBLIC OPEN SPACE.
- b) UTILITY INSTALLATION.
- c) ACCESSORY uses, buildings and structures.
- d) Portable sawmill, for the cutting of timber from the LOT on which it is situated only.
- e) Ministry of Highways gravel pits/processing operations, subject to Section 6.8.
- f) Rural Post Office, where such use is in conjunction with an established residential use.
- g) Off-street parking area required by the Approving Officer to serve a specific subdivision.
- h) Signs, subject to Section 55.0.
- i) WINDMILLS, subject to Section 6.10



6.3 A PERMITTED USE in any zone, other than a Seasonal Recreation zone, shall not be established except where the use is served, where required by the *Health Act* or *Water Management Act*, by a sewage disposal system designed to dispose of water-borne wastes approved pursuant to that legislation.

- 6.4 a) Not more than one RESIDENTIAL – SINGLE FAMILY use may be established on a LOT with an area of less than 8 ha [20 ac], except as permitted by other provisions in these regulations.
- b) Not more than two RESIDENTIAL – SINGLE FAMILY uses may be established on parcels on 8 ha [20 ac] or larger, except as permitted by other provisions in these regulations.

6.5 Where a DWELLING UNIT is lawfully under construction, a RESIDENTIAL – SINGLE FAMILY use may be established in a separate DWELLING UNIT located on the same LOT until the first dwelling is occupied.

6.6 The minimum FLOOR AREA on the first storey of a DWELLING UNIT shall be 40 sq.m. [438 sq.ft.], except where specified elsewhere in these regulations for a particular zone.

6.7 ACCESSORY uses, buildings or structures are permitted only in conjunction with an established PERMITTED USE except:

- a) fences and utility structures;
- b) one or more ACCESSORY buildings may be located on a LOT, with a total FLOOR AREA of 50 sq.m. [540 sq.ft.];

6.8 The minimum SITE area required for the establishment of a processing use permitted by Section 6.2(e) shall be 4 ha [10 acres]; and a building or structure used for processing shall be located not closer than 60 m. [200 ft.] from a REAR or SIDE LOT LINE, nor closer than 30 m. [100 ft.] from a FRONT LOT LINE.

6.9 Notwithstanding that INTENSIVE AGRICULTURE is not a PERMITTED USE within a zone, where land is located within an Agricultural Land Reserve established under the *Agricultural Land*

Commission Act then INTENSIVE AGRICULTURE use is permitted pursuant to Section 977 of the *Municipal Act*, subject to the following regulations:

- a) a building or structure used as part of an INTENSIVE AGRICULTURE use shall not be located closer than 60 m. [200 ft.] from a REAR LOT LINE or SIDE LOT LINE, nor closer than 30 m. [100 ft.] from a FRONT LOT LINE; and
- b) the minimum SITE area required for the establishment of an INTENSIVE AGRICULTURE use shall be 4 ha. [10 ac.];
- c) except that where a SITE is of such a size or shape that the provisions of (a) or (b) cannot be met, then INTENSIVE AGRICULTURE is permitted subject to the following regulations:
 - i) the maximum gross FLOOR AREA, and/or the maximum total area of land used for an INTENSIVE AGRICULTURE use, shall be 50 sq.m. [538 sq.ft.]; and
 - ii) a building or structure used as part of an INTENSIVE AGRICULTURE use shall not be located closer from a SIDE LOT LINE than a distance calculated as one-third of the average distance between the two SIDE LOT LINES; nor closer from a REAR LOT LINE or FRONT LOT LINE than a distance calculated as one-third of the average distance between the REAR LOT LINE and FRONT LOT LINE.
- d) as part of an INTENSIVE AGRICULTURE use, a slaughterhouse use or any use involving the slaughtering or processing of animals not raised on the premises is prohibited.
- e) Intensive agricultural uses will not be supported within 100m [328 ft.] of the boundary of the District of Mackenzie as it exists at the time of adoption of this bylaw.

Bylaw 2452

Bylaw 2448

6.10 WINDMILL USES:

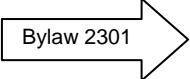
- a) HEIGHTS
 - i) No part of a WINDMILL shall be greater than 30m (98.4 feet) from the ground, measured vertically along the axis of the WINDMILL.
 - ii) The bottom of the rotor, impeller structure, or vanes of a WINDMILL-FREE STANDING shall be no less than 6m (20 feet) from the ground, measured vertically along the axis of the WINDMILL.
 - iii) No part of a WINDMILL-ROOF TOP shall be higher than 4.5m (14.8 feet) above the highest roofline of the house or ACCESSORY building on which the WINDMILL-ROOF TOP is located.
- b) SETBACKS

No WINDMILL shall be located closer to a SIDE, REAR, FRONT LOT LINE or Lakeshore, than 1.5 times the height of the WINDMILL.
- c) AREA
 - i) On LOTS that are 8.0ha (20 acres) or less, only one WINDMILL-FREE STANDING is permitted.

- iii) On LOTS greater than 8.0ha (20 acres), more than one WINDMILL-FREE STANDING is permitted, based on a maximum of one WINDMILL-FREE STANDING per 8.0ha (20 acres) of area.
- iii) Minimum spacing between each WINDMILL-FREE STANDING on a single LOT shall be 100m (328 feet).

7.0 HOME OCCUPATION

- 7.1 Where RESIDENTIAL - SINGLE FAMILY or RESIDENTIAL - TWO FAMILY is a PERMITTED USE within a zone, HOME OCCUPATION is an ACCESSORY use, subject to the following provisions.
- 7.2 A HOME OCCUPATION use may only be established within a DWELLING UNIT, and may only be conducted by the occupants of that DWELLING UNIT.
- 7.3 The FLOOR AREA within a DWELLING UNIT used for a HOME OCCUPATION use shall not exceed 25% of the FLOOR AREA of the DWELLING UNIT, to a maximum of 50 sq.m. [540 sq.ft.] except for BED AND BREAKFAST use.
- 7.4 HOME OCCUPATION shall be limited to one or more of the businesses as listed below:
- a) licensed day care/babysitting.
 - b) catalogue sales agent.
 - c) private tutoring - on an individual tutor/student basis.
 - d) professional business office or studio, hairdresser or pet groomer - on an individual client basis.
 - e) arts and crafts manufacture, and sale of such products manufactured on the premises.
 - f) sale of meat/produce grown or produced primarily on the premises.
 - g) BED AND BREAKFAST to a maximum of four (4) bedrooms. Only one BED AND BREAKFAST use shall be permitted on a LOT.
 - h) food production [such as baking or candy making] and sale of such products manufactured on the premises. Food production shall not include a restaurant or take out food outlet.



Bylaw 2301

8.0 HEMECRAFT

8.1 Where HOME CRAFT is a PERMITTED USE within a zone, such use shall not be established except in accordance with the following provisions.

8.2 A HOME CRAFT use may only be established on the same SITE as a RESIDENTIAL-SINGLE FAMILY use which is established or lawfully under construction, and may only be conducted by the occupants of that DWELLING UNIT. The HOME CRAFT must be clearly incidental to the principle residential use of an established DWELLING UNIT.

8.3 A HOME CRAFT use shall be wholly conducted and contained within an ACCESSORY building or DWELLING UNIT, except for outdoor storage or parking areas for materials, products, equipment or vehicles utilized or produced by the HOME CRAFT use shall not exceed a maximum of 1,000 sq.m. [10,760 sq.ft.] or five percent (5%) of the LOT on which it is situated, whichever is less. Such outdoor storage or parking areas shall be limited to a maximum of two distinct areas on a LOT and not spread intermittently across a LOT.

8.4 The total FLOOR AREA of an ACCESSORY building or buildings used for a HOME CRAFT use shall not exceed:

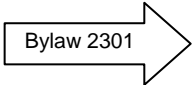
- a) for a business described in Section 8.5(a) or 8.5(b) below:
 - i) 500 sq.m. [5380 sq.ft.] where the SITE area is larger than 8 ha [20 acres]; or
 - ii) 250 sq.m. [2690 sq.ft.] where the SITE area is 8 ha [20 acres] or less;
- b) for any other business described in Section 8.5 below, 150 sq.m. [1615 sq.ft.]

8.5 A HOME CRAFT use shall be limited to one or more of the businesses listed below:

- a) logging/trucking/building trades contractor.
- b) mechanical repair and servicing of trucks, farm and logging equipment, excluding bodyworks.
- c) mechanical and upholstery repair and servicing of automobiles and bikes, excluding bodyworks.
- d) manufacture of furniture or other wood products, and sale of such products manufactured on the premises.
- e) processing and sale of meat/produce grown or raised primarily on the premises.
- f) meat cutting and wrapping with associated smokehouse, excluding the slaughter of animals on-site, unless otherwise permitted. A maximum of 2 employees shall be permitted.
- g) taxidermy.
- h) repair and servicing of household appliance and furniture.
- i) any use listed as a HOME OCCUPATION business.

8.6 An ACCESSORY building used for a HOME CRAFT business, and any part of a HOME CRAFT use, shall not be located closer than:

- i) 15 m. [50 ft.] from the FRONT LOT LINE; and
- ii) 7.5 m. [25 ft.] from the REAR or SIDE LOT LINE.



9.0 OPEN SPACE RECREATION

9.1 OPEN SPACE RECREATION shall be limited to the following uses:

- a) unorganized non-commercial public recreational activity areas, specifically trail systems, view points, highway rest areas, Ministry of Forests campsites, nature enhancement and interpretation facilities.
- b) community recreation programmes organized and operated by a Recreation Commission of the Regional District.
- c) guiding/trapping cabins.
- d) guiding/trail riding operation, including overnight accommodation.
- e) outdoor recreation uses which are carried on in conjunction with a RECREATION CAMP use.

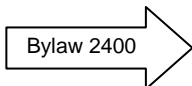
9.2 Where OPEN SPACE RECREATION is a PERMITTED USE in a zone, and where a use or event permitted by Section 9.1(b) is in progress, then a commercial use for sale of refreshments is permitted.

9.3 The maximum number of units of overnight accommodation permitted on a SITE as part of a guiding/trail riding operation shall be 5.

10.0 ZONES - GENERAL

10.1 For the purpose of these regulations the land to which Zoning Bylaw No. 833 is applicable is divided into zones, the boundaries of which are shown on the Maps which form Schedule 'B' to Zoning Bylaw No. 833, and which are named as follows:

	ZONE	[GENERAL DESCRIPTION]
	(i) Rural 1 (Ru1)	[general Ru zone - 15 ha. min.]
	(ii) Rural 2 (Ru2)	[general Ru zone - 30 ha. min.]
	(iii) Rural 3 (Ru3)	[Ru/Ag zone - 60 ha. min.]
	(iv) Rural 4 (Ru4)	[permits 2 dwellings on Ru pcl.]
	(v) Rural 5 (Ru5)	[same as Ru3 with consign. auc.]
	(vi) Rural 6 (Ru6)	[permits 3 dwellings on a parcel]
	(vii) Small Holding (SH)	[general RR - 6 ha. min.]
	(viii) Country Residential 1 (CR1)	[RR - 0.8 ha. min.]
	(ix) Country Residential 2 (CR2)	[same as CR1 - no HC/Trailers]
	(x) Rural Residential 1 (RR1)	[standard RR - 1.6 ha. min.]
	(xi) Rural Residential 2 (RR2)	[same as RR1 - no HC/trailers]
	(xii) Rural Residential 3 (RR3)	[standard RR - 4 ha. min.]
	(xiii) Rural Residential 4 (RR4)	[RR2 zone with golf course]
	(xiv) Rural Residential 5 (RR5)	[Company Housing]
	(xv) Rural Residential 6 (RR6)	[same as RR2 - no trailers]
	(xvi) Lakeshore Residential/Seasonal (LR/S)	[lakeshore residential or seasonal zone]
	(xvii) Multi-family Residential 7 (RR7)	[includes Boarding House]
	(xviii) Rural Residential 8 (RR8)	[lakeshore residential zone]
	(xvix) Residential 1 (R1)	[urban residential zone]
	(xx) Residential 2 (R2)	[small Ru lots - 0.2 ha. min.]
	(xxi) Residential 3 (R3)	[small Ru lots - 0.4 ha. min.]
	(xxii) Residential 4 (R4)	[up to 5 sep. dwellings on 1 pcl]
	(xxiii) Residential 5 (R5)	[Duplex zone]
	(xxiv) Residential 6 (R6)	[Multiple dwelling zone]
	(xxv) Multiple Residential (R7)	[Additional residences zone]
	(xxvi) Mobile Home Park (MHP)	[mobile home park zone]
	(xxvii) Seasonal Recreation 1 (SR1)	[Rec. cottage zone - 0.4 ha. min.]
	(xxviii) Seasonal Recreation 2 (SR2)	[Rec. cottage zone - 0.8 ha. min.]
	(xxix) Seasonal Recreation 3 (SR3)	[Rec. cottage zone - 2 ha. min.]
	(xxx) Commercial 1 (C1)	[local commercial]
	(xxxi) Commercial 2 (C2)	[highway commercial]
	(xxxii) Commercial 3 (C3)	[local & highway commercial]
	(xxxiii) Commercial 4 (C4)	[limited commercial]
	(xxxiv) Commercial 5 (C5)	[limited local commercial]
	(xxxv) Commercial 6 (C6)	[general commercial zone]
	(xxxvi) Commercial 7 (C7)	[neighbourhood pub zone]
	(xxxvii) Recreation Commercial 1 (RC1)	[general rec. commercial]
	(xxxviii) Recreation Commercial 2 (RC2)	[limited rec. commercial]
	(xxxvix) Recreation Commercial 3 (RC3)	[auto sports zone]
	(xl) Recreation Commercial Resort 4 (RC4)	[ski resort zone]
	(xli) Recreation Commercial 5 (RC5)	[rec.commercial/pub]
	(xlii) Agricultural Recreation Accommodation (RC6)	[limited accommodation]
	(xliii) Industrial 1 (M1)	[general rural industry]
	(xliv) Industrial 1A (M1A)	[rural light industry]
	(xlv) Industrial 2 (M2)	[service/light industry]
	(xlvi) Industrial 3 (M3)	[forest/heavy industry]
	(xlvii) Industrial 4 (M4)	[forest/heavy industry w/res.]
	(xlviii) Industrial 5 (M5)	[agricultural industry]
	(xlvix) Retail 5A (M5A)	[limited agricultural retail]
	(l) Industrial 6 (M6)	[limited service industry]
	(li) Industrial 7 (M7)	[minerals resource processing]
	(lii) Industrial 8 (M8)	[service/light industrial]
	(liii) Industrial 9 (M9)	[logging camp]



(liv)	Industrial 10 (M10)	[land farm treatment facility]
(lv)	Public Development (P1)	[governmental/public uses]
(lvi)	Public Institutional (P2)	[institutional/public uses]
(lvii)	Public Institutional (P3)	[institutional/public uses]
(lviii)	Public Development 4 (P4)	[governmental/public uses]
(lvix)	Airport (A1)	[general airport zone]
(lvx)	Recreational Airport (A2)	[recreational airport zone]
(lvxi)	Water (W)	[lakes]
(lvxii)	Special Homecraft (SHC)	[special homecraft zone]

10.2 The regulations contained in the following Sections are subject to the other regulations in this schedule.

11.0 RURAL ZONES [Ru1, Ru2, Ru3, Ru4, Ru5, Ru6, SH]

11.1 The regulations in this Section apply to land within the Rural 1 (Ru1), Rural 2 (Ru2), Rural 3 (Ru3), Rural 4 (Ru4), Rural 5 (Ru5), Rural 6 (Ru6) and Small Holding (SH) zones.

11.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL - SINGLE FAMILY
- b) HOMECRAFT
- c) AGRICULTURE
- d) INTENSIVE AGRICULTURE
- e) NURSERY
- f) Veterinary Clinic
- g) FORESTRY
- h) KENNEL
- i) RIDING STABLE
- j) OPEN SPACE RECREATION

11.3 The minimum SITE area required for the establishment of:

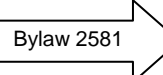
- a) an INTENSIVE AGRICULTURE use shall be 4 ha. [10 ac.]
- b) a KENNEL, RIDING STABLE, NURSERY or veterinary clinic use shall be 2 ha. [5 ac.]

11.4 A building or structure:

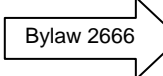
- a) containing an INTENSIVE AGRICULTURE use shall not be located closer than 60 m. [200 ft.] from a REAR LOT LINE or SIDE LOT LINE, nor closer than 30 m. [100 ft.] from a FRONT LOT LINE.
- b) containing a KENNEL, RIDING STABLE, NURSERY or Veterinary Clinic use shall not be located closer than 30 m. [100 ft.] from a SIDE LOT LINE or REAR LOT LINE, nor closer than 15 m. [50 ft.] from a FRONT LOT LINE.

- 11.5 a) Notwithstanding Section 6.4, within a Rural 4 (Ru4) zone not more than two RESIDENTIAL - SINGLE FAMILY uses shall be located on a LOT.
- b) Notwithstanding Section 6.4, within a Rural 6 (Ru6) zone, not more than three RESIDENTIAL - SINGLE FAMILY uses shall be located on a LOT, and the minimum DWELLING UNIT WIDTH of two of the DWELLING UNITS shall be 5 m [16.4 ft.]

11.6 As part of an INTENSIVE AGRICULTURE use, a slaughterhouse use or any use involving the slaughtering or processing of animals not raised on the premises is prohibited.

 11.7 Notwithstanding Section 6.4a), two RESIDENTIAL – SINGLE FAMILY uses are permitted on Lot D, District Lot 2721, Cariboo District Plan 26794

 11.8 A RECREATION CABIN with a FLOOR AREA not greater than 100 sq. metres [1076 sq. ft.] is a PERMITTED USE on the South West ¼ of District Lot 4620, Cariboo District.

 11.9 A Recreational Vehicle Storage Facility is a PERMITTED USE on Lot 3, District Lot 1870 Cariboo District Plan 27811 except:

- a) A Recreational Vehicle Storage Facility shall only be established on the same SITE as a RESIDENTIAL – SINGLE FAMILY use and may only be conducted by the occupants of that DWELLING UNIT.
- b) A Recreational Vehicle Storage Facility shall not be located closer than 30 m [100 ft] from a SIDE LOT LINE or REAR LOT LINE, nor closer than 15 m [50 ft] from a FRONT LOT LINE; and
- c) The maximum FLOOR AREA of building or structures used as part of a Recreational Vehicle Storage Facility shall not exceed 500 m² [5380 ft²].

12.0 COUNTRY RESIDENTIAL 1, RURAL RESIDENTIAL 1 AND 3 ZONES
[CR1, RR1, RR3]

12.1 The regulations in this Section apply to land within the Country Residential 1 (CR1), and Rural Residential 1 (RR1) and Rural Residential 3 (RR3) zones.

12.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL - SINGLE FAMILY
- b) HOMECRAFT
- c) AGRICULTURE
- d) OPEN SPACE RECREATION

12.3 Notwithstanding Section 6.4 a), two RESIDENTIAL-SINGLE FAMILY uses are permitted on Lot 3, District Lot 5676, Cariboo District Plan 24508.

12.4 Notwithstanding Section 6.4(a), two RESIDENTIAL-SINGLE FAMILY uses are permitted on Lot 13, District Lot 614, Cariboo District Plan PGP36673.

12.5 Notwithstanding Section 6.4(a), two RESIDENTIAL-SINGLE FAMILY uses are permitted on Lot 2, District Lot 1539, Cariboo District Plan BCP19144

12.6 Notwithstanding Section 6.4(a), two RESIDENTIAL-SINGLE FAMILY uses are permitted on Lot A, District Lot 1568, Cariboo District Plan PGP45735.



Bylaw 2385



Bylaw 2523



Bylaw 2606



Bylaw 2654

13.0 COUNTRY RESIDENTIAL 2 AND RURAL RESIDENTIAL 2 AND 6 ZONES
[CR2, RR2, RR6]

13.1 The regulations in this Section apply to land within the Country Residential 2 (CR2), Rural Residential 2 (RR2), and Rural Residential 6 (RR6) zones.

13.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL - SINGLE FAMILY
- b) AGRICULTURE
- c) OPEN SPACE RECREATION

13.3 The minimum FLOOR AREA on the first storey within a DWELLING UNIT shall be 85 sq.m. [930 sq.ft.]

13.4 The minimum DWELLING UNIT WIDTH shall be 5 m. [16.4 ft.]

13.5 Notwithstanding Section 6.4 a), two RESIDENTIAL-SINGLE FAMILY uses are permitted on Lot 12, District Lot 1581, Cariboo District Plan 25165.

13.6 Site Specific:

- a) within the RR6 zoned portion of Block B of District Lot 7054, Cariboo District, Sections 13.3 and 13.4 do not apply.
- b) within the RR6 zoned portion of Block B of District Lot 7054, Cariboo District, HOMECRAFT is a PERMITTED USE.



Bylaw 2151



Bylaw 2492

14.0 URBAN RESIDENTIAL ZONE [R1]

14.1 The regulations in this Section apply to land within the Residential 1 (R1) zone.

14.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

a) RESIDENTIAL - SINGLE FAMILY

14.3 A building or structure shall not be located closer than:

a) 5 m. [16 ft.] from the FRONT LOT LINE; and

b) 2.5 m. [8 ft.] from the REAR or SIDE LOT LINE, except that a carport, garage or accessory building may be located not closer than 1 m. [3 ft.] from a REAR LOT LINE or one of the two SIDE LOT LINES.

14.4 The minimum FLOOR AREA on the first storey within a DWELLING UNIT shall be 67 sq.m. [730 sq.ft.]

15.0 RURAL RESIDENTIAL 4 ZONE [RR4]

15.1 The regulations in this Section apply to land within the Rural Residential 4 (RR4) zone.

15.2 The use of land, buildings or structure is restricted to the following PERMITTED USES:

- a) RESIDENTIAL - SINGLE FAMILY
- b) AGRICULTURE
- c) OPEN SPACE RECREATION
- d) Golf Course, Golf Driving Range

15.3 The minimum FLOOR AREA on the first storey within a DWELLING UNIT shall be 85 sq.m. [930 sq.ft.]

15.4 The minimum DWELLING UNIT WIDTH shall be 5 m. [16.4 ft.]

16.0 RURAL RESIDENTIAL 5 ZONE [RR5]

- 16.1 The regulations in this section apply to land within the Rural Residential 5 (RR5) zone.
- 16.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) RESIDENTIAL - SINGLE FAMILY
 - b) AGRICULTURE
 - c) OPEN SPACE RECREATION
 - d) company office
 - e) church
 - f) HOMECRAFT
 - g) RESIDENTIAL - TWO FAMILY
 - h) RESIDENTIAL - MULTI FAMILY
 - i) Maintenance and Service Facilities
 - j) Non-Commercial Recreation Facilities
- 16.3 The regulation established by Section 6.4 does not apply.
- 16.4 A DWELLING UNIT shall not be located closer than 12 m. (40 ft.) from another dwelling unit on the same lot.
- 16.5 A building or structure shall not be located closer than:
- a) 5m. [16 ft.] from the FRONT LOT LINE; and
 - b) 2.5 m. [8 ft.] from the REAR or SIDE LOT LINE, except that a carport, garage or accessory building may be located not closer than 1 m. [3 ft.] from a REAR LOT LINE or one of the two SIDE LOT LINES.

17.0 MULTI-FAMILY RESIDENTIAL ZONE 7 (RR7)

17.1 The regulations in this section apply to land within the Multi-Family Residential 7 (RR7) zone.

17.2 The uses of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL-SINGLE FAMILY
- b) RESIDENTIAL-TWO FAMILY
- c) RESIDENTIAL-MULTI FAMILY
- d) BOARDING HOUSE

17.3 The regulation established by Section 6.4 does not apply.

17.4 Where individual or combined RESIDENTIAL-MULTI FAMILY or BOARDING HOUSE uses are established, primary health care is permitted as an ACCESSORY use.

17.5 Buildings containing one or more DWELLING UNITS shall not be located closer than 12 m (40 ft) from each other on the same LOT.

17A.0 RURAL RESIDENTIAL 8 ZONE [RR8]

(Updated Apr 13/00)

17A.1 The regulations in this Section apply to land within the Rural Residential 8 (RR8) zone.

17A.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL – SINGLE FAMILY
- b) OPEN SPACE RECREATION

17A.3 A building or structure shall not be located closer than 75m [246 ft.] from the NATURAL BOUNDARY of a lake.

17A.4 The minimum DWELLING UNIT WIDTH shall be 5m [16.4 ft.].

18.0 RESIDENTIAL ZONES [R2, R3]

18.1 The regulations in this Section apply to land within the Residential 2 (R2) and Residential 3 (R3) zones.

18.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL - SINGLE FAMILY
- b) HOMECRAFT
- c) AGRICULTURE

18.3 A building or structure shall not be located closer than:

- a) 5 m. [16 ft.] from the FRONT LOT LINE; and
- b) 2.5 m. [8 ft.] from the REAR or SIDE LOT LINE, except that a carport garage or accessory building shall not be located closer than 1 m. [3 ft.] from a REAR or SIDE LOT LINE.

19.0 RESIDENTIAL 4 ZONE [R4]

- 19.1 The regulations in this Section apply to land within the Residential 4 (R4) zone.
- 19.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) RESIDENTIAL - SINGLE FAMILY
 - b) HOMECRAFT
 - c) AGRICULTURE
- 19.3 Notwithstanding Section 6.4, the maximum number of RESIDENTIAL - SINGLE FAMILY uses permitted on a LOT shall be five (5).
- 19.4 The minimum SITE area required for each RESIDENTIAL - SINGLE FAMILY use shall be 1.6 ha. [4 ac.]
- 19.5 A DWELLING UNIT shall not be located closer than 12 m. [40 ft.] from another DWELLING UNIT on the same LOT.

20.0 RESIDENTIAL (TWO FAMILY) ZONE [R5]

20.1 The regulations in this Section apply to land within the Residential 5 (R5) zone.

20.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RESIDENTIAL - TWO FAMILY
- b) RESIDENTIAL - SINGLE FAMILY

20.3 A building or structure shall not be located closer than:

- a) 5 m. [16 ft.] from the FRONT LOT LINE; and
- b) 3 m. [10 ft.] from the REAR or SIDE LOT LINE, except that a carport, garage or accessory building shall not be located closer than 1 m. [3 ft.] from a REAR or SIDE LOT LINE.

21.0 RESIDENTIAL (MULTI - FAMILY) ZONE [R6]

21.1 The regulations in this Section apply to land within the Residential 6 (R6) zone.

21.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

a) RESIDENTIAL - MULTIPLE FAMILY

b) RESIDENTIAL - SINGLE FAMILY

21.3 A building or structure shall not be located closer than:

a) 5 m. [16 ft.] from the FRONT LOT LINE; and

b) 3 m. [10 ft.] from the REAR or SIDE LOT LINE, except that a carport, garage or accessory building shall not be located closer than 1 m. [3 ft.] from a REAR or SIDE LOT LINE.

21.4 A building containing a RESIDENTIAL - MULTIPLE FAMILY use shall not exceed a height of 12m [40 ft.]

21.5 The maximum SITE COVERAGE permitted in a Residential 6 zone is 60%.

21A.0 MULTIPLE RESIDENTIAL ZONE (R7)

(Updated Nov 26/97)

- 21A.1 The regulations in this Section apply to land within the Multiple Residential (R7) zone.
- 21A.2 The use of land, buildings and structures is restricted to the following PERMITTED USES
- a) RESIDENTIAL – SINGLE FAMILY
 - b) HOMECRAFT
 - c) AGRICULTURE
- 21A.3 Notwithstanding section 6.4, additional residences may be permitted on a LOT or SITE on the basis of one additional RESIDENTIAL-SINGLE FAMILY use per 4 ha [10 acre] over and above the initial RESIDENTIAL-SINGLE FAMILY use.
- 21A.4 A DWELLING UNIT shall not be located closer than 12 m [40 ft.] from another DWELLING UNIT on the same LOT or SITE.
- 21A.5 Sewage disposal systems (drainage fields, lagoons, pit or other surface or sub-surface systems) servicing each DWELLING UNIT shall not be located closer than 30 m [100 ft.] from any other sewage disposal system.

22.0 MOBILE HOME PARK ZONE [MHP]

- 22.1 The regulations in this Section apply to land within a Mobile Home Park (MHP) zone.
- 22.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) Mobile Home Park
 - b) RESIDENTIAL – SINGLE FAMILY
 - c) HOMECRAFT
 - d) AGRICULTURE
 - e) Campground
- 22.3 The number, density and standards for DWELLING UNITS within a Mobile Home Park shall be as established by bylaw of the REGIONAL BOARD pursuant to Section 734 of the *Municipal Act*.
- 22.4 A HOMECRAFT use may be established only in conjunction with a RESIDENTIAL – SINGLE FAMILY use for the owner/operator of the Mobile Home Park.

23.0 SEASONAL RECREATION ZONES [SR1, SR2, SR3]

23.1 The regulations in this Section apply to land within the Seasonal Recreation 1 (SR1), Seasonal Recreation 2 (SR2) and Seasonal Recreation 3 (SR3) zones.

23.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RECREATION CABIN
- b) FORESTRY

23.3 In a Seasonal Recreation 1 (SR1) zone, a building or structure shall not be located closer than:

- a) 5 m. [16 ft.] from the FRONT LOT LINE; and
- b) 3 m. [10 ft.] from the SIDE LOT LINE.

23.4 Not more than one RECREATION CABIN shall be located on a LOT, except that not more than one additional RECREATION CABIN is permitted where the lot is at least 1 ha. [2.5 acres]

23.5 The maximum FLOOR AREA of a RECREATION CABIN shall be 100 sq.m. [1076 sq.ft.]

Bylaw 2452,
2573 & 2575

23A.0 RESIDENTIAL/SEASONAL ZONES [R/S1, R/S2, R/S3, R/S4]

23A.1 The regulations in this Section apply to land within the Residential/Seasonal (R/S1), Residential/Seasonal 2 (R/S2), Residential/Seasonal 3 (R/S3), and Residential/Seasonal 4 (R/S4) zones.

23A.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RECREATION CABIN;
- b) RESIDENTIAL-SINGLE FAMILY

23A.3 A building or structure shall not be located closer than:

- a) 5m [16 ft.] from the FRONT LOT LINE; and
- b) 2.5m [8 ft.] from the REAR or SIDE LOT LINE, except that a carport, garage, or ACCESSORY building shall not be located closer than 1m [3 ft.] from a REAR or SIDE LOT LINE.

24.0 LOCAL COMMERCIAL ZONE [C1]

24.1 The regulations in this Section apply to land within the Commercial 1 (C1) zone.

24.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) GENERAL STORE
- b) GASOLINE SERVICE STATION
- c) Post Office
- d) Crafts and Gifts Store
- e) Laundromat
- f) RESIDENTIAL – SINGLE FAMILY
- g) HOMECRAFT
- h) Agency Liquor Store

24.3 The maximum gross FLOOR AREA used for a GENERAL STORE use shall be 230 sq.m. [2500 sq.ft.]

24.4 As part of a GASOLINE SERVICE STATION use, the following uses are prohibited:

- a) the sale or commercial storage of vehicles;
- b) autobody/truck body repair/paint shop;
- c) truck stop or truck tire shop; and
- d) notwithstanding Section 4.19, card-lock or key-lock fuel sales, sale of automotive accessories and supplies, and the servicing and repair of automobiles.

25.0 HIGHWAY COMMERCIAL ZONE [C2]

25.1 The regulations in this Section apply to land within the Commercial 2 (C2) zone.

25.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) TOURIST ACCOMMODATION
- b) CAMPGROUND
- c) GASOLINE SERVICE STATION
- d) OPEN SPACE RECREATION/Recreation Facilities
- e) Convenience Grocery/Gifts Store
- f) Restaurant
- g) 'Take-Out' Food Outlet
- h) RESIDENTIAL – SINGLE FAMILY
- i) HOMECRAFT

25.3 A Convenience Grocery/Gifts Store use shall not be established except where a TOURIST ACCOMMODATION or CAMPGROUND use is established, and the maximum gross FLOOR AREA used for a Convenience Grocery/Gifts Store use shall be 80 sq.m. [878 sq.ft.]

25.4 As part of a GASOLINE SERVICE STATION use, the maximum FLOOR AREA used for the retail sale of automotive accessories and supplies shall be 60 sq.m. [645 sq.ft.]

25.5 As part of a GASOLINE SERVICE STATION use, the following uses are prohibited:

- a) the sale or commercial storage of vehicles;
- b) autobody/truck body repair/paint shop
- c) truck stop or truck tire shop.

25.6 The minimum SITE area required for the establishment of:

- a) any one of the commercial uses, other than a TOURIST ACCOMMODATION or CAMPGROUND use, permitted in this zone, shall be 0.2 ha [0.5 acre]
- b) a combination of two or more of the commercial uses permitted in this zone, shall be 0.4 ha [1 acre]
- c) a TOURIST ACCOMMODATION and/or CAMPGROUND use, whether or not in combination with other commercial uses, shall be 1 ha [2.5 acres]

25.7 A RESIDENTIAL – SINGLE FAMILY use shall not be established on a site except where a commercial use permitted in this zone is established or lawfully under construction.

25.8 Notwithstanding Section 6.4 b), additional residences may be permitted on a LOT or SITE over 8 ha [20 ac] in size on the basis of one additional RESIDENTIAL-SINGLE FAMILY use per 4 ha [10 ac] over and above the initial RESIDENTIAL-SINGLE FAMILY use. **(Updated Mar 21/02)**

25.9 Permitted Uses – Site Specific

Work Camp/Employee Accommodation in the case of District Lot 11827.

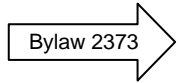
26.0 LOCAL & HIGHWAY COMMERCIAL ZONE [C3]

(Updated Jun 25/97)

26.1 The regulations in this Section apply to land within the Commercial 3 (C3) zone.

26.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) GENERAL STORE
- b) GASOLINE SERVICE STATION
- c) Restaurant
- d) 'Take-Out' Food Outlet
- e) Post Office
- f) Laundromat
- g) TOURIST ACCOMMODATION
- h) CAMPGROUND
- i) OPEN SPACE RECREATION
- j) RESIDENTIAL – SINGLE FAMILY
- k) HOMECRAFT
- l) Mini-golf
- m) HOTEL



26.3 The maximum gross FLOOR AREA used for a GENERAL STORE use shall be 560 sq.m. [6000 sq.ft.]
26.4 As part of a GASOLINE SERVICE STATION use, the maximum FLOOR AREA used for:

- a) the retail sale of automotive accessories and supplies shall be 60 sq.m. [645 sq.ft.]
- b) the servicing and mechanical repair of automobiles shall be 100 sq.m. [1076 sq.ft.]

26.5 As part of a GASOLINE SERVICE STATION use, the following uses are prohibited:

- a) the sale or commercial storage of vehicles;
- b) autobody/truck body repair/paint shop
- c) truck stop or truck tire shop.

26.6 As part of a HOTEL use, the regulations under Appendix 'I' apply.

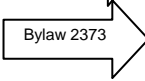
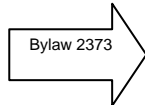
26.7 The maximum SITE COVERAGE for a HOTEL use is 50%.

26.8 A building or structure for a HOTEL use shall not exceed 30m [98 ft.] in height.

26.9 Notwithstanding section 5.1 a) and b), a building or structure shall not be located closer than 16 m from lot lines formed by the right-of-ways of Ellis Road, Johnson Road, and the realigned Torpy Road on the SW ¼ of District Lot 627, Cariboo District, Except Plan 21722 and Lot A, District Lot 627, Cariboo District Plan 21722."

26.10 The minimum SITE area required for the establishment of:

- a) any one of the commercial uses, other than a TOURIST ACCOMMODATION or CAMPGROUND use, permitted in this zone, shall be 0.2 ha [0.5 acre]
- b) a combination of two or more of the commercial uses permitted in this zone, shall be 0.4 ha [1 acre]
- c) a TOURIST ACCOMMODATION and/or CAMPGROUND use, whether or not in combination with other commercial uses, shall be 1 ha [2.5 acres]



26.11 A mini-golf use shall not be established on a SITE except where a GENERAL STORE, GASOLINE SERVICE STATION, Restaurant, Take-Out Food Outlet, TOURIST ACCOMMODATION or CAMPGROUND use is established or lawfully under construction.

26.12 Permitted Use – Site Specific

- a) Staff accommodation in the case of District Lot 11682, Cariboo District, Except Plan 26542.
- b) Staff accommodation in the case of Block H, District Lot 5713, Cariboo District.

27.0 LIMITED COMMERCIAL ZONE [C4]
(updated November 18/04)

27.1 The regulations in this Section apply to land within the Commercial 4 (C4) zone.

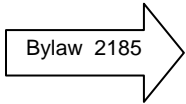
27.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) GASOLINE SERVICE STATION
- b) Restaurant
- c) 'Take-Out' Food Outlet
- d) RESIDENTIAL – SINGLE FAMILY
- e) HOMECRAFT

27.3 PERMITTED USES – Site Specific

Recreational Vehicle Sales in the case of Parcel A (49633M) of the NE ¼ DL 1944, C.D. Except Plan 16630 and Lot 1, District Lot 1944, C.D. Plan 15304.

27.4 PROHIBITED USES – Site Specific



- a) GASOLINE SERVICE STATION and 'Take-out' Food Outlet are prohibited on the Frac N ½ of District Lot 7363, C.D.

27.5 Where a GASOLINE SERVICE STATION use is established, a fruit and vegetable stand and a convenience store are permitted as ACCESSORY uses.

28.0 LIMITED LOCAL COMMERCIAL ZONE [C5]

28.1 The regulations in this Section apply to land within the Commercial 5 (C5) zone.

28.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) GENERAL STORE
- b) Post Office
- c) Crafts and Gifts Store
- d) Laundromat
- e) RESIDENTIAL – SINGLE FAMILY
- f) HOMECRAFT
- g) COMMERCIAL GREENHOUSE
- h) NURSERY

28.3 The maximum gross FLOOR AREA used for a GENERAL STORE use shall be 200 sq.m. [2000 sq.ft.]

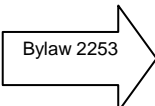
28.4 The maximum total SITE coverage for buildings and structures used as part of a COMMERCIAL GREENHOUSE use, or NURSERY use, or combination of the two, shall be 15% (percent).

28.5 The minimum SITE area required for the establishment of a COMMERCIAL GREENHOUSE, or NURSERY use shall be 1.6 ha [4 ac].

28.6 A building or structure shall not be located closer than 7.6 m [25 ft] from any LOT line.

28.7 Prohibited Uses – Site Specific

- a) GENERAL STORE, Crafts and Gifts Store and Laundromat are prohibited on Lot 19, District Lots 8433 and 8386, C.D. Plan 25436.



Bylaw 2253

29.0 GENERAL COMMERCIAL ZONE [C6]

29.1 The regulations in this Section apply to land within the Commercial 6 (C6) zone.

29.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) GENERAL STORE
- b) TOURIST ACCOMMODATION
- c) GASOLINE SERVICE STATION
- d) Retail Store
- e) Post Office
- f) Financial Institution
- g) Restaurant
- h) 'Take-Out' Food Outlet
- i) Professional Office/Studio
- j) Hairdresser
- k) RESIDENTIAL – SINGLE FAMILY
- l) HOMECRAFT

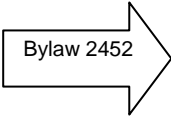
29.3 A building or structure shall not be located closer than 5 m. [16 ft.] from any LOT line.

29.4 As part of a GASOLINE SERVICE STATION use, the following uses are prohibited:

- a) the sale or commercial storage of vehicles;
- b) autobody/truck body repair/paint shop;
- c) truck stop or truck tire shop;
- d) notwithstanding Section 4.19, card-lock or key-lock fuel sales.

29.5 Permitted Use – Site Specific

Staff accommodation in the case of District Lot 8917, Cariboo District.



Bylaw 2452

30.0 NEIGHBOURHOOD PUB ZONE [C7]

30.1 The regulations in this Section apply to land within the Commercial 7 (C7) zone.

30.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Neighbourhood Public House
- b) RESIDENTIAL – SINGLE FAMILY
- c) HOMECRAFT

30.3 A building or structure shall not be located closer than 10 m. [33 ft.] from any lot line.

30.4 The minimum SITE area required for the establishment of a Neighbourhood Public House use shall be 0.8 ha. [2 acres]

31.0 GENERAL RECREATION COMMERCIAL ZONE [RC1]

31.1 The regulations in this Section apply to land within the Recreation Commercial 1 (RC1) zone.

31.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) TOURIST ACCOMMODATION
- b) RECREATION ACCOMMODATION
- c) CAMPGROUND
- d) OPEN SPACE RECREATION
- e) AGRICULTURE
- f) Marina/Boat Launch/Boating Fuel and Accessories Sales
- g) Golf Course
- h) Trail Riding/Outfitting/Guiding Operation
- i) Restaurant/'Take-Out' food outlet
- j) Convenience Grocery/Gifts Store
- k) RESIDENTIAL – SINGLE FAMILY
- l) HOMECRAFT
- m) Staff Accommodation

31.3 The maximum FLOOR AREA used for retail sales in a Convenience Grocery/Gifts Store use shall be 55 sq.m. [600 sq.ft.]

31.4 A Convenience Grocery/Gifts Store use shall not be established on a SITE except where a recreation commercial use permitted in Section 31.2 is established.

31.5 A TOURIST ACCOMMODATION use is not permitted on the SE ¼ of DL 7372 C.D. exc Plans 19772 and PGP35837.

32.0 LIMITED RECREATION COMMERCIAL ZONE [RC2]

32.1 The regulations in this Section apply to land within the Recreation Commercial (RC2) zone.

32.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RECREATION ACCOMMODATION
- b) CAMPGROUND
- c) OPEN SPACE RECREATION
- d) AGRICULTURE
- e) Marina/Boat Launch/Boating Fuel & Accessories Sales
- f) Game Farm/Golf Course
- g) Trail Riding/Outfitting/Guiding Operations
- h) Restaurant/'Take-Out' food outlet
- i) Convenience Grocery/Gifts Store
- j) RESIDENTIAL – SINGLE FAMILY
- k) HOMECRAFT

32.3 The maximum FLOOR AREA used for:

- a) a Restaurant use shall be 40 sq.m. [430 sq.ft.]
- b) retail sales in a Convenience Grocery/Gifts Store use shall be 40 sq.m. [430 sq.ft.]

32.4 A Convenience Grocery/Gifts Store use shall not be established on a SITE except where a recreation commercial use permitted in Section 32.2 is established.

32.5 The maximum number of units of accommodation in a RECREATION ACCOMMODATION use shall be 15; and the maximum number of campsites in a CAMPGROUND use shall be 50.

32.6 Not more than two RESIDENTIAL-SINGLE FAMILY uses may be established on a LOT, for the accommodation of an owner or operator, and staff of a recreation commercial use.

32.7 Where a RECREATION ACCOMMODATION use is established, private dining room/lounge facilities to serve guests are permitted as an ACCESSORY use, and the regulation set out in Section 32.3(a) does not apply.

Bylaw 2492

32A.0 CONTROLLED RECREATION COMMERCIAL ZONE (CRC 1)

32A.1 The regulation in this Section apply to land within the Controlled Recreation Commercial (CRC 1) zone.

32A.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) TOURIST ACCOMMODATION
- b) CAMPGROUND
- c) OPEN SPACE RECREATION
- d) AGRICULTURE
- e) Trail Riding/Guiding Operation
- f) RESIDENTIAL SINGLE FAMILY
- g) HOMECRAFT

32A.3 The maximum number of units of accommodation in a TOURIST ACCOMMODATION use shall be 10; and the maximum number of campsites in a CAMPGROUND shall be 25 campsites.

32A.4 Where a TOURIST ACCOMMODATION use is established and operating, a private dining room/restaurant facility to serve guests is permitted as an ACCESSORY use.

33.0 AUTO SPORTS ZONE [RC3]

33.1 The regulations in this Section apply to land within the Recreation Commercial 3 (RC3) zone.

33.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) AUTOMOTIVE SPORTS
- b) Restaurant/'Take-Out' food outlet
- c) RESIDENTIAL – SINGLE FAMILY
- d) HOMECRAFT
- e) AGRICULTURE
- f) Drive-In Theatre

33.3 A Restaurant/'Take-Out' food outlet use is prohibited except when an AUTOMOTIVE SPORTS event is in progress.

33.4 A use providing specifically for the provision of musical entertainment, eg. A rock concert, is prohibited.

33A.0 RECREATION COMMERCIAL RESORT ZONE [RC4]

(Updated May 16, 2002)

33A.1 The regulations in this Section apply to land within the Recreation Commercial Resort (RC4) zone.

33A.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Ski Hill Facility

33A.3 Where a Ski Hill Facility use is established, the following ACCESSORY uses are permitted:

- a) Sporting Equipment Repair, Rental and Sales/Ticket Sales
- b) Ski School
- c) Day Lodge
- d) Restaurant/'Take-Out' food outlet
- e) Liquor Outlet
- f) Retail Store
- g) RECREATION ACCOMMODATION
- h) CAMPGROUND
- i) Service Yard and Service Facilities
- j) RESIDENTIAL-SINGLE FAMILY use shall be established only for the purpose of accommodating the owner/operator/manager of the ski resort facility
- k) Staff accommodation
- l) ACCESSORY buildings and structures

33A.4 Notwithstanding Section 5.4 a ski lodge, restaurant, or RECREATION ACCOMMODATION use shall not exceed a height of 3 ½ storeys or 12 m, whichever is lesser.

33A.5 The regulation established in Section 5.4 shall not apply to:

- a) lift towers

33A.6 Notwithstanding Section 6.4 a), not more than two RESIDENTIAL-SINGLE FAMILY uses may be established on a LOT for the accommodation of an owner/operator/manager of a ski hill facility.

33A.7 A DWELLING UNIT shall not be located closer than 12m [40 ft] from another DWELLING UNIT on the same LOT or SITE."

33B.0 COMPREHENSIVE DEVELOPMENT 2 [CD2 Powder King Ski Resort]

33B.1 The regulations in this section apply to land within the Powder King Ski Resort.

33B.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

Ski Hill Facility

33B.3 Where a Ski Hill Facility use is established, the following ACCESSORY uses are permitted:

- a) Sporting Equipment Repair, Rental and Sales/Ticket Sales
- b) Ski School
- c) Day Lodge
- d) Restaurant/'Take-Out' food outlet
- e) Liquor Outlet
- f) Retail Store
- g) RECREATION ACCOMMODATION
- h) Hotel
- i) CAMPGROUND
- j) RESIDENTIAL-SINGLE FAMILY
- k) RESIDENTIAL-MULTIPLE FAMILY
- l) Staff accommodation
- m) GASOLINE SERVICE STATION
- n) ACCESSORY buildings and structures

33B.4 Notwithstanding Section 5.1, no building or structure shall be located less than:

- a) 7.5m [25 ft.] from a FRONT LOT LINE or REAR LOT LINE.
- b) 2.5m [8 ft.] from a SIDE LOT LINE, except that a carport, garage or ACCESSORY building shall not be located closer than 1m [3 ft.] from a REAR LOT LINE or one of the two SIDE LOT LINES.

33B.5 A principal building shall not be located closer than 5m [16.4 ft.] from another principal building on the same LOT or SITE.

33B.6 Notwithstanding Section 5.4:

- a) A ski lodge, restaurant, RESIDENTIAL-MULTIPLE FAMILY, RECREATION ACCOMMODATION, OR Hotel use shall not exceed a height of 3 ½ stories or 12m [39.4 ft.], whichever is lesser.
- b) A RESIDENTIAL-SINGLE FAMILY use shall not exceed a height of 11m [36 ft.].
- c) The regulation shall not apply to lift towers.

33B.7 Notwithstanding Section 51.1 (xi), the minimum area of a LOT that may be created by subdivision shall be 400 sq.m [0.1 ac].

33B.8 The minimum SITE area required for:

- a) Commercial uses shall be 0.2 ha [0.5 ac]
- b) RECREATION ACCOMMODATION or Hotel shall be 1.0 ha [2.5 ac]
- c) CAMPGROUND shall be 1 ha [2 ac]
- d) RESIDENTIAL-SINGLE FAMILY shall be 400 sq. m [0.1 ac]
- e) RESIDENTIAL-MULTIPLE FAMILY shall be 650 sq. m [7,000 sq. ft.]
- f) GASOLINE SERVICE STATION shall be 850 sq. m [9,150 sq. ft.]

33B.9 Exception – Site Specific

- a) Notwithstanding Section 33B.8 b), the minimum SITE area does not apply for a RECREATION ACCOMMODATION or Hotel or Condotel use on Block G, District Lot 5717, Cariboo District.

34.0 RECREATION COMMERCIAL/PUB ZONE [RC5]

- 34.1 The regulations in this Section apply to land within the Recreation Commercial/Pub 5 (RC5) zone.
- 34.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) CAMPGROUND
 - b) Neighbourhood Public House
 - c) OPEN SPACE RECREATION
 - d) Trail Riding
 - e) Convenience Grocery/Gifts Store
 - f) RESIDENTIAL-SINGLE FAMILY
 - g) HOMECRAFT
- 34.3 The maximum FLOOR AREA used for retail sales in a Convenience/Gifts Store use shall be 30 sq.m. [320 sq.ft.]
- 34.4 A Convenience Grocery/Gifts Store use shall not be established on a SITE except where a recreation commercial use permitted in Section 34.2 is established.
- 34.5 The maximum number of campsites in a CAMPGROUND use shall be 50.
- 34.6 The minimum SITE area required for the establishment of a Neighbourhood Public House use shall be 0.8 ha [2 acres].

34A.0 AGRICULTURAL RECREATION ACCOMMODATION ZONE [RC6]

34A.1 The regulations in this Section apply to land within the Agricultural Recreation Accommodation (RC6) zone.

34A.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) RECREATION ACCOMMODATION
- b) CAMPGROUND
- c) AGRICULTURE
- d) RIDING STABLE
- e) RESIDENTIAL-SINGLE FAMILY
- f) HOMECRAFT

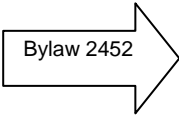
34A.3 The total combined number of units for RECREATION ACCOMMODATION use and/or CAMPGROUND use shall not exceed 10.

34A.4 The minimum SITE area required for the establishment of a RECREATION ACCOMMODATION and/or CAMPGROUND use shall be 4.0 hectares (10 acres).

34A.5 RIDING STABLE, RECREATION ACCOMMODATION, and CAMPGROUND uses shall not be located closer than 30 metres (100 feet) from a SIDE LOT LINE or REAR LOT LINE, nor closer than 15 metres (50 feet) from a FRONT LOT LINE.

35.0 RURAL INDUSTRIAL ZONE [M1]
(Dec 19/02)

- 35.1 The regulations in this Section apply to land within the Industrial 1 (M1) zone.
- 35.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) Logging/Trucking Contractor
 - b) Auction Yard, Equipment and/or Livestock
 - c) Farm and Logging and Trucking Equipment repair and servicing
 - d) Farm Equipment Dealership and sales
 - e) RESIDENTIAL – SINGLE FAMILY
 - f) HOMECRAFT
 - g) MILLSITE
- 35.3 The minimum SITE area required for the establishment of:
- a) an Auction Yard, Equipment and/or Livestock use shall be 2 ha. [5 ac.]
 - b) any other Industrial use permitted in the M1 zone shall be 0.8 ha. [2 ac.]
 - c) a MILLSITE use shall be 4 ha. [10 ac.]
- 35.4 Where a “Farm Equipment Dealership and Sales” use is established, a use providing for the sale of new and used trucks (ie. Specifically excluding automobiles) is a PERMITTED USE.
- 35.5 Where a ‘Farm and Logging and Trucking Equipment repair and servicing’ use is established, a Commercial Vehicle Inspection Facility use is permitted.
- 35.6 A building or structure:
- a) containing a MILLSITE use shall not be located closer than 60 m [200 ft] from a REAR LOT LINE or SIDE LOT LINE, nor closer than 30 m [100 ft] from a FRONT LOT LINE.
- 35.7 Exception – Site specific for MILLSITE use on Lot 8, District Lot 11607, Cariboo District Plan 6909:
- a) Notwithstanding Section 35.3 b) and c), the minimum SITE areas do not apply.
 - b) Notwithstanding Section 35.6 a), the requirements of Section 5.0 apply.



Bylaw 2452

35A.0 RURAL LIGHT INDUSTRIAL ZONE [M1A]
(June 16/05)

35A.1 The regulations in this Section apply to land within the Rural Light Industrial (M1A) zone.

35A.2 The use of land, buildings or structures is restricted to the following PERMITTED USES:

- a) Heavy Equipment Dismantling and Sales
- b) Storage/Warehouse Facility
- c) HOMECRAFT
- d) RESIDENTIAL-SINGLE FAMILY

36.0 SERVICE/LIGHT INDUSTRIAL ZONE [M2]
(Nov 21/96)

36.1 The regulations in this Section apply to land within the Industrial 2 (M2) zone.

36.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

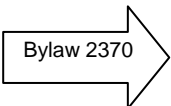
- a) Farm, Logging and Trucking Equipment Repair and Servicing
- b) Industrial Parts and Equipment Manufacture, Repair and Servicing
- c) Electronic Components Manufacture
- d) Key-lock/Card-lock Fuel Sales
- e) Works Yard
- f) Truck Stop
- g) VEHICLE BODYWORK AND MECHANICAL REPAIR
- h) Storage/Warehouse Facilities
- i) RESIDENTIAL – SINGLE FAMILY
- j) FORESTRY COMPLEX

36.3 The maximum FLOOR AREA used for uses (b) or (c) shall be 450 sq.m. [4840 sq.ft.]

36.4 The minimum SITE area required for the establishment of a FORESTRY COMPLEX use shall be 2 ha [5 acres].

36.5 Where VEHICLE BODYWORK AND MECHANICAL REPAIR is an established use, any sale area for cars and/or light trucks shall not be visible from roads or neighbouring properties in order to mask and screen the sale area from uses on neighbouring properties and uses on properties on the opposite side of roads abutting the parcel upon which the sale area is located.

36.6 Notwithstanding section 5.1 a) and b), a building or structure shall not be located closer than 16m from lot lines formed by the right-of-ways of Ellis Road, Johnson Road, and Torpy Road on the SW ¼ of District Lot 627, Cariboo District, Except Plan 21722 and Lot A, District Lot 627, Cariboo District Plan 21722.



37.0 RESOURCE/HEAVY INDUSTRIAL ZONE [M3]

(Updated Nov 21/96)

37.1 The regulations in this Section apply to land within the Industrial 3 (M3) zone.

37.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Sawmill
- b) Wood Products Manufacture and Processing
- c) Bulk Fuel Storage Plant
- d) Utility Complex
- e) Salvage/Wrecking yard
- f) Farm, Logging and Trucking Equipment Repair and Servicing
- g) Industrial Parts and Equipment Manufacture, Repair and Servicing
- h) Electronic Components Manufacture
- i) Key-lock/Card-lock Fuel Sales
- j) Works Yard
- k) Truck Stop
- l) VEHICLE BODYWORK AND MECHANICAL REPAIR
- m) RESIDENTIAL – SINGLE FAMILY

37.3 Where VEHICLE BODYWORK AND MECHANICAL REPAIR is an established use, any sale area for cars and/or light trucks shall not be visible from roads or neighbouring properties in order to mask and screen the sale area from uses on neighbouring properties and uses on properties on the opposite side of roads abutting the parcel upon which the sale area is located.

38.0 RESOURCE/HEAVY INDUSTRIAL/RESIDENTIAL ZONE [M4]

38.1 The regulations in this Section apply to land within the Industrial 4 (M4) zone.

38.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Sawmill
- b) Wood Products Manufacture and Processing
- c) Bulk Fuel Storage Plant
- d) Utility Complex
- e) RESIDENTIAL – SINGLE FAMILY

38.3 There shall be no restriction on the number of RESIDENTIAL – SINGLE FAMILY uses established for the accommodation of employees of an established Industrial use.

39.0 AGRICULTURAL INDUSTRY [M5]

39.1 The regulations in this Section apply to land within the Industrial 5 (M5) zone.

39.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) FARM SUPPLIES CENTRE
- b) COMMERCIAL GREENHOUSE
- c) INTENSIVE AGRICULTURE
- d) Meat/Produce Processing and Sales
- e) Commercial Feedlot
- f) Slaughterhouse
- g) AGRICULTURE
- h) RESIDENTIAL – SINGLE FAMILY
- i) HOMECRAFT

39.3 A building or structure shall not be located closer than 15 m. [50 ft.] from any LOT line.

39.4 The minimum SITE area required for the establishment of:

- a) a Meat/Produce Processing and Sales use, or a FARM SUPPLIES CENTRE shall be 2 ha. [5 ac.]
- b) a Slaughterhouse or COMMERCIAL GREENHOUSE use shall be 6 ha. [15 ac.]

39.5 A Farm Equipment Dealership use is prohibited as part of a FARM SUPPLIES CENTRE use.

39A.0 LIMITED AGRICULTURAL RETAIL (M5A)

39A.1 The regulations in this Section apply to land in the Limited Agricultural Retail (M5A) zone.

39A.2 The use of land, buildings and structures is restricted to the following permitted uses:

- a) AGRICULTURAL RETAIL
- b) RESIDENTIAL-SINGLE FAMILY
- c) Bulk Fuel Sales(**Aug19/04 Bylaw 2174**)

39A.3 Where an AGRICULTURAL RETAIL use is established, a lumber yard is permitted as an ACCESSORY use subject to the following:

- a) The maximum SITE area for covered or uncovered lumber storage shall be 0.4 ha (1 acre)
- b) Notwithstanding Section 5.4, no building or structure associated with the lumber yard use, or piles of lumber, shall exceed 6.0m (19.7 ft) in height.

39A.4 Within this zone, building, structure, outdoor storage of materials and parking shall not be located closer than 5m (16 ft) from a REAR LOT LINE or a SIDE LOT LINE nor closer than 7.5m (25 ft) from a FRONT LOT LINE.

39A.5 PERMITTED USES – Site Specific

Notwithstanding Section 4.3, new and used farm machinery sales in the case of Lot 1, District Lot 3310, Cariboo District Plan 27089. **(Aug19/04 Bylaw 2174)**

40.0 SERVICE INDUSTRIAL ZONE [M6]

(Updated Nov 21/96)

- 40.1 The regulations in this Section apply to land within the Industrial 6 (M6) zone.
- 40.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) VEHICLE BODYWORK AND MECHANICAL REPAIR
 - b) Household Goods/Appliances Servicing
 - c) Second Hand Store
 - d) Furniture/Wood Product Manufacture and Repair
 - e) RESIDENTIAL – SINGLE FAMILY
 - f) HOMECRAFT
- 40.3 The minimum SITE area required for the establishment of:
- a) a VEHICLE BODYWORK AND MECHANICAL REPAIR use shall be 1.6 ha. [4ac.]
- 40.4 The maximum FLOOR AREA within a building used for:
- a) a VEHICLE BODYWORK AND MECHANICAL REPAIR use shall be 300 sq.m. [3,230 sq.ft.]
 - b) a Household Goods/Appliance Servicing use or a Second Hand Store use, individually or in combination, shall be 200 sq.m. [2,000 sq.ft.]
- 40.5 Where a VEHICLE BODYWORK AND MECHANICAL REPAIR use is established, additional industrial uses permitted in the M6 zone shall not be established on the same SITE.
- 40.6 Where VEHICLE BODYWORK AND MECHANICAL REPAIR is an established use, any sale area for cars and/or light trucks shall not be visible from roads or neighbouring properties in order to mask and screen the sale area from uses on neighbouring properties and uses on properties on the opposite side of roads abutting the parcel upon which the sale area is located.

41.0 MINERAL RESOURCE PROCESSING [M7]

41.1 The regulations in this Section apply to land within the Industrial 7 (M7) zone.

41.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) MINERAL RESOURCE PROCESSING
- b) RESIDENTIAL – SINGLE FAMILY
- c) AGRICULTURE

41.3 A building or structure used as part of a MINERAL RESOURCE PROCESSING use shall not be located closer than 30 m. [100 ft.] from any LOT line.

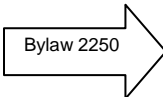
42.0 INDUSTRIAL 8 ZONE [M8]

42.1 The regulations in this Section apply to land within the Industrial 8 (M8) zone.

42.2 The use of land, buildings and structures shall be as set out in Section 36.2, except that RESIDENTIAL – SINGLE FAMILY use is permitted only in conjunction with an established industrial use.

42.3 Notwithstanding Section 36.2, within an Industrial 8 (M8) zone Wood Products Manufacture and Processing is a permitted use.

42.4 Notwithstanding Section 36.2, within an Industrial 8 (M8) zone, a seasonal logging/contractor camp use is permitted on Lot 1, District Lot 2974, Cariboo District Plan 23646.



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43.0 INDUSTRIAL 9 ZONE (M9)

43.1 The regulations in this Section apply to land within the Industrial 9 (M9) zone.

43.2 The use of land, buildings and structure is restricted to the following PERMITTED USES:

- a) RESIDENTIAL – SINGLE FAMILY
- b) RESIDENTIAL – TWO FAMILY
- c) RESIDENTIAL – MULTI FAMILY
- d) Logging/Trucking Contractor
- e) Equipment repair and servicing

43.3 The regulations established by Sections 5.4 and 6.4 do not apply.

43.4 A dwelling unit shall not be located closer than 12m [40 ft.] from another dwelling unit on the same lot.

43A.0 INDUSTRIAL 10 ZONE (M10)

(Updated Oct 18/01)

43A.1 The regulations in this Section apply to land within the Industrial 10 (M10) zone.

43A.2 The use of land, buildings and structures is restricted to the following PERMITTED USE:

a) LAND FARM TREATMENT FACILITY

43A.3 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- a) 7 metres [23 ft] from the front lot line
- b) 5 metres [16 ft] of the rear or side lot line.

43A.4 The entire area which is used for a LAND FARM TREATMENT FACILITY shall be fenced.

43A.5 All land farm treatment cells shall have a full surrounding berm with the outside toe of the berm no closer than 7m (23ft) from any lot line.

43A.6 A minimum 0.5 m high perimeter berm or minimum 0.5m deep ditch shall be constructed and maintained along, and inside, all lot lines surrounding the facility.

43B.0 INDUSTRIAL 11 ZONE [M11]

43B.1 The regulations in the Section apply to land within the Industrial 11 (M11) zone.

43B.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Logging/Trucking Contractor
- b) Auction Yard, Equipment and/or Livestock
- c) Farm and Logging and Trucking Equipment repair and servicing
- d) Farm Equipment Dealership and sales
- e) Meat/Produce Processing and Sales
- f) Commercial Feedlot
- g) Slaughterhouse
- h) MILLSITE
- i) FARM SUPPLIES CENTRE
- j) COMMERCIAL GREENHOUSE
- k) INTENSIVE AGRICULTURE
- l) AGRICULTURE
- m) MANUFACTURING
- n) RESIDENTIAL – SINGLE FAMILY
- o) HOMECRAFT

43B.3 The minimum SITE are required for the establishment of:

- a) an Auction Yard, Equipment and/or Livestock use shall be 2 ha [5 ac]
- b) a MILLSITE use shall be 4 ha [10 ac]
- c) a Meat/Produce Processing and Sales use, or a FARM SUPPLIES CENTRE shall be 2 ha [5 ac]
- d) a Slaughterhouse or COMMERCIAL GREENHOUSE use shall be 3.2 ha [8 ac]
- e) any other Industrial use permitted in the M11 zone shall be 0.8 ha [2 ac]

43B.4 Where a “Farm Equipment Dealership and Sales” use is established, a use providing for the sale of new and used trucks (ie. Specifically excluding automobiles) is a PERMITTED USE.

43B.5 Where a ‘Farm and Logging and Trucking Equipment repair and servicing’ use is established, a Commercial Vehicle Inspection Facility use is permitted.

43B.6 A building or structure:

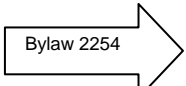
- a) containing a MILLSITE use shall not be located closer than 60 m [200 ft] from a REAR LOT LINE or SIDE LOT LINE, nor closer than 30 m [100 ft] from a FRONT LOT LINE
- b) a building or structure shall not be located closer than 15 m [50 ft] from any LOT line

44.0 PUBLIC DEVELOPMENT ZONE [P1]

44.1 The regulations in this Section apply to land within the Public Development (P1) zone.

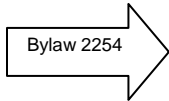
44.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Community Hall
- b) Community Recreation Area
- c) Governmental/Public Administration Facility
- d) Firehall
- e) School
- f) Cemetery
- g) Sanitary Landfill
- h) Utility
- i) Park-Provincial, Regional, Community
- j) AGRICULTURE
- k) RESIDENTIAL – SINGLE FAMILY
- l) Research Facility



44.3 A RESIDENTIAL – SINGLE FAMILY use shall not be established except where a public use is established, and such use shall be for the purpose of accommodating a caretaker/operator.

44.4 In conjunction with a PERMITTED USE in a P1 zone, a use providing for the sale of incidental refreshments, arts and crafts, produce and other goods, is permitted in conjunction with a public use or facility, provided that it is within the context of operation by a registered non-profit society or a public body.



44.5 Notwithstanding Section 44.3, seasonal accommodation is a permitted use in conjunction with an established Research Facility use.

45.0 PUBLIC INSTITUTIONAL ZONE [P2, P3]

- 45.1 The regulations in this Section apply to land within the Public Institutional (P2, P3) zone.
- 45.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) Church
 - b) RECREATION CAMP
 - c) School
 - d) AGRICULTURE
 - e) Firearms Range
 - f) RESIDENTIAL – SINGLE FAMILY
 - g) Pet Cemetery and Crematorium
- 45.3 A RESIDENTIAL – SINGLE FAMILY use shall be established only for the accommodation of a caretaker or other staff.
- 45.4 The minimum SITE area required for the establishment of a Firearms Range use shall be 8 ha [20 acres].
- 45.5 The minimum SITE area required for the establishment of a pet cemetery and crematorium use shall be 3.2 ha (8 acres).
- 45.6 A pet cemetery and crematorium use shall not be located closer than 30m (100 ft) from a SIDE LOT LINE or REAR LOT LINE, nor closer than 15m (50 ft) from a FRONT LOT LINE.

46.0 PUBLIC DEVELOPMENT 4 ZONE [P4]

- 46.1 The regulations in this Section apply to land within the Public Development 4 (P4) zone.
- 46.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) Community Hall
 - b) Community Recreation Area
 - c) Firehall
 - d) Park – Provincial, Regional, Community
- 46.3 In conjunction with a PERMITTED USE in a P4 zone, a use providing for the sale of incidental refreshments, arts and crafts, produce or other goods, is permitted in conjunction with a public use or facility, provided that it is within the context of operation by a registered non-profit society or a public body.

47.0 AIRPORT ZONE [A1]

47.1 The regulations in this Section apply to land within the Airport (A1) zone.

47.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Airport
- b) Terminal and Airport Administration Facilities
- c) Aircraft Hangar, and repair/servicing/fuel facilities
- d) Auto Rental
- e) RESIDENTIAL – SINGLE FAMILY
- f) AGRICULTURE

47.3 A RESIDENTIAL – SINGLE FAMILY use shall be established only for the accommodation of a caretaker.

48.0 RECREATIONAL AIRPORT ZONE [A2]

- 48.1 The regulations in this Section apply to land within the Recreational Airport (A2) zone.
- 48.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) RECREATIONAL AIRPORT
 - b) Floatplane Base
 - c) RESIDENTIAL – SINGLE FAMILY
 - d) AGRICULTURE
- 48.3 A building or structure relating to a RECREATIONAL AIRPORT use shall not be located closer than 15 m. [50 ft.] from any LOT line.

49.0 WATER ZONE [W]

49.1 The regulations in this Section apply to land within the Water (W) zone.

49.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:

- a) Boat dock, Boat house
- b) PUBLIC OPEN SPACE
- c) Park – Provincial, Regional, Community

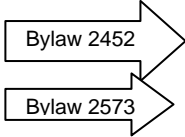
50.0 SPECIAL HOMECRAFT ZONE (SHC)

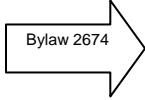
- 50.1 The regulations in this Section apply to land within the Special Homecraft (SHC) zone.
- 50.2 The use of land, buildings and structures is restricted to the following PERMITTED USES:
- a) RESIDENTIAL – SINGLE FAMILY
 - b) HOMECRAFT
 - c) AGRICULTURE
 - d) Craft and Gift Store
 - e) Water Well Drilling Contractor
- 50.3 A building or structure shall not be located closer than:
- a) 5m (16 ft.) from the FRONT LOT LINE; and
 - b) 2.5m (8 ft.) from the REAR or SIDE LOT LINE except that a carport, garage, or accessory building shall not be located closer than 1m (3 ft.) from a REAR or SIDE LOT LINE.
- 50.4 The maximum FLOOR AREA used for retail sales in a Crafts and Gifts Store shall be 80 sq.m. (878 sq.ft.)
- 50.5 In this zone, a RESIDENTIAL – SINGLE FAMILY use is not required prior to operation of the other PERMITTED USES.
- 50.6 The PERMITTED USES within this zone may only be carried on by the owners of the SITE.
- 50.7 Buildings or structures used for a well drilling contractor use shall not exceed 400 sq.m. [4300 sq.ft.] in total FLOOR AREA.
- 50.8 Notwithstanding Section 50.3, buildings structures or land used for a Water Well Drilling Contractor use shall not be located closer than:
- a) 15m [50 ft.] from a REAR or SIDE LOT LINE
 - b) 30m [100 ft.] from a FRONT LOT LINE
- 50.9 The maximum area of land used for outdoor storage of equipment or materials in conjunction with a Water Well Drilling Contractor use shall be 1000 sq.m. [10,760 sq.ft.]

51.0 MINIMUM PARCEL AREA

51.1 The area of all parcels of land that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall not be less than as set out below for each zone established by these regulations.

	[ZONE]	[MINIMUM PARCEL AREA]
(i)	Rural 1 (Ru1)	15 ha. [37 ac.]
(ii)	Rural 2 (Ru2)	30 ha. [74 ac.]
(iii)	Rural 3 (Ru3)	60 ha. [150 ac.]
(iv)	Rural 4 (Ru4)	60 ha. [150 ac.]
(v)	Rural 5 (Ru5)	60 ha. [150 ac.]
(vi)	Rural 6 (Ru6)	60 ha. [150 ac.]
(vii)	Small Holding (SH)	6 ha. [15 ac.]
(viii)	Country Residential 1 (CR1)	0.8 ha. [2 ac.]
(ix)	Country Residential 2 (CR2)	0.8 ha. [2 ac.]
(x)	Rural Residential 1 (RR1)	1.6 ha. [4 ac.]
(xi)	Rural Residential 2 (RR2)	1.6 ha. [4 ac.]
(xii)	Rural Residential 3 (RR3)	3.2 ha. [8 ac.]
(xiii)	Rural Residential 4 (RR4)	1.6 ha. [4 ac.]
(xiv)	Rural Residential 5 (RR5)	650 sq.m. [7,000 sq.ft.]
(xv)	Rural Residential 6 (RR6)	4 ha. [10 ac.]
(xvi)	Residential/Seasonal 1 (R/S1)	0.4 hectares [2 acres]
(xvii)	Residential/Seasonal 2 (R/S 2)	6 ha.[15 ac.]
(xviii)	Residential/Seasonal 3 (R/S3)	2 ha. [5 ac.]
(xiv)	Residential/Seasonal 4 (R/S4)	.2 ha. [0.49 ac.]
(xx)	Multi-Family Residential 7 (RR7)	6 ha [15 ac.]
(xxi)	Rural Residential 8 (RR8)	1.6 ha [4 ac]
(xxii)	Residential 1 (R1)	650 sq.m. [7,000 sq.ft.]
(xxiii)	Residential 2 (R2)	0.2 ha. [0.5 ac.]
(xxiv)	Residential 3 (R3)	0.4 ha. [1 ac.]
(xxv)	Residential 4 (R4)	1.6 ha. [4 ac.]
(xxvi)	Residential 5 (R5)	650 sq. m. [7,000 sq. ft.]
(xxvii)	Residential 6 (R6)	0.3 ha. [0.75 ac.]
(xxviii)	Multiple Residential (R7)	60 ha [150 ac]
(xxix)	Mobile Home Park (MHP)	2 ha. [5 ac.]
(xxx)	Seasonal Recreation (SR1)	0.4 ha. [1 ac.]
(xxxi)	Seasonal Recreation (SR2)	0.8 ha. [2 ac.]
(xxxii)	Seasonal Recreation (SR3)	2 ha. [5 ac.]
(xxxiii)	Commercial 1 (C1)	0.8 ha. [2 ac.]
(xxxiv)	Commercial 2 (C2)	2 ha. [5 ac.]
(xxxv)	Commercial 3 (C3)	2 ha. [5 ac.]
(xxxvi)	Commercial 4 (C4)	2 ha. [5 ac.]
(xxxvii)	Commercial 5 (C5)	2 ha. [5 ac.]
(xxxviii)	Commercial 6 (C6)	850 sq. m. [9,150 sq. ft.]
(xxxix)	Commercial 7 (C7)	2 ha. [5 ac.]
(xl)	Recreation Commercial (RC1)	15 ha. [37 ac.]
(xli)	Recreation Commercial (RC2)	30 ha. [74 ac.]
(xlii)	Recreation Commercial (RC3)	15 ha. [37 ac.] 2 ha. [5 ac.]
(xliii)	Recreation Commercial Resort 4 (RC4)	60 ha [150 ac.]
(xliv)	Recreation Commercial/Pub (RC5)	15 ha. [37 ac.]
(xlv)	Agricultural Recreation Accommodation (RC6)	6.0 ha. [15 ac.]
(xlvi)	Industrial 1 (M1)	2 ha. [5 ac.]
(xlvii)	Industrial 1A (M1A)	4 ha. [10 ac.]
(xlviii)	Industrial 2 (M2)	2 ha. [5 ac.]
(xlvix)	Industrial 3 (M3)	4 ha. [10 ac.]
(l)	Industrial 4 (M4)	4 ha. [10 ac.]
(li)	Industrial 5 (M5)	8 ha. [20 ac.]
(lii)	Retail 5A (M5A)	2 ha [5 ac.]
(liii)	Industrial 6 (M6)	2 ha. [5 ac.]





(liv)	Industrial 7 (M7)	15 ha. [37 ac.]
(lv)	Industrial 8 (M8)	0.8 ha. [2 ac.]
(lvi)	Industrial 11 (M11)	6 ha [15 ac]
(lvii)	Industrial 9 (M9)	15 ha. [37 ac.]
(lviii)	Industrial 10 (M10)	4 ha [10 ac.]
(lix)	Public Development (P1)	0.8 ha. [2 ac.]
(lx)	Public Institutional (P2)	8 ha. [20 ac.]
(lxi)	Public Institutional (P3)	3.2 ha. [8 ac.]
(lxii)	Public Development 4 (P4)	0.2 ha [0.5 ac.]
(lxiii)	Airport (A1)	15 ha. [37 ac.]
(lxiv)	Recreational Airport (A2)	15 ha. [37 ac.]
(lxv)	Water (W)	15 ha. [37 ac.]
(lxvi)	Special Homecraft (SHC)	1.6 ha. [4 ac.]

51.2 Where a parcel to be created is proposed to be provided with public access from a highway by means of a panhandle access strip:

- (a) the area within the panhandle shall not be included in the minimum parcel area; and
- (b) the Approving Officer shall be satisfied that the width of the panhandle is sufficient for a future highway.

52.0 MINIMUM PARCEL AREA EXCEPTIONS

- 52.1 Existing parcels may be consolidated, notwithstanding that the parcel area after consolidation may not meet the minimum required parcel area.
- 52.2 Notwithstanding the minimum parcel area requirement, two or more existing parcels may be consolidated and resubdivided provided that:
- (a) the total number of parcels created shall not exceed the number which existed prior to the consolidation and resubdivision;
 - (b) none of the parcels created shall be smaller than the area of the smallest parcel which existed prior to the consolidation and resubdivision;
 - (c) the total number of parcels created which meet the required minimum parcel area shall not be less than the number of parcels which meet the required minimum parcel area prior to the consolidation and resubdivision;
 - (d) the provisions of (b) and (c) above shall not apply where one or more of the existing parcels is a NON-CONTIGUOUS PARCEL and the consolidation and resubdivision will create a lesser number of NON-CONTIGUOUS PARCELS;
 - (e) the total number of NON-CONTIGUOUS PARCELS is not increased; and
 - (f) the area of any parcel created shall not be less than the minimum SITE area required by these regulations for a use existing at the time of consolidation and resubdivision.
- 52.3 Notwithstanding the minimum parcel area requirement, a NON-CONTIGUOUS PARCEL located within a Small Holding (SH), Rural 1 (Ru1), Rural 2 (Ru2), Rural 3 (Ru3), Rural 5 (Ru5), General Recreation Commercial (RC1), and Limited Recreation Commercial (RC2) zone, may be subdivided such that the boundaries of the intervening land are the boundaries of the parcels to be created, provided that:
- (a) within a Small Holding (SH) zone, the minimum area of a parcel created shall be 1.6 ha. [4 acres]; or
 - (b) within a Rural 1 (Ru1), Rural 2 (Ru2), General Recreation Commercial (RC1), or Limited Recreation Commercial (RC2) zone, the minimum area of a parcel created shall be 6 ha. [15 acres]; or
 - (c) within a Rural 3 (Ru3) or Rural 5 (Ru5) zone, the minimum area of a parcel created shall be 15 ha. [37 acres]
- 52.4 Notwithstanding the requirements set out above, there shall be no minimum parcel area requirement for a parcel proposed for a UTILITY INSTALLATION use, a Public Park or Community Recreation Area use, a Firehall use, a Sanitary Landfill use, or a Public Utility use, provided that:
- (a) the Approving Officer may require as a condition of subdivision approval the registration of a restrictive covenant pursuant to the *Land Title Act* which may restrict or prohibit the construction of buildings on, or the use of, the parcel created; and
 - (b) the area of any remainder created shall not be less than the minimum SITE area required by these regulations for a use existing at the time of subdivision.
- 52.5 Notwithstanding the minimum parcel area requirement, where a zone boundary divides a parcel then that parcel may be subdivided such that the zone boundary is the boundary of the parcels to be created, provided that the minimum parcel area shall not be less than the smallest minimum parcel area for a zone which is established on the parcel.
- 52.6 Notwithstanding the minimum parcel area requirement, a parcel may be subdivided to provide a residence for a relative pursuant to the provisions of the *Municipal Act*.

53.0 PARCEL SHAPE AND DIMENSIONS

- 53.1 The minimum FRONTAGE of a parcel to be created by subdivision shall be 10% of the perimeter of the parcel, except:
- (a) where access to a parcel to be created pursuant to the Bare Land Strata Plan provisions of the *Condominium Act* is being provided by access route as set out in Section 6 of B.C. Reg 75/78; or
 - (b) where a parcel to be created is larger than 0.8 ha. [2 ac.] and fronts on to the turn-around area at the end of a CUL-DE-SAC or expanded elbow of a subdivision road, that the shape of the parcel shall be such that the minimum FRONT BUILDING LINE is 20 m. [60 ft.]; or
 - (c) where the REGIONAL BOARD has passed a resolution to exempt a person from the minimum frontage requirements pursuant to Section 994 of the *Municipal Act*.
- 53.2 A parcel to be created by subdivision which has a parcel area greater than 0.8 ha. [2 ac.] shall have a minimum dimension between the FRONT LOT LINE and the REAR LOT LINE of 30 m. [100 ft.]
- 53.3 The shape of a parcel to be created shall be such that any new LOT line is not located closer to an existing building or structure than the setback required by these regulations.

54.0 PARKING REQUIREMENTS

54.1 The minimum dimensions of an off-street parking space shall be 6 m. x 2.8 m. [approximately 20 ft. x 9 ft.].

54.2 Where a use listed below is permitted within a zone, such use shall not be established except where the number of off-street parking spaces required below are provided:

<u>PERMITTED USE</u>	<u>MINIMUM NO. OF SPACES REQUIRED</u>
RESIDENTIAL-MULTIPLE FAMILY	1.5 per DWELLINGS UNIT plus 1 per 100 sq. m. of FLOOR AREA.
GENERAL STORE/Other Retail Use	1 per 15 sq. m. of retail FLOOR AREA, or 4, whichever is greater
Restaurant/Neighbourhood Public House/PRIVATE CLUB (Dining)	1 per 3 seats, plus 1 per unit accommodation.
"Take-out" food outlet	5
TOURIST ACCOMMODATION/RECREATION ACCOMMODATION/CAMPGROUND	1 per unit/campsite.
AUTOMOTIVE SPORTS	1 per 3 seats provided for public seating.
Industrial use in an M1/M1A/M2/M3 M4/M5/M6/M7 other than Specified below	1 per employee – based on number of employees during one shift.
Auction Yard, Equipment and/or Livestock	50
COMMERCIAL GREENHOUSE	1 per 15 sq. m. of retail FLOOR AREA
Community Hall/Church	1 per 4 persons – based on the capacity of the building.
School (elementary)	1 per employee.
Golf Course	150
Golf Driving Range	1 per tee plus 1 per 2 employees.
BOARDING HOUSE	1 per unit plus 1 per 100 sq. m of FLOOR AREA
BED AND BREAKFAST	1 per bedroom unit
AGRICULTURAL RETAIL (Updated July 19/01)	1 per 15 sq.m. of FLOOR AREA

55.0 SIGNS REGULATIONS

- 55.1 A sign shall be defined as an image sited to be viewed from a public highway, with an intent to advertise, attract, warn, direct, or identify. The image can be created using words, pictures, designs, shapes, colours, or any combination thereof.
- 55.2 The structure designed to hold or support the sign shall not be considered to be part of the sign, unless the structure is obviously part of the image, and Section 55.3 applies.
- 55.3 The maximum surface area of any sign on any property shall not be greater than 18.6m² (200 ft.²).
- 55.4 All signs larger than 2.9m² (31 ft.²) shall be:
- i) spaced a minimum of 200m (650 ft.) apart;
 - ii) set back a minimum of 100m (328 ft.) from any SIDE LOT LINE, and 7.5m (25 ft.) from a FRONT LOT LINE;
 - iii) Two signs back-to-back, two signs "V" angled, or 3 dimensional signs are permitted, and will be considered a single sign as long as only one face can be viewed at any one time.
- 55.5 No sign shall be equipped with motion or flashing lights, or a mechanical device which causes the sign to move.

56.0 FLOOD DAMAGE AND EROSION PROTECTION

- a) For the purposes of this section, the term “horizontal setback” shall refer to the distance measured horizontally, from the NATURAL BOUNDARY of a water body, or watercourse to a building or structure.
- b) For the purposes of this section, the term “vertical setback” shall refer to the distance measured vertically, from the NATURAL BOUNDARY of a water body or watercourse to the underside of any floor system of an area used for habitation, business, or storage of goods damageable by floodwaters.
- c) In areas where there is a Provincial Flood Plain Mapping, the geodetic elevations provided on the mapping supersede the vertical setbacks in this bylaw.
- d) Notwithstanding any other provision of this Bylaw, a building or structure shall not be sited such that the underside of the floor system of any area used for habitation, business or storage of goods damageable by flood waters, or in the case of a mobile home or unit with the ground level or top of concrete or asphalt pad on which it is located, lower than the vertical setbacks set out in this section.

56.1 MARSHES OR PONDS

- a) Horizontal Setback – 7.5 m (25 ft.)
- b) Vertical Setback – 1.5 m (4.9 ft.)

56.2 LAKES

Unless specified elsewhere:

- a) Horizontal Setback – 15 m (50 ft.)
- b) Vertical Setback – 1.5 m (4.9 ft.)

56.3 Setbacks for the following lakes shall be:

- a) Williston Lake
Horizontal Setback – 15 m (50 ft.) from the 672.1 m GSC contour
Vertical Setback – Elevation 678.2 m GSC]
- b) Tudyah Lake
Horizontal Setback – 15 m (50 ft.) from the 672.1 m GSC contour
Vertical Setback – Elevation 678.2 m GSC]
- c) Kinbasket Lake
Horizontal Setback – 15 m (50 ft.) from the 757.43 m GSC contour
Vertical Setback – Elevation 762.0 m GSC
- d) McLeod Lake
Horizontal Setback – 15 m (50 ft.)
Vertical Setback – 3 m (10 ft.)]
- e) Great Beaver Lake
Horizontal Setback – 15 m (50 ft.)
Vertical Setback – 2 m (6.6 ft.)]

[GSC refers to Geodetic Survey of Canada elevation.]

56.4 CREEKS, RIVERS, AND OTHER WATERCOURSES

- a) Unless specified herein, or covered by Provincial Flood Plain Mapping, the setbacks for creeks, rivers, and other watercourses shall be:
 Horizontal Setback – 15 m (50 ft.)
 Vertical Setback – 1.5 m (4.9 ft.)
- b) The setbacks below apply to the following watercourses: (Where the water courses are shown in brackets, the setbacks are guidelines provided by the Ministry of Environment, and not part of this bylaw.)

Watercourse	Horizontal	Vertical
Angusmac Creek	30 m	3 m
Anzac River	30 m	3 m
[Bastille Creek	30 m	3 m]
[Blackwater Creek	30 m	3 m]
Bowron River	30 m	3 m
Camp Creek	30 m	3 m
Canoe River	30 m	3 m
[Captain Creek	30 m	3 m]
Castle Creek	30 m	3 m
[Chalco Creek	30 m	3 m]
Chilako River*	30 m	3 m
Chunchinka Creek	30 m	3 m or as per flood plain mapping
[Colbourne Creek	30 m	3 m]
Crooked River	30 m	3 m
[Cushing Creek	30 m	3 m]
[Cut Thumb Creek	30 m	3 m]
Dome Creek	30 m	3 m
Dore River	30 m	3 m
Dore River D/S of DL 8947	60 m	3 m
[Fontoniko Creek	30 m	3 m]
[Forgetmenot Creek	30 m	3 m]
[Framestead Creek	30 m	3 m]
Fraser River 56 U/S of Bowron River - D/S of Bowron to Shelley Gauge - D/S of Shelley Gauge to PG - D/S of PG	30 m – 45 m outside of bends 45 m 45 m 60 m	3 m 4 m as per flood plain mapping 5 m
Goat River	30 m	3 m
Haggen Creek	30 m	3 m
[Hammett Creek	30 m	3 m]
[Herrick Creek	30 m	3 m]
Holliday (Baker) Creek	30 m	3 m
Holmes (Beaver) River	30 m	3 m
Watercourse	Horizontal	Vertical
[Hominka River	30 m	3 m]
Horse Creek	30 m	3 m
[Hugh Allen Creek	30 m	3 m]
[Jarvis Creek	30 m	3 m]
Kiwa Creek	30 m	3 m
[McCullagh Creek	30 m	3 m]
[McDougall River	30 m	3 m]
[McGregor River	30 m	3 m]
McKale (Blackwater) River	30 m	3 m

McLennan River	30 m	3 m
McLeod River	30 m	3 m
[Merton Creek	30 m	3 m]
[Milk River	30 m	3 m]
[Mischinsinlika Creek	30 m	3 m]
Misinchinka River	30 m	3 m
[Missinka River	30 m	3 m]
[Moose River	30 m	3 m]
[Morkill River	30 m	3 m]
[Mugaha Creek	30 m	3 m]
[Muskeg River	30 m	3 m]
[Nation River	30 m	3 m]
[Naver Creek*	30 m	3 m or as per flood plain mapping
Nechako River	45 m	4 m
- Island Park Drive area	35 m from crest of slope	4 m
- Bergman Rd. area	20 m from crest of slope	4 m
Nevin (King) Creek	30 m	3 m
Pack River	15 m from 672.1 m GSC contour	678.2 m GSC
Parsnip River	60 m	5 m
Ptarmigan Creek	30 m	3 m
Rainbow Creek	30 m	3 m
Raush River	30 m	3 m
[Reynolds Creek	30 m	3 m]
Robson River	30 m	3 m
Salmon River*	30 m	3 m or as per flood plain mapping
[Scott Creek	30 m	3 m]
[Seeback Creek	30 m	3 m]
Slim Creek	30 m	3 m
Small River	30 m	3 m
[Spakwaniko Creek	30 m	3 m]
[Stephanie Creek	30 m	3 m]
Stuart River	30 m	3 m
Swift Creek	30 m	3 m
Swiftcurrent Creek	30 m	3 m
[Table River	30 m	3 m]
Tete (Sand) Creek	30 m	3 m
[Torpy River	30 m	3 m]
[Walker Creek	30 m	3 m]
Watercourse	Horizontal	Vertical
Wansa Creek	30 m	3 m
Weedon Creek	30 m	3 m
West Road (Blackwater River)	30 m	3 m
West Twin Creek	30 m	3 m
Willow River	45 m	3 m
*indicates that there is a Provincial Flood Plain Mapping on part of this watercourse		

GENERAL

- a) These regulations are not applicable to a building or structure used as a boat dock, boathouse, pumphouse, fence, or open sided structures accessory to an AGRICULTURE use.
- b) Vertical setbacks are not applicable to that portion of a building or structure used as a carport or garage.
- c) The regulations contained herein are in addition to any requirements within a building bylaw relating to construction in areas of potential geotechnical hazard.

[NOTES

- 1. The purpose of these conditions is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the Regional District does not represent to the owner or any other person that any building constructed or mobile home or unit located in accordance with the following conditions will not be damaged by flooding or erosion.
- 2. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit locate, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
- 3. Where landfill is used to achieve the required elevation stated above, no portion of the landfill slope shall be closer than the distances noted above from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.
- 4. There is provision in this bylaw for the possible reduction of these setbacks and elevations through a Development Variance Permit, especially in the case where it is impossible to meet the sitting requirements due to the size, shape or topography of the Lot.
- 5. These flood damage and erosion protection standards have been provided to the Regional District by the Ministry responsible for Water Management.]

APPENDIX I to Schedule A of Bylaw No. 833 (consolidated).

Regulations Respecting a HOTEL Use.

1.0 The Intent of Appendix I is to assist in the development of a HOTEL use within the Regional District of Fraser-Fort George.

1.1 OFF-STREET PARKING AND LOADING SPACES

Parking and loading spaces shall be provided and maintained in accordance with these regulations.

1.2 PARKING SPACES

- a) Where a building or LOT contains more than one function or use, the required number of parking spaces shall be the sum of the requirements of each use.
- b) Required parking spaces for accommodation uses shall be provided on the same LOT as the building and use.
- c) Owners and occupiers of any land, building, or structure must provide and maintain off-street parking and loading space for the use, building, or structure.
- d) No parking space shall be located within 1.5 meters [4.9 ft] of a LOT boundary.
- e) Parking lots shall have low profile concrete curbs or other barriers to regulate vehicle movement within the site.
- f) When a building is enlarged, altered or a change in use occurs which requires a greater number of parking or loading spaces, the additional parking or loading spaces shall be provided, and any spaces removed due to the enlargement or alteration shall be replaced.
- g) Employee parking requirement is 1 per employee for the maximum number of employees on the premises at any one time.
- h) Each parking space shall be:
 - i) not less than 2.7m wide,
 - ii) not less than 3m wide where the space is adjacent to a wall or column, as measured from the centre line of the column,
 - iii) not less than 5.5m in length, and
 - iv) not less than 2.5m in clearance height when covered.
- i) Manoeuvring aisles and driveways shall have a minimum width of 7.3 metres for two-way traffic circulation, and a minimum width of 6.0 meters for one-way traffic circulation.
- j) For one-way traffic circulation, parking angles shall not exceed 60°.

1.3 PARKING FOR DISABLED PERSONS

- a) Where the building provides specific disabled persons accommodation, there shall be one space for each unit of such accommodation and this space shall be:
 - i) not less than 4.0m wide for 1 space or 3.7m when 2 spots are side by side with a shared 1.2, access space,
 - ii) not less than 6.1m in length,
 - iii) have a vertical clearance of at least 4.5m when covered, and
 - iv) marked with a sign and paint markings identifying the space reserved for such parking.
- b) In addition to 1.3a) above, parking spaces for disabled persons shall be provided at one space per 40 units of accommodation or part thereof, and 1 space per 100 parking spaces or part thereof.
- c) All parking for disabled persons shall be located adjacent to a handicapped accessible entrance and designed to minimize the need for persons in wheelchairs to travel behind other cars and across vehicle aisles.

1.4 LOADING SPACES

- a) The number of loading spaces required shall be provided and maintained by the property owner.
- b) Off-street loading space shall be provided entirely within the development being served and is subject to all setbacks and yard requirements specified.
- c) A HOTEL use requires 1 loading space per 2,800 m² with a minimum of 1 space.
- d) Access to any loading area shall be provided, wherever possible, internally to the development or from a lane adjacent to the development.
- e) Access to any loading space shall be arranged such that no backing or turning movement of vehicles going to or from the site causes undue interference with traffic on the adjoining or abutting highways or lanes.
- f) Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28.0m² in area, less than 4.0m in width, or have less than 3.7m in overhead clearance.
- g) All loading spaces shall be indicated by a sign no larger than 0.3m².

1.5 BUS PARKING AND LOADING SPACES

A bus parking or loading space shall be:

- i) a minimum of 4m wide,
- ii) a minimum of 15m in length, and
- iii) if covered, have a minimum vertical clearance of 4m.

1.6 PARKING AND LOADING PLAN

A plan shall be submitted with all building permit applications showing all required parking and loading spaces, snow storage areas and drainage required by this Bylaw.

1.7 LANDSCAPE REQUIREMENTS FOR PARKING AND STORAGE

- a) Where off-street parking for 30 or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 0.4m² for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.
- b) A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent residential parcel or from a highway other than a lane, shall be fenced and/or screened. Such fence and/or screening shall be maintained to provide effective screening from the ground to a height of 2.0m.

1.8 ACCESS AND EGRESS

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

1.9 LIGHTING

All parking areas shall be provided with adequate lighting to ensure the safety of users and shall be so arranged that direct rays of light are reflected upon parking and loading areas, and not on adjacent lots or right-of-ways.

1.10 DRAINAGE AND SNOW STORAGE

- a) Drainage from all parking areas shall be provided either into catch basins or a storm sewer system, or alternatively, to approved planting areas with no surface drainage flowing overland except within the boundaries of the site.
- b) A designated snow storage area shall be provided for all surface parking lots.

1.11 REFUSE AND RECYCLING BINS

- a) When any development is proposed, provisions for garbage storage, recycling and collection shall be provided on the same site as the development.
- b) All site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and highways.
- c) All screening will be a minimum of 2.0m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
- d) All sides open to public view shall be screened by the additional planting of shrub and ground cover material at least 1.5m in height.
- e) An unobstructed access lane with a minimum width of 3.0m and a minimum vertical clearance of 4.6m shall be provided to provide access to required garbage and recycling room or enclosure.

Certified a true and correct copy of Schedule 'A' to Zoning Bylaw No. 833 as adopted by the Regional Board on the 21st day of August, 1986.

General Manager of Corporate Services

THIS IS A COPY OF SCHEDULE 'A' TO ZONING BYLAW NO. 833, CONSOLIDATED WITH AMENDMENTS FOR CONVENIENCE ONLY.

General Manager of Corporate Services

SCHEDULE 'C'

TO REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW NO. 833

LAND TO WHICH BYLAW NO. 833 APPLIES

1. Schedule 'C' consists of the following maps:

Area Map and Index

Map 1 – Mackenzie-Powder King

Map 2 – Mackenzie Junction

Map 3 – McLeod Lake

Map 4 – Salmon Valley-Davie Lake

Map 5 – Prince George-Norman Lake

Map 6 – Prince George-West Lake

Map 7 – Purden Lake-Dome Creek

Map 8 – McBride Area

Map 9 – Valemount Area